

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:

23CV002733; NAR Ohio, LLC v. Steven Alan Hubbell, et al; 733 Napoleon Ave., Columbus, OH 43213; 010-089020-00; MINIMUM ACCEPTABLE BID \$32,085.68 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 10, 2024; SECOND AUCTION END DATE: October 24, 2024

23CV007064; NAR Ohio, LLC v. Pamela L. Cummings, et al; 2373 Delbert Rd., Columbus, OH 43211; 010-070147-00; MINIMUM ACCEPTABLE BID \$23,477.39 (PLUS 5% BUYER'S PREMIUM); AUCTION END DATE: October 10, 2024; SECOND AUCTION END DATE: October 24, 2024

23CV002717; NAR Ohio, LLC v. Tracy A. Logan, et al; 1941 Denune Ave., Columbus, OH 43211; 010-069307-00; MINIMUM ACCEPTABLE BID \$28,570.06 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 10, 2024; SECOND AUCTION END DATE: October 24, 2024

23CV007237; NAR Ohio, LLC v. Kevin W. Eble, et al; 3308 E. Southfield Dr., Columbus, OH 43207; 010-133538-00; MINIMUM ACCEPTABLE BID \$29,135.56 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 10, 2024; SECOND AUCTION END DATE: October 24, 2024

23CV002602; NAR Ohio, LLC v. Howell H. Bowling, Jr., et al; 4406 Kumler Dr., Whitehall, OH 43213; 090-006031-00; MINIMUM ACCEPTABLE BID \$29,690.77 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 10, 2024; SECOND AUCTION END DATE: October 24, 2024

23CV002543; Keybank, National Association v. Kenneth L. Temple, et al; 7782 Hansgrove Ct., Dublin, OH 43016; 590-192042-00; MINIMUM ACCEPTABLE BID \$39,216.28 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 10, 2024; SECOND AUCTION END DATE: October 24, 2024

23CV001561; NAR Ohio, LLC v. Rachelle D. Schrader, et al; 2736 Blue Rock Blvd., Grove City, OH 43123; 570-150624-00; MINIMUM ACCEPTABLE BID \$37,293.94 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 10, 2024; SECOND AUCTION END DATE: October 24, 2024

23CV002615; NAR Ohio, LLC v. Equity Trust Company Custodian FBO Lisa Perryman IRA, et al; 2749 Perdue Ave., Columbus, OH 43211, Mifflin Twp.; 190-001148-00; MINIMUM ACCEPTABLE BID \$42,408.71 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 15, 2024; SECOND AUCTION END DATE: October 29, 2024

23CV001646; NAR Ohio, LLC v. Unknown Heirs, Next of Kin, Devisees, Legatees, Executors, and/or Administrators of Marie Toles, Deceased, et al; 2815 Olive St., Columbus, OH 43204, Jackson Twp.; 161-001058-00, 161-000526-00, 161-000443-00 & 161-000024-00; MINIMUM ACCEPTABLE BID \$26,356.86 (PLUS 5% BUYER'S PREMIUM); AUCTION END DATE: October 15, 2024; SECOND AUCTION END DATE: October 29, 2024

23CV006824; NAR Ohio, LLC v. Unknown Heirs, Next of Kin, Devisees, Legatees, Executors, and/or Administrators of Alluramay Deussenberry, Deceased, et al; 150 Tishman St., Columbus, OH 43228; 010-162179-00; MINIMUM ACCEPTABLE BID \$29,203.01 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 15, 2024; SECOND AUCTION END DATE: October 29, 2024

23CV006770; NAR Ohio, LLC v. Scott Brady Casteel, et al; 1247 Woodbrook Circle West, Columbus, OH 43223; 010-160986-00; MINIMUM ACCEPTABLE BID \$21,260.16 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 15, 2024; SECOND AUCTION END DATE: October 29, 2024

