

Court Ordered Mortgage Foreclosure

**Sold! - \$366,000**

# AUCTION

Clinton County  
Court of Common Pleas  
Case No. CVE 16000432

**Wednesday, March 1 at 11:00 A.M. On-Site**

## **15-Unit, 5-Building Apartment Complex**



**10 Flint Ct., Sabina, OH 45169**

15-Unit, 5-Building Apartment Complex on 1.35 acres. 1 & 2 Bedroom garden apartments. Clinton County Parcel No.: 250060249000000.

**Minimum bid: \$213,333.34 Non-refundable deposit: \$21,333.34.**

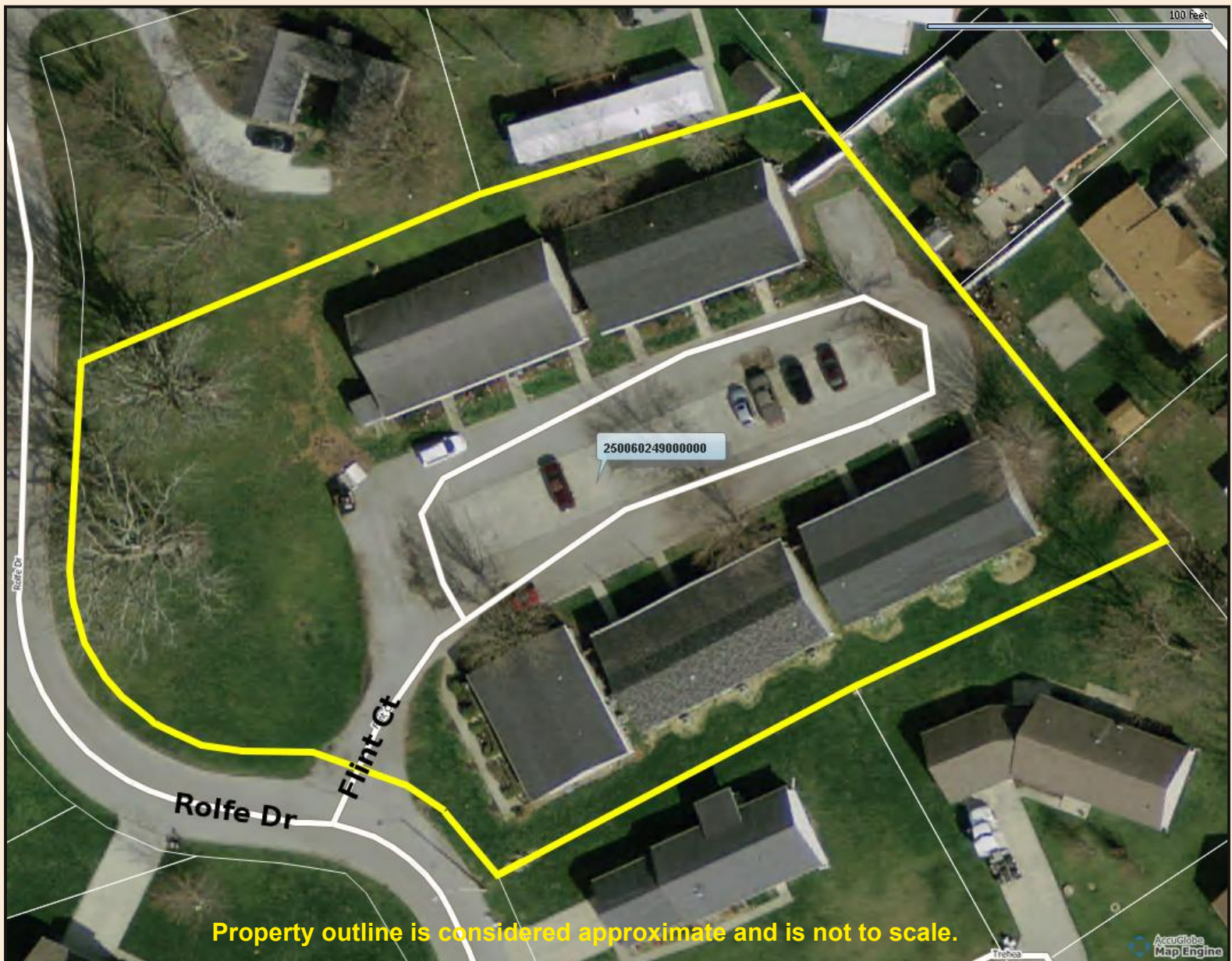
