

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 Cuyahoga 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; minimum acceptable 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:

CV 18 903992; TAX EASE OHIO, LLC V. JOHN BAIR, ET AL; 8850 PRIEM RD, STRONGSVILLE, OH 44149; 391-04-006; MINIMUM ACCEPTABLE BID \$52,986.36 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 22, 2021; SECOND AUCTION END DATE: August 19, 2021

CV 19 919839; TAX EASE OHIO II, LLC AKA TAX EASE OHIO, II, LLC V. LINDA M. MCKINLEY, ET AL; 12663 BRISTOL LN., STRONGSVILLE, OH 44149; 392-12-115; MINIMUM ACCEPTABLE BID \$45,099.05 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 22, 2021; SECOND AUCTION END DATE: August 19, 2021

CV 18 903670; TAX EASE OHIO, LLC V. MICHELLE FITZPATRICK AKA MICHELE FITZPATRICK, ET AL; 1356 COMMONWEALTH AVE., MAYFIELD HEIGHTS, OH 44124; 861-18-065; MINIMUM ACCEPTABLE BID \$60,512.25 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 22, 2021; SECOND AUCTION END DATE: August 19, 2021

CV 18 905511; TAX EASE OHIO, LLC V. HALIMI LLC, A DELAWARE LIMITED LIABILITY COMPANY AKA HALIMI LLC, ET AL; 3629 E. SCARBOROUGH RD., UNIVERSITY HEIGHTS, OH 44118; 722-11-097; MINIMUM ACCEPTABLE BID \$45,621.49 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 22, 2021; SECOND AUCTION END DATE: August 19, 2021

CV 18 902931; TAX EASE OHIO, LLC V. YONGBIN ZHANG, ET AL; 875 E 237TH ST., EUCLID, OH 44123; 643-16-078; MINIMUM ACCEPTABLE BID \$30,502.38 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 22, 2021; SECOND AUCTION END DATE: August 19, 2021

CV 18 902108; TAX EASE OHIO, LLC V. THERESA SEBESTYEN, ET AL; 13876 CARTWRIGHT PARKWAY, STRONGSVILLE, OH 44136; 398-04-069; MINIMUM ACCEPTABLE BID \$84,201.72 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 27, 2021; SECOND AUCTION END DATE: August 24, 2021

CV 19 919420; TAX EASE OHIO II, LLC AKA TAX EASE OHIO, II, LLC V. THE UNKNOWN HEIRS, IF ANY, NAMES UNKNOWN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF THOMAS C. FITZMAURICE, DECEASED, ET AL; 19612 TIVERTON RD. CLEVELAND, OH 44110; 114-32-004; MINIMUM ACCEPTABLE BID \$30,048.89 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 27, 2021; SECOND AUCTION END DATE: August 24, 2021

CV 18 907239; TAX EASE OHIO, LLC V. CATHLEEN M. SURTZ AKA CATHLEEN SURTZ AKA CATHLEEN M. ALAVANJA, ET AL; 1636 WYANDOTTE AVE., LAKEWOOD, OH 44107; 315-03-104; MINIMUM ACCEPTABLE BID \$14,927.99 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 27, 2021; SECOND AUCTION END DATE: August 24, 2021

CV 19 920256; TAX EASE OHIO II, LLC AKA TAX EASE OHIO, II, LLC V. MARGARET T. DAVIS, ET AL; 1118 SUMMIT DR., MAYFIELD HEIGHTS, OH 44124; 861-04-093; MINIMUM ACCEPTABLE BID \$48,978.36 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 27, 2021; SECOND AUCTION END DATE: August 24, 2021

NOTE: All parcels will be auctioned online at 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.

TERMS OF SALE: Purchaser shall be required to pay a buyer's premium, in an amount equal to ten percent (10%) of the high bid price, which shall be added to the high bid and included in the full purchase price. Deposit of \$5,000.00, 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, 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.