

Private Selling Officer - Notice of Sale

To be sold by Order of the Common Pleas Court of Hamilton County Ohio, Case No. A1901799.

NAR Solutions, Inc., fka Nebraska Alliance Realty Co., Plaintiff vs. Carl William Walter, *et al.*, Defendants.

Private Selling Officer will offer at public sale on Sunday, March 7, 2021 at 1:30 P.M. at 5254 Ridge Ave. Cincinnati, Ohio 45213 the following described real estate:

Situate in the Township of Green, City of Cincinnati, County of Hamilton, State of Ohio, in Section 8, Town 2, Fractional Range 2, and being Unit No 406 of GlenPointe Condominium, the Declaration and By-Laws of which condominium are recorded in Deed Book 4285, Page 1506, Hamilton County, Ohio Records.

There is hereby assigned to Grantee, her heirs and assigns, as appurtenant to said Unit No. 406, Garage Parking Space No. 30 and the use of one-half of Storage Room No. N/A which are part of the Limited Common Areas and Facilities of the Condominium Property, which Garage Parking Space and Storage Room are located on the Garage Level of the Condominium building shown and delineated on the drawings thereof.

Excepting from the general warranty covenants, all legal highways, restrictions, and easements of record, and taxes and assessments from the date of closing.

Property Address: 3004 Glenmore Avenue, Apt 406, Cincinnati, OH 45238  
Parcel ID: 208-0060-0494-00

Terms of Sale: Property will be sold to the highest bidder of at least \$15,684.56, plus a ten percent (10%) buyer's premium. IF SAID PROPERTY DOES NOT RECEIVE A SUFFICIENT BID, IT WILL BE OFFERED FOR SALE A SECOND TIME, WITH THE SAME TERMS AND CONDITIONS AS THE FIRST SALE, ON March 22, 2021 AT 9:30 A.M. AT 5254 Ridge Ave., Cincinnati, OH 45213. \$5,000 cashier's check MUST be presented at the time of auction to be eligible to bid. Balance of the full purchase price, including 10% buyer's premium, shall be wire transferred to Standard Title 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.