

LEGAL Private Selling Officer Foreclosure Auction - Notice of Sale

In the Common Pleas Court of Hamilton County Ohio, Case No. A1604670

Republic Bank & Trust Company, Plaintiff vs. PHG Ventures, LLC, *et al.*, Defendants.

7828 Foxtrot Drive, Northbend, OH 45052, Miami Township, Hamilton County

Private Selling Officer will sell such real property online at www.OhioForeclosures.com, to the highest bidder of at least \$54,000.00, which is two thirds of the sheriff's \$81,000.00 appraisal, plus a ten percent (10%) buyer's premium for the property located at 7828 Foxtrot Drive, Northbend, OH 45052, Miami Township, Hamilton County. The sale will begin at least seven (7) days prior to the sale end date of January 18, 2018 at 2:00PM EST. If said properties do not receive a sufficient bid, they 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 January 26, 2018 and ending February 2, 2018 at 2:00PM EST. 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.

7828 Foxtrot Drive, Northbend, OH 45052, Miami Township, Hamilton County. Parcel Number 570-0040-0327-00

Situated in the County of Hamilton, State of Ohio, and in the Township of Miami in Section 3, Town 1, Fractional Range 2 and being more particularly described as follows:

Lot No. 96 of Shady Lane Park Subdivision, Block "B," Part 4, as recorded in Plat Book 30, Pages 20 and 21 of the Registered Land Records of Hamilton County, Ohio.