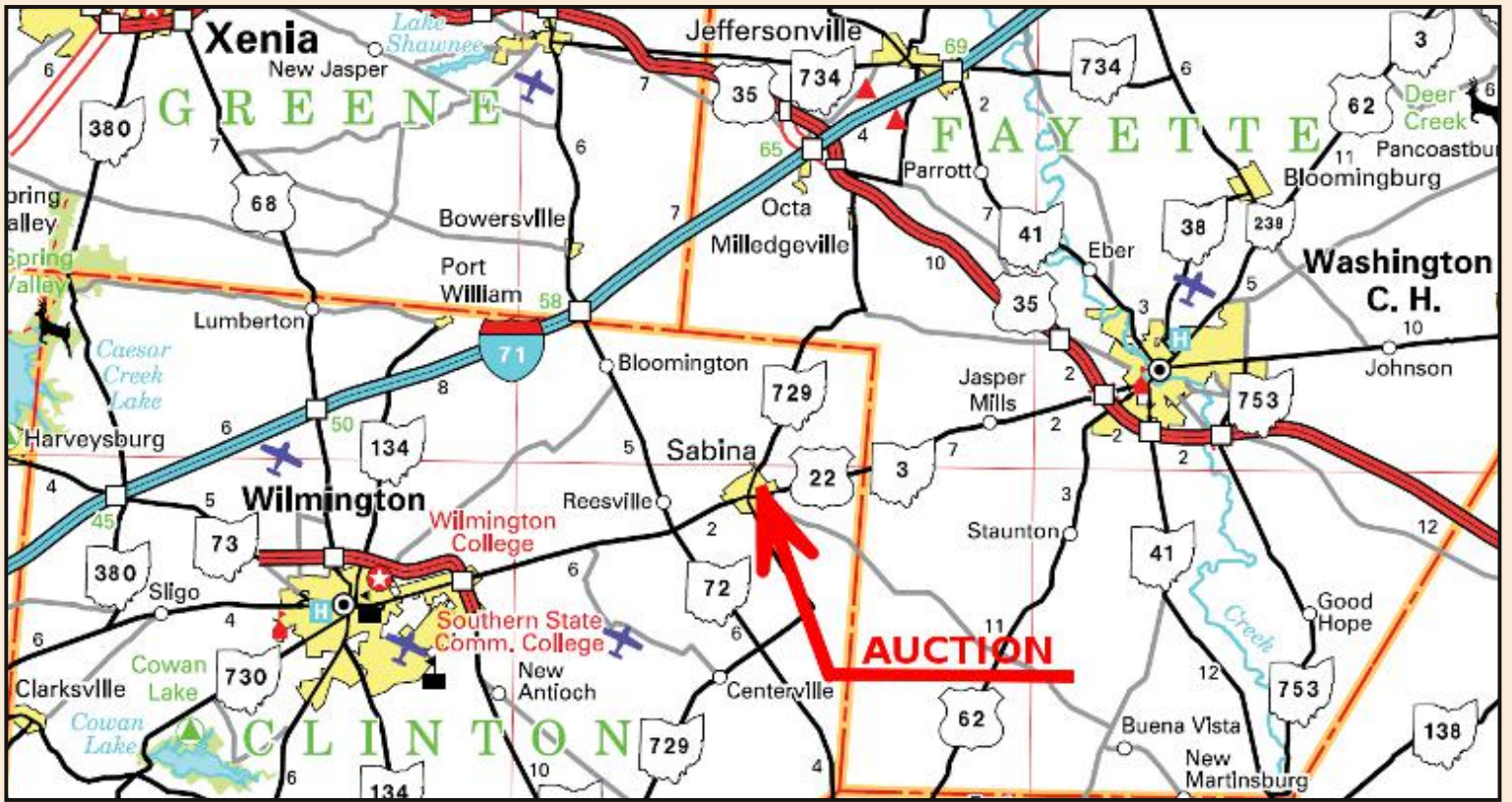
**Terms of Sale:** To be sold for not less than two-thirds (2/3rds) of the appraised value of \$320,000.00. The successful bidder is to make a non-refundable deposit of 10% of the minimum bid price at the conclusion of the auction by cash, cashier's check or certified check. The balance of the purchase price plus conveyance and deed recording fees will be due by cash, cashier's check, certified funds or wire transfer within thirty (30) days of the date of court confirmation of sale.

