

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 Franklin 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:

23CV002596; NAR Ohio, LLC v. Mike Gibson, et al; 2820 Drake Rd., Columbus, OH 43219, Mifflin Twp.; 190-000524-00; MINIMUM ACCEPTABLE BID \$29,358.10 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 9, 2024; SECOND AUCTION END DATE: July 23, 2024

23CV007072; NAR Ohio, LLC v. Roger N. Deal, et al; 2228 Suncrest Dr., Columbus, OH 43223; 010-094133-00; MINIMUM ACCEPTABLE BID \$23,377.30 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 9, 2024; SECOND AUCTION END DATE: July 23, 2024

23CV008206; NAR Ohio, LLC v. Bob Perryman, et al; 2722 Berrell Ave., Columbus, OH 43211, Mifflin Twp.; 190-004767-00; MINIMUM ACCEPTABLE BID \$27,962.61 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 9, 2024; SECOND AUCTION END DATE: July 23, 2024

23CV009086; NAR Ohio, LLC v. Paul McGowan, et al; 314 Graham St., Columbus, OH 43203; 010-024372-00; MINIMUM ACCEPTABLE BID \$25,503.80 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 9, 2024; SECOND AUCTION END DATE: July 23, 2024

23CV002597; NAR Ohio, LLC v. Todd Ellis, et al; 1278 S. 22nd St., Columbus, OH 43206; 010-028148-00; MINIMUM ACCEPTABLE BID \$30,660.82 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 9, 2024; SECOND AUCTION END DATE: July 23, 2024

23CV001693; NAR Ohio, LLC v. Unknown Heirs, Next of Kin, Devisees, Legatees, Executors and/or Administrators of Millard Jones, Deceased, et al; 1341 Evergreen Rd., Columbus, OH 43207; 010-130924-00; MINIMUM ACCEPTABLE BID \$30,363.19 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 9, 2024; SECOND AUCTION END DATE: July 23, 2024

23CV007122; NAR Ohio, LLC v. Weylin Stewart, et al; 241 S. Richardson Ave., Columbus, OH 43204; 010-044336-00; MINIMUM ACCEPTABLE BID \$31,468.29 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 10, 2024; SECOND AUCTION END DATE: July 24, 2024

23CV006706; NAR Ohio, LLC v. Gilmore Property Buyers, LLC, et al; 460 S. Richardson Ave., Columbus, OH 43204; 010-010281-00; MINIMUM ACCEPTABLE BID \$24,654.17 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 10, 2024; SECOND AUCTION END DATE: July 24, 2024

23CV003045; NAR Ohio, LLC v. The Unknown Heirs, if any, Names Unknown, Next of Kin, Devisees, Legatees, Executors, and/or Administrators of John H. Russell, Sr., et al; 1943 S. Ninth St., Columbus, OH 43207; 010-028269-00; MINIMUM ACCEPTABLE BID \$27,215.88

(PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 10, 2024; SECOND AUCTION END DATE: July 24, 2024

23CV002526; NAR Ohio, LLC v. Aaron Goodin, et al; 2870 Drake Rd., Columbus, OH 43219, Mifflin Twp.; 190-000530-00; MINIMUM ACCEPTABLE BID \$33,931.77 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 10, 2024; SECOND AUCTION END DATE: July 24, 2024

23CV002719; NAR Ohio, LLC v. Unknown Heirs, Next of Kin, Devisees, Legatees, Executors, and/or Administrators of Charles E. Evans, Jr., Deceased, et al; 1081 Kelton Ave., Columbus, OH 43206; 010-080721-00; MINIMUM ACCEPTABLE BID \$24,451.67 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 10, 2024; SECOND AUCTION END DATE: July 24, 2024

23CV002781; NAR Ohio, LLC v. Deborah Y. Miller, Trustee of the Trust of Minnie M. Belisle, et al; 1976 S. Westfield Dr., Columbus, OH 43223, Franklin Twp.; 140-005665-00; MINIMUM ACCEPTABLE BID \$32,792.86 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 10, 2024; SECOND AUCTION END DATE: July 24, 2024

23CV002625; NAR Ohio, LLC v. Unknown Heirs, Next of Kin, Devisees, Legatees, Executors, and/or Administrators of William Charles Cuccio, Jr., Deceased, et al; 91 Orel Ave., Columbus, OH 43204; 010-064258-00; MINIMUM ACCEPTABLE BID \$26,755.84 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 11, 2024; SECOND AUCTION END DATE: July 25, 2024

23CV001460; NAR Ohio, LLC v. Equity Trust Company Custodian FBO Paul McGowan IRA, et al; 650 E. Mithoff St., Columbus, OH 43206; 010-061552-00; MINIMUM ACCEPTABLE BID \$29,495.45 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 11, 2024; SECOND AUCTION END DATE: July 25, 2024

23CV001956; NAR Ohio, LLC v. Carolyn E. Brown, et al; 1565 Southfield Dr., Columbus, OH 43207; 010-125424-00; MINIMUM ACCEPTABLE BID \$27,715.34 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 11, 2024; SECOND AUCTION END DATE: July 25, 2024

23CV002942; NAR Ohio, LLC v. Unknown Heirs, Next of Kin, Devisees, Legatees, Executors, and/or Administrators of Bradley S. Geminden, Deceased, et al; 535 Erickson Ave., Columbus, OH 43213; 090-004122-00; MINIMUM ACCEPTABLE BID \$32,415.18 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 11, 2024; SECOND AUCTION END DATE: July 25, 2024

NOTE: All parcels will be auctioned online at www.ForeclosureAuctions.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.ForeclosureAuctions.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.