

# NOTICE OF FORECLOSURE SALE

## NOTICE OF SALE UNDER JUDGMENT OF FORECLOSURE OF LIENS FOR DELINQUENT TAXES [HELD PURSUANT TO SECTION 5721.19 OF THE OHIO REVISED CODE]

### COMMON PLEAS COURT CUYAHOGA COUNTY, OHIO

Whereas, Judgment of Foreclosure has been rendered in certain delinquent tax lien certificate foreclosure cases for taxes, assessments, penalties, interest, costs, and other charges, if any, including attorney fees authorized by Section 5721.39 of the Ohio Revised Code, incurred in the proceedings due thereon. The permanent parcel number of the respective parcel of land in each case; the Common Pleas Court Number; the name of the case; the full street address of the parcel, if available, as such appear on the Tax Certificate Lien and Complaint (The full street address is intended for guidance only); and the taxes, assessments, penalties, interest and other charges, if any, (the first dollar amount), and the estimated costs incurred in the proceedings (the second dollar amount), which together constitutes the total amount of the findings of the Court for the Plaintiff below, and also constitutes the “Minimum Bid” for each parcel as defined by the Statutes of Ohio (last dollar amount); are set forth below as follows:

NOTE: Some cases may have included more than one parcel. Those additional parcels may be found by reviewing this entire ad.

NOTE: The last dollar figure set forth for each parcel is the minimum bid which can be offered for each parcel.

The State of Ohio, Cuyahoga County, ss. Pursuant to the command of and order of sale issued from the Court of Common Pleas of said County, and to me directed, in the action of:

<b>PPN 331-17-004; 963098; FIG AS CUSTODIAN FOR FIG OH18, LLC &amp; SECURED PARTY vs. JOHN J. LYNCH; 5185 West 220th Street, Fairview Park, OH 44126. \$53,108.74; \$2,562.75; \$55,671.49.</b>	A full copy of the legal description can be found in the Cuyahoga County Recorder's Office.
<b>PPN 546-36-168; 943024; SHNIZEL OHIO, LLC vs. GEORGE NAKHLE, ET AL; 13310 Maplerow Ave, Garfield Heights, OH 44130. \$38,456.39; \$3,077.92; \$41,534.31.</b>	A full copy of the legal description can be found in the Cuyahoga County Recorder's Office.
<b>PPN 542-20-066; 976613; FIG AS CUSTODIAN FOR FIG OH18, LLC vs. CYNTHIA RADOSAVLJEVIC; 5242 E 105 St, Garfield Heights, OH 44125. \$22,823.44; \$1,016.57; \$23,840.01.</b>	A full copy of the legal description can be found in the Cuyahoga County Recorder's Office.

The complete legal descriptions can be obtained at the Cuyahoga County Auditor's Office, 2079 East Ninth Street, Cleveland, Ohio 44115.

All of the above property being subject to restrictions, covenants, limitations, conditions, easements, and rights of way of record, running with the land, if any.

Whereas, such Judgment orders such real property to be sold by the undersigned to satisfy the total amount of the Judgment;

Now, therefore, public notice is hereby given that the Sheriff of Cuyahoga County, Ohio, will sell each parcel at public auction to the highest bidder at or above the “Minimum Bid,” which is the total amount of the findings for the Tax Certificate Holder, at <https://cuyahoga.sheriffsaleauction.ohio.gov/> at **9:00 a.m.** on the **26th day of February, 2024**, and if any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and at the same place on the **11th day of March, 2024**, for an amount sufficient to satisfy the Judgment against the parcel.

PUBLIC NOTICE IS HEREBY GIVEN THAT ALL SUCH PROPERTY TO BE SOLD AT PUBLIC AUCTION MAY BE SUBJECT TO A FEDERAL TAX LIEN THAT MAY NOT BE EXTINGUISHED BY THE SALE, AND PURCHASERS OF ANY SUCH REAL PROPERTY ARE URGED TO SEARCH THE FEDERAL TAX LIEN INDEX THAT IS KEPT BY THE COUNTY RECORDER TO DETERMINE IF NOTICE OF A FEDERAL TAX LIEN HAS BEEN FILED IN RESPECT TO ANY SUCH REAL PROPERTY. THESE PROPERTIES MAY ALSO BE SUBJECT TO A CHILD SUPPORT LIEN THAT WILL NOT BE EXTINGUISHED BY THE SALE.

Notice is given that such taxes and special assessments, or installments of special assessments, and any other assessments, which are not legally due and payable according to law at the Confirmation of Sale shall remain a first and best lien on the parcel, and the purchasers shall take such premises subject to all such taxes and assessments.

Terms of Sale: Individuals must register and submit a deposit by wire transfer or ACH debit transfer with <https://cuyahoga.sheriffsaleauction.ohio.gov/>. All registration and deposit requirements must be met to be eligible to place a bid on a property. Rule 27 of the Common Pleas Court of Cuyahoga County, Ohio, applies to these sales.

NOTE: Prospective bidders are responsible for knowing what they are bidding on prior to the time of the sale by first having reviewed the records of the City wherein the parcel is located, and the records of the County, especially those located in the “Map Room” of the County Administration Building, and further, by personally viewing the parcel at its location.

The FULL purchase price shall be paid TO THE SHERIFF within THIRTY (30) days from the date of sale, and unless paid within fifteen (15) days from the sale shall bear interest at the rate of ten percent (10%) until paid, and on failure to do so, the purchaser shall be adjudged in contempt of court.

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 - approximately 15 days after the sale.

This advertisement is prepared and published pursuant to the provisions of Sections 5721.36, 5721.37, 5721.19, 5721.191 and 5721.39 of the Ohio Revised Code.

MAUREEN C. ZINK (0083507) Attorney for Plaintiff Phone: (216) 360-7200	SHERIFF Cuyahoga County, Ohio The Justice Center 1215 West Third Street Cleveland, Ohio 44113
Feb3-10-17, 2024	