**Viewing Date:  
Sat., Feb. 11 from 11-2**

Inquirers Please Contact:  
Paul Bambeck 330-260-0191  
bambeck@bambeck.com

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## LEGAL DESCRIPTION

Situated in the Village of Sabina, Richland Township, Clinton County, Ohio, and being a part of Military Survey No. 837 and being part of the 13.491 acre tract as conveyed to Roger M. and Laura E. Littleton (Official Record Volume 149, Page 93, and part of the 0.706 acre tract Official Record Volume 49, Page 335), and bounded and described as follows:

Beginning at a ½" iron pin (found) at the southwesterly corner of 0.2433 acre tract as conveyed to James L. Anders, Sr. and Mildred A. Anders (Official Record Volume 200, Page 228) and recorded in Volume 20, Plat No. 106, of the Clinton County Engineers Record of Land Division;

Running thence, from said point of beginning, with a line of said 0.2433 acre tract, N. 73 deg. 00'33" E 125.93 feet to a ½" iron pin (found);

Thence, with a line of the aforesaid 13.491 acre tract, S. 38 deg. 45' 07" E. 185.48 feet to a ½" iron pin (set);

Thence, by new division lines, on the following courses:

- (1) S 63 deg. 21'15" W 255.18 feet to a ½" iron pin (set);
- (2) With a 75.00 foot radius curve to the left, whose chord bears, N 57 deg. 02'19" W 75.01 feet, an arc distance of 78.55 feet to a ½" iron pin (set)
- (3) N 87 deg. 02'40" W 41.20 feet to a ½" iron pin (set);
- (4) With a 50.00 foot radius curve to the right, whose chord bears, N 41 deg. 15' 25" W 71.68 feet, an arc distance of 79.91 feet to a ½" iron pin (set);
- (5) N 4 deg. 31'49" E 67.54 feet to a ½" iron pin (set);
- (6) N 67 deg. 05'07" E 149.34 feet to the point of beginning, containing One and Three Hundred Fifty Thousandths (1.350) acres. Subject to all easements of record.

The herein Grantor reserves unto themselves, their heirs, successors and assigns non-exclusive easements for utilities purposes over the following tracts:

### EASEMENT ONE:

Commencing at the northwesterly corner of the above described 1.350 acre tract; thence, with a line of said 1.350 acre tract, N. 67 deg. 05'07" E 71.81 feet to the point of beginning for the following described easement;

Running thence, from said point of beginning, with a line of said 1.350 acre tract, N. 67 deg. 05'07" E 15.00 feet to a point; thence, on the following courses; (1) S 23 deg. 47'37" E 39.49 feet to point; (2) S 15 deg. 08'11" E 151.57 feet to a point; (3) with a 75.00 foot radius curve to the left, whose chord bears N 51 deg. 10'30" W 25.50 feet an arc distance of 25.62 feet to a point; (4) N 15 deg. 08'11" W 129.82 feet to a point; (5) N 23 deg. 47'37" W 38.59 feet to the point of beginning.

Beginning at the northeasterly corner of the above described 1.350 acre tract;

Running thence, from said point of beginning, with a line of said 1.350 acre tract, S 38 deg. 45'07" E 185.48 feet to a ½" iron pin; thence, with a line of said 1.350 acre tract, S 63 deg. 21'15" W 10.23 feet to a point; thence, N 38 deg. 45'07" W 187.33 feet to a point; thence, with a line of said 1.350 acre tract, N 73 deg. 00'33" E 10.77 feet to the point of beginning.

#### EASEMENT TWO:

The herein grantors also convey unto the herein grantees, their heirs successors and assigns an non-exclusive easements for private drive, utility, engress & egress purposes over the following described easement:

Beginning at the southwesterly corner of the above described 1.350 acre tract:

Running thence, from said point of beginning, on the following courses: (1) S 62 deg. 58'01" W 50.00 feet to a point; (2) with a 25.00 foot radius curve to the left, whose chord bears N 57 deg. 02'19" W 25.00 feet an arc distance of 26.18 feet to a point; (3) N 87 deg. 02'40" W 41.20 feet to a point; (4) with a 100.00 foot radius curve to the right, whose chord bears N 41 deg. 15'25" W 143.35 feet an arc distance of 159.83 feet to a point; (5) N 4 deg. 31'49" E 67.54 feet to a point; (6) with a 245.00 foot radius curve to the left, whose chord bears N 5 deg. 37'47" W 86.44 feet an arc distance of 86.89 feet to a point; (7) N 15 deg. 47'24" W 12.32 feet to a point; (8) with the southerly margin of Rose Avenue, N 73 deg. 00'33" E 50.01 feet to a point; (9) S 15 deg. 47'24" E 13.37 feet to a point; (10) with a 295.00 foot radius curve to the right, whose chord bears S 5 deg. 37'47" E 104.08 feet an arc distance of 104.62 feet to a point; (11) S 4 deg. 31'49" W 67.54 feet to a point; (12) with a 50.00 radius curve to the left, whose chord bears S 41 deg. 15'25" E 71.68 feet an arc distance of 79.91 feet to a point; (13) S 87 deg. 02'40" E 41.20 feet to a point; (14) with a 75.00 foot radius curve to the right, whose chord bears S 57 deg. 02'19" E 75.01 feet an arc distance of 78.55 feet to the point of beginning.

This description is the result of a new survey made under the direction of Steven D. Webb, Registered Surveyor No. 7250, by A.S.A.P. SURVEYS, Sabina, Ohio, in November, 1996 as recorded in Volume 27 Plat No. 179, of the Clinton County Engineers Record of Land Division. The bearings in this description were derived from the 13.491 acre tract (Official Record Volume 149 Page 93) and recorded in Volume 25, Plat No. 12 of the Clinton County Engineers Record of Land Division (S 38 deg. 45'07" E on the easterly line).

Previous Deed References: Volume 49, Page 335, and Volume 149, Page 93, of the Official Records of Clinton County, Ohio.

Grantor reserves the right for herself, her successors and assigns to continued use of this easement land and for future development/dedication as a public street.

Parcel No. 250060249000000

Commonly known as: 10 Flint Court, Sabina, OH 45169