

PRIVATE SELLING OFFICER FORECLOSURE AUCTION - NOTICE OF SALE

In the Common Pleas Court of Delaware County Ohio, Case No. 23 CV E 04 0198

Q&M Investments, LLC, Plaintiff vs. 171 Green Meadows LLC, *et al.*, Defendants.

171 Green Meadows Drive South, Lewis Center, OH 43035, Orange Twp., Parcel No. 318-342-03-011-001, Delaware County, Ohio

Private Selling Officer will sell such real property online at www.ForeclosureAuctions.com, to the highest bidder of at least \$626,000.00, which is two thirds of the sheriff's \$939,000.00 appraisal, plus a ten percent (10%) buyer's premium added to the high bid, for the property located 171 Green Meadows Drive South, Lewis Center, OH 43035. The sale will begin at least seven (7) days prior to the sale end date of July 2, 2024. If said property does not receive a sufficient bid, it will be offered for sale, with the same minimum bid, and on the same website of the first sale, beginning at least seven (7) days prior to the second sale end date of July 16, 2024. Deposit of \$10,000.00 shall be wire transferred, by the purchaser, to Standard Title 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 Standard 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.ForeclosureAuctions.com.