

Private Selling Officer Foreclosure Auction - Notice of Sale

In the Common Pleas Court of Hamilton County Ohio, Case No. A1702627

CenterBank, Plaintiff vs. Sedelle Herring, Jr., *et al.*, Defendants.

3256 PEBBLEBROOK LANE, COLERAIN TOWNSHIP, CINCINNATI, OHIO 45251

Private Selling Officer will sell such real property online at www.OhioForeclosures.com, to the highest bidder of at least \$28,050.00, which is two thirds of the most recent appraised value of the property, as shown on the records of the county auditor, plus a ten percent (10%) buyer's premium. The sale will begin at least seven (7) days prior to the sale end date of November 28, 2017 at 2:00PM EST. If said property does not receive a sufficient bid, it will be offered for sale, with the same minimum bid, under the same terms and conditions, and on the same website of the first sale, beginning December 6, 2017 and ending December 13, 2017 at 2:00PM. Deposit of \$5,000.00 shall be wire transferred, by the Purchaser, to Safe Title Co. no later than 2:00PM EST the day following auction end. Balance of the full purchase price, including 10% buyer's premium, shall be wire transferred to Safe Title Co. no later than thirty (30) days following the confirmation of sale. The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover. Full legal description and other details available at www.OhioForeclosures.com.

DESCRIPTION OF LAND

All that certain parcel of land situate in the Township of Colerain, County of Hamilton, State of Ohio, being more particularly described as follows: Situated in Section 9, Town 2, Entire Range 1, Colerain Township, Hamilton County, Ohio and being Unit No. 37 of Northgate II Condominium, the Declaration, by-laws and drawings of which condominium are recorded in Deed Book 4138, Page 981 of the Hamilton County Ohio Records, including amendment No. 1 to said condominium being recorded in Deed Book 4150, Page 600 and amendment No. 2 to said condominium being recorded in Deed Book 4171, Page 858 of Hamilton County, Ohio Records. Subject to easements and restrictions of records.

Property Address: 3256 Pebblebrook Lane, Cincinnati, OH 45251

Parcel ID No: 510-0102-0789-00