

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:

19 CV 004022; COLUMBUS SERVICING AGENCY, LLC V. BRANDON STEELE, ET AL; 4792 WENDLER BOULEVARD, COLUMBUS, OH 43230 AKA 4792 WENDLER BOULEVARD, GAHANNA, OH 43230; 520-197566-00; MINIMUM ACCEPTABLE BID: \$30,509.00 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 19, 2020; SECOND AUCTION END DATE: April 16, 2020

19 CV 004127; COLUMBUS SERVICING AGENCY, LLC V. JARAD THARP, ET AL; 6889 BENNELL DRIVE, REYNOLDSBURG, OH 43068; 530-213962-00; MINIMUM ACCEPTABLE BID: \$28,426.01 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 19, 2020; SECOND AUCTION END DATE: April 16, 2020

19 CV 004068; COLUMBUS SERVICING AGENCY, LLC V. DEBORAH L. EVANS, SUCCESSOR TRUSTEE OF THE DOROTHY A. BURTON TRUST, ET AL; 183 TIMBERS DRIVE, COLUMBUS, OH 43230 AKA 183 TIMBERS DRIVE, GAHANNA, OH 43230, MIFFLIN TWP.; 025-009595-00; MINIMUM ACCEPTABLE BID: \$32,678.06 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 19, 2020; SECOND AUCTION END DATE: April 16, 2020

19 CV 004040; COLUMBUS SERVICING AGENCY, LLC V. RICHARD JUDSON WYNKOOP AKA RICHARD J. WYNKOOP AKA RICHARD WYNKOOP, ET AL; 396 S CHESTERFIELD ROAD, COLUMBUS, OH 43209; 010-090815-00; MINIMUM ACCEPTABLE BID: \$61,948.08 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 19, 2020; SECOND AUCTION END DATE: April 16, 2020

19 CV 005231; COLUMBUS SERVICING AGENCY, LLC V. JILLIAN HENKEL, ET AL; 2451 W. MCVEY BOULEVARD, COLUMBUS, OH 43235, PERRY TWP.; 213-000641-00; MINIMUM ACCEPTABLE BID: \$130,359.36 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 19, 2020; SECOND AUCTION END DATE: April 16, 2020

19 CV 005144; COLUMBUS SERVICING AGENCY, LLC V. RICHARD M. BENNINGTON, ET AL; 3578 BRAIDWOOD DRIVE, HILLIARD, OH 43026, NORWICH TWP.; 200-002660-00; MINIMUM ACCEPTABLE BID: \$59,168.20 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 19, 2020; SECOND AUCTION END DATE: April 16, 2020

19 CV 004911; COLUMBUS SERVICING AGENCY, LLC V. PAUL J. HNIDKA, ET AL; 211 GATESIDE COURT, COLUMBUS, OH 43230, MIFFLIN TWP.; 025-007644-00; MINIMUM ACCEPTABLE BID: \$54,546.66 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 26, 2020; SECOND AUCTION END DATE: April 23, 2020

19 CV 001093; COLUMBUS SERVICING AGENCY, LLC V. BENJAMIN F. NEWELL, ET AL; 3872 ORANGE BLOSSOM LANE, COLUMBUS, OH 43230; 600-170278-00; MINIMUM ACCEPTABLE BID: \$38,968.75 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 26, 2020; SECOND AUCTION END DATE: April 23, 2020

18 CV 009295; COLUMBUS SERVICING AGENCY, LLC V. 877 ENB, LLC, ET AL; 877 E. NORTH BROADWAY STREET, COLUMBUS, OH 43224; 010-082262-00; MINIMUM ACCEPTABLE BID: \$23,802.53 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 26, 2020; SECOND AUCTION END DATE: April 23, 2020

19 CV 003633; COLUMBUS SERVICING AGENCY, LLC V. GLORIA HUMPHREYS, ET AL; 1664 S CHAMPION AVENUE, COLUMBUS, OH 43207; 010-266361-00; MINIMUM ACCEPTABLE BID: \$34,384.25 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 26, 2020; SECOND AUCTION END DATE: April 23, 2020

19 CV 002150; COLUMBUS SERVICING AGENCY, LLC V. RONALD M. JONES, ET AL; 1097 HARRISBURG PIKE, COLUMBUS, OH 43223, FRANKLIN TWP.; 140-002995-00; MINIMUM ACCEPTABLE BID: \$27,872.82 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 26, 2020; SECOND AUCTION END DATE: April 23, 2020

19 CV 001173; COLUMBUS SERVICING AGENCY, LLC V. 3853 GR LLC AKA 3853 G R LLC, ET AL; 3853 GILROY ROAD, COLUMBUS, OH 43227; 010-107605-00; MINIMUM ACCEPTABLE BID: \$21,592.14 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 26, 2020; SECOND AUCTION END DATE: April 23, 2020

19 CV 004182; COLUMBUS SERVICING AGENCY, LLC V. ROGER A. SPENCER, ET AL; 185 GREENLAKE STREET, GALLOWAY, OH 43119, PRAIRIE TWP.; 240-005378-00; MINIMUM ACCEPTABLE BID: \$33,202.98 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 26, 2020; SECOND AUCTION END DATE: April 23, 2020

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 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, 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.