

NOTICE OF PRIVATE SELLING OFFICER SALE UNDER JUDGMENT OF FORECLOSURE OF LIENS FOR DELINQUENT LAND TAXES, PURSUANT TO SECTION 5721.39 OF THE OHIO REVISED CODE

In the Common Pleas Court of Hamilton County, Ohio.

Whereas, judgment has been rendered against certain parcels of real property for taxes, assessments, charges, penalties, interest, and costs as follows:

The Common Pleas Court Case No., the case caption, the street address (for guidance only), the permanent parcel number, taxes, assessments, charges, penalties, interest, and costs (the "Minimum Bid"), auction end date and second auction end date for each parcel, as defined by the Statutes of Ohio are set forth below as follows:

NOTE: All parcels will be auctioned online at [www.OhioForeclosures.com](http://www.OhioForeclosures.com). All auctions will begin at least seven (7) days prior to the auction end date. If any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms, on the same website, with the second auction beginning at least seven (7) days prior to the end date of the second auction. A ten percent (10%) Buyer's Premium will be added to the high bid to determine the sale price. Full legal description of parcels, and other sale details, are available at [www.OhioForeclosures.com](http://www.OhioForeclosures.com).

A1606188; ADAIR ASSET MANAGEMENT, LLC V. BETTY B. JOHNSON, ET AL; 140 KINSEY AVE. CINCINNATI, OH; 089-0004-0062-00; MINIMUM STARTING BID: \$19,723.17 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 26, 2018 @ 12 NOON EST; SECOND AUCTION END DATE: APRIL 5, 2018 @ 12 NOON EST.

A1606343; ADAIR ASSET MANAGEMENT, LLC V. CHARLES FEELY, ET AL; 2030 ELM AVE. CINCINNATI, OH; 651-0025-0029-00; MINIMUM STARTING BID: \$20,572.29 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 26, 2018 @ 2PM EST; SECOND AUCTION END DATE: APRIL 5, 2018 @ 2PM EST.

A1606405; ADAIR ASSET MANAGEMENT, LLC V. DENNIS M. MCLEOD, ET AL; 6839 ROE ST. CINCINNATI, OH, COLUMBIA TWP; 520-0172-0050-00; MINIMUM STARTING BID: \$27,347.35 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 26, 2018 @ 4PM EST; SECOND AUCTION END DATE: APRIL 5, 2018 @ 4PM EST.

A1606401; ADAIR ASSET MANAGEMENT, LLC V. JUDY NOETH, ET AL; 6736 HAYES RD. CINCINNATI, OH, GREEN TWP; 550-0300-0067-00; MINIMUM STARTING BID: \$39,514.23 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 27, 2018 @ 10AM EST; SECOND AUCTION END DATE: APRIL 9, 2018 @ 10AM EST.

A1606197; ADAIR ASSET MANAGEMENT, LLC V. BERNADETTE COOK, ET AL; 5409 OWASCO ST. CINCINNATI, OH; 034-0002-0084-00; MINIMUM STARTING BID: \$23,360.00 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 27, 2018 @ 12 NOON EST; SECOND AUCTION END DATE: APRIL 9, 2018 @ 12 NOON EST.

A1606371; ADAIR ASSET MANAGEMENT, LLC V. CHARLES E. ROSS, ET AL; 3823 ELLJAY DR. CINCINNATI, OH; 608-0017-0412-00; MINIMUM STARTING BID: \$16,079.28 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 27, 2018 @ 2PM EST; SECOND AUCTION END DATE: APRIL 9, 2018 @ 2PM EST.

A1606898; ADAIR ASSET MANAGEMENT, LLC V. KIMBERLY PAYNE, ET AL; 1130 LOIS DR. CINCINNATI, OH; 117-0004-0143-00; MINIMUM STARTING BID: \$19,535.57 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 27, 2018 @ 4PM EST; SECOND AUCTION END DATE: April 9, 2018 @ 4PM EST.

A1606899; ADAIR ASSET MANAGEMENT, LLC V. CHARLES T. DAIRY, ET AL; 953 W. KEMPER RD. CINCINNATI, OH; 591-0009-0346-00; MINIMUM STARTING BID: \$25,605.94 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 28, 2018 @ 10AM EST; SECOND AUCTION END DATE: APRIL 10, 2018 10AM EST.

