

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 903878; TAX EASE OHIO, LLC V. RICHARD G. GERMALIC, ET AL; 5835 WEST 54TH STREET, PARMA, OH 44129; 447-01-086; MINIMUM ACCEPTABLE BID \$51,316.80 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 1, 2021; SECOND AUCTION END DATE: April 29, 2021

CV 18 903668; TAX EASE OHIO, LLC V. RALPH CAREY, ET AL; 7394 BIG CREEK PARKWAY, MIDDLEBURG HEIGHTS, OH 44130; 373-27-068; MINIMUM ACCEPTABLE BID \$60,174.54 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 1, 2021; SECOND AUCTION END DATE: April 29, 2021

CV 19 914351; TAX EASE OHIO II, LLC V. WILFREDO RAMIREZ LOPEZ, ET AL; 4216 WEST 49TH STREET, CLEVELAND, OH 44144; 013-22-134; MINIMUM ACCEPTABLE BID \$34,189.15 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 1, 2021; SECOND AUCTION END DATE: April 29, 2021

CV 19 919960; TAX EASE OHIO II, LLC AKA TAX EASE OHIO, II, LLC V. MARGARET L. PATTERSON, ET AL; 6266 OXFORD COURT, BEDFORD HEIGHTS, OH 44146; 792-12-016; MINIMUM ACCEPTABLE BID \$43,172.10 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 1, 2021; SECOND AUCTION END DATE: April 29, 2021

CV 19 920383; TAX EASE OHIO II, LLC AKA TAX EASE OHIO, II, LLC V. MICHELE G. COLOMINA AKA MICHELE G. PERELLA, ET AL; 1116 CHURCHILL ROAD, LYNDHURST, OH 44124; 712-16-048; MINIMUM ACCEPTABLE BID \$39,101.05 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 1, 2021; SECOND AUCTION END DATE: April 29, 2021

CV 18 904495; TAX EASE OHIO, LLC V. HELEN I. BOROS AKA HELEN BOROS, ET AL; 17337 BENNETT RD., NORTH ROYALTON, OH 44133; 485-09-022; MINIMUM ACCEPTABLE BID \$45,013.92 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 6, 2021; SECOND AUCTION END DATE: May 4, 2021

CV 18 902599; TAX EASE OHIO, LLC V. JOHN A. STREKAL, ET AL; 22020 MAYDALE AVENUE, EUCLID, OH 44123; 642-14-007; MINIMUM ACCEPTABLE BID \$50,653.20 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 6, 2021; SECOND AUCTION END DATE: May 4, 2021

CV 18 901881; TAX EASE OHIO, LLC V. MARK ADAMS, ET AL; 3414 VALLEY PARKWAY, NORTH ROYALTON, OH 44133; 487-27-012; MINIMUM ACCEPTABLE BID \$35,562.65 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 6, 2021; SECOND AUCTION END DATE: May 4, 2021

CV 19 917997; TAX EASE OHIO, LLC V. RONALD P. FISHER AKA RONALD JP. FISHER, ET AL; 12737 CEDAR ROAD, CLEVELAND HEIGHTS, OH 44106; 685-15-069; MINIMUM ACCEPTABLE BID \$114,104.85 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 6, 2021; SECOND AUCTION END DATE: May 4, 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 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.