23CV001493; NAR Ohio, LLC v. Equity Trust Company Custodian FBO Lisa Perryman IRA, et al; 2585 Perdue Ave., Columbus, OH 43211, Mifflin Twp.; 190-000595-00; MINIMUM ACCEPTABLE BID \$38,896.79 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 15, 2024; SECOND AUCTION END DATE: October 29, 2024

23CV006822; NAR Ohio, LLC v. Unknown Heirs, Next of Kin, Devisees, Legatees, Executors, and/or Administrators of Dianne A. Phares, Deceased, et al; 0 Mock Rd., Columbus, OH 43219, in between Sunbury Rd & Bar Harbor Rd.; 010-167519-00; MINIMUM ACCEPTABLE BID \$25,049.44 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 15, 2024; SECOND AUCTION END DATE: October 29, 2024

23CV002649; NAR Ohio, LLC v. 1229-31 South Ohio Avenue, LLC, et al; 1229-1231 S. Ohio Ave., Columbus, OH 43206; 010-032308-00; MINIMUM ACCEPTABLE BID \$32,827.33 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 15, 2024; SECOND AUCTION END DATE: October 29, 2024

23CV001941; NAR Ohio, LLC v. Right Brain Properties, LTD., et al; 6183 Stonewalk Lane, Unit 3, New Albany, OH 43054; 010-276183-00; MINIMUM ACCEPTABLE BID \$55,439.32 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 16, 2024; SECOND AUCTION END DATE: October 30, 2024

23CV002244; NAR Ohio, LLC v. Equity Trust Company Custodian FBO Lisa Perryman IRA, et al; 2002 Minnesota Ave., Columbus, OH 43211; 010-069483-00; MINIMUM ACCEPTABLE BID \$42,395.91 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 16, 2024; SECOND AUCTION END DATE: October 30, 2024

23CV002241; NAR Ohio, LLC v. Unknown Successor Trustee of the Bonnie B. Culp Trust U/A Dated 10/8/1996, et al; 93 Villa Pointe Dr., Columbus, OH 43213; 010-231399-00; MINIMUM ACCEPTABLE BID \$42,847.40 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 16, 2024; SECOND AUCTION END DATE: October 30, 2024

23CV006732; NAR Ohio, LLC v. Unknown Heirs, Next of Kin, Devisees, Legatees, Executors, and/or Administrators of Gladys Bishop, Deceased, et al; 3806 Walford Ave., Columbus, OH 43224, Clinton Twp.; 130-004025-00; MINIMUM ACCEPTABLE BID \$28,365.74 (PLUS 10%

BUYER'S PREMIUM); AUCTION END DATE: October 16, 2024; SECOND AUCTION END DATE: October 30, 2024

23CV001807; NAR Ohio, LLC v. Steven A. Bowles, et al; 2085-2087 Iuka Ave. & 2081-2083 Iuka Ave., Columbus, OH 43201; 010-011686-00 & 010-011687-00; MINIMUM ACCEPTABLE BID \$92,153.62 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 17, 2024; SECOND AUCTION END DATE: October 31, 2024

23CV006731; NAR Ohio, LLC v. Lisa New, et al; 1793 Goethe St., Columbus, OH 43207; 010-011054-00; MINIMUM ACCEPTABLE BID \$30,435.60 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 17, 2024; SECOND AUCTION END DATE: October 31, 2024

23CV002651; NAR Ohio, LLC v. Phalla Chan, et al; 57 S. Wheatland Ave., Columbus, OH 43204; 010-035355-00; MINIMUM ACCEPTABLE BID \$29,626.79 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 17, 2024; SECOND AUCTION END DATE: October 31, 2024

23CV002744; NAR Ohio, LLC v. Cathy L. Compton, et al; 2976 Brice Rd., Brice, OH 43109, Truro Twp.; 264-000035-00; MINIMUM ACCEPTABLE BID \$38,236.08 (PLUS 5% BUYER'S PREMIUM); AUCTION END DATE: October 17, 2024; SECOND AUCTION END DATE: October 31, 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.