A1606914; ADAIR ASSET MANAGEMENT, LLC V. PAUL E. SETTLES, JR., ET AL; 299 LOWER RIVER RD. CLEVELAND, OH; 572-0007-0012-00, 572-0007-0013-00, 572-0007-0014-00, 572-0007-0015-00; MINIMUM STARTING BID: \$24,369.53 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 28, 2018 @ 12 NOON EST; SECOND AUCTION END DATE: APRIL 10 @ 12 NOON EST.

A1700529; ADAIR ASSET MANAGEMENT, LLC V. DONNA WELLS, ET AL; 1165 GROESBECK RD. CINCINNATI, OH; 236-0003-0045-00; MINIMUM STARTING BID: \$19,564.66 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 28, 2018 @ 2PM EST; SECOND AUCTION END DATE: APRIL 10 @ 2PM EST.

A1700540; ADAIR ASSET MANAGEMENT, LLC V. VICTOR F. JELEN, ET AL; 3128 QUEEN CITY AVE. CINCINNATI, OH; 208-0060-0158-00, 208-0060-0166-00; MINIMUM STARTING BID: \$19,302.97 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 28, 2018 @ 4PM EST; SECOND AUCTION END DATE: APRIL 10 @ 4PM EST.

A1703784; ADAIR ASSET MANAGEMENT, LLC V. ROBERT GOFORTH, ET AL; 621 BLANCHE AVE. CINCINNATI, OH; 601-0002-0328-00; MINIMUM STARTING BID: \$14,969.21 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 29, 2018 @ 10AM EST; SECOND AUCTION END DATE: APRIL 11, 2018 @ 10AM EST

A1703799; ADAIR ASSET MANAGEMENT, LLC V. DANIEL F. MARTIN, JR. & NORMA J. HENDRICKS, ET AL; 4235 HEGNER AVE. CINCINNATI, OH; 609-0012-0003-00; MINIMUM STARTING BID: \$21,604.21 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 29, 2018 @12 NOON EST; SECOND AUCTION END DATE: APRIL 11, 2018 @ 12 NOON EST.

A1703796; ADAIR ASSET MANAGEMENT, LLC V. PATRICIA BENNING-WRIGHT, ET AL; 1919 GARDEN LN. CINCINNATI, OH; 119-0002-0328-00; MINIMUM STARTING BID: \$18,109.20 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 29, 2018 @ 2PM EST; SECOND AUCTION END DATE: APRIL 11, 2018 @ 2PM EST.

A1703790; ADAIR ASSET MANAGEMENT, LLC V. ERIC JACKSON TR, ET AL; 2477 BLUELARK DR. CINCINNATI, OH, COLERAIN TWP; 510-0063-0221-00; MINIMUM STARTING BID: \$15,529.34 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 29, 2018 @ 4PM EST; SECOND AUCTION END DATE: APRIL 11, 2018 @ 4PM EST.

A1703788; ADAIR ASSET MANAGEMENT, LLC V. TERESA BOWLING, ET AL; 10522 THORNVIEW DR. CINCINNATI, OH; 608-0017-0128-00; MINIMUM STARTING BID: \$18,625.53 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: APRIL 2, 2018 @ 10AM EST; SECOND AUCTION END DATE: APRIL 12, 2018 @ 10AM EST.

A1606894; ADAIR ASSET MANAGEMENT, LLC V. CHARLES KEVIN MATTOX, ET AL; 113 LINDEN ST. CINCINNATI, OH; 661-0002-0400-00; MINIMUM STARTING BID: \$18,047.55 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: APRIL 2, 2018 @ 12 NOON EST; SECOND AUCTION END DATE: APRIL 12, 2018 @ 12 NOON EST.

A1606912; ADAIR ASSET MANAGEMENT, LLC V. MARONDA HOMES OF CINCINNATI, LLC, ET AL; BRUNSMAN WAY LOT 3, NORTH BEND, OH, MIAMI TWP, DEADEND ROAD LOCATED OFF OF MT. NEBO RD.; 570-0170-0141-00; MINIMUM STARTING BID: \$7,880.93 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: APRIL 2, 2018 @ 2PM EST; SECOND AUCTION END DATE: APRIL 12, 2018 @ 2 PM EST.

A1606912; ADAIR ASSET MANAGEMENT, LLC V. MARONDA HOMES OF CINCINNATI, LLC, ET AL; BRUNSMAN WAY LOT 6, NORTH BEND, OH, MIAMI TWP, DEADEND ROAD LOCATED OFF OF MT. NEBO RD.; 570-0170-0144-00; MINIMUM STARTING BID: \$7,880.93 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: APRIL 2, 2018 @ 4PM EST; SECOND AUCTION END DATE: APRIL 12, 2018 @ 4PM EST.

A1606912; ADAIR ASSET MANAGEMENT, LLC V. MARONDA HOMES OF CINCINNATI, LLC, ET AL; BRUNSMAN WAY LOT 7, NORTH BEND, OH, MIAMI TWP, DEADEND ROAD LOCATED OFF OF MT. NEBO RD.; 570-0170-0145-00; MINIMUM STARTING BID: \$8,830.86 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: APRIL 3, 2018 @ 10AM EST; SECOND AUCTION END DATE: APRIL 16, 2018 @ 10AM EST.

A1606912; ADAIR ASSET MANAGEMENT, LLC V. MARONDA HOMES OF CINCINNATI, LLC, ET AL; BRUNSMAN WAY LOT 8, NORTH BEND, OH, MIAMI TWP, DEADEND ROAD LOCATED OFF OF MT. NEBO RD.; 570-0170-0146-00; MINIMUM STARTING BID: \$8,830.86 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: APRIL 3, 2018 @ 12 NOON EST; SECOND AUCTION END DATE: APRIL 16, 2018 @ 12 NOON EST.

A1606912; ADAIR ASSET MANAGEMENT, LLC V. MARONDA HOMES OF CINCINNATI, LLC, ET AL; BRUNSMAN WAY LOT 10, NORTH BEND, OH, MIAMI TWP, DEADEND ROAD LOCATED OFF OF MT. NEBO RD.; 570-0170-0148-00; MINIMUM STARTING BID: \$8,830.86 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: APRIL 3, 2018 @ 2PM EST; SECOND AUCTION END DATE: APRIL 16, 2018 @ 2 PM EST.

A1606912; ADAIR ASSET MANAGEMENT, LLC V. MARONDA HOMES OF CINCINNATI, LLC, ET AL; BRUNSMAN WAY LOT 11, NORTH BEND, OH, MIAMI TWP, DEADEND ROAD LOCATED OFF OF MT. NEBO RD.; 570-0170-0149-00; MINIMUM STARTING BID: \$8,830.86 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: APRIL 3, 2018 @ 4PM EST; SECOND AUCTION END DATE: APRIL 16, 2018 @ 4 PM EST.

Whereas, such judgment orders such real property to be sold or otherwise disposed of according to law by the undersigned to satisfy the total amount of such judgment;

Now, therefore, public notice is hereby given that I, Shaughn Daily of Prodigy Properties, Private Selling Officer, will sell each parcel at online auction, for cash, to the highest bidder at or above the Minimum Bid, plus 10% buyer's premium.

Terms of Sale: Purchaser shall be required to pay a buyer's premium, in an amount equal to ten (10%) percent of the high bid price, which shall be added to the high bid and included in the full purchase price. Deposit of 10%, with a minimum deposit of \$1,000.00, shall be wire transferred to Standard Title Co. no later than 2:00 pm EST the day following auction end. Balance of the FULL purchase price shall be wire transferred to Standard Title Co. no later

than thirty (30) days following the confirmation of sale. Failure to pay deposit, buyer premium or balance of purchase price timely will result in private selling officer moving the court for a contempt citation against purchaser. The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

**PUBLIC NOTICE IS HEREBY GIVEN THAT PARCELS TO BE SOLD AT PUBLIC AUCTION MAY BE SUBJECT TO A FEDERAL TAX LIEN THAT MAY NOT BE EXTINGUISHED BY THE SALE.**

NOTE: Prospective bidders are responsible for knowing what they are bidding on prior to the time of sale by first having reviewed the records of the City wherein the parcel is located, and the records of the County, especially located in the "Map Room" of the County Administrative Building, and further, by personally viewing the parcel at its location.

NOTE: Per Section 5721.38 of the Ohio Revised Code, an owner of a parcel may redeem his property by payment in full of all taxes and costs until the sale of such parcel is confirmed by the Court.

This advertisement is prepared and published pursuant to the provisions of Section 5721.37 and 5721.39 of the Ohio Revised Code.