

IN THE COURT OF COMMON PLEAS
ASHTABULA COUNTY, OHIO

2024 CV 0984

ANGIE MAKI-CLIFF, ASHTABULA)
COUNTY TREASURER, ASHTABULA)
COUNTY, OHIO)

Plaintiff,)

-vs-)

UNKNOWN HEIRS, DEVISEES AND)
ASSIGNS OF DONALD KAVLICH,)
DECEASED, et al.)

Defendant(s).)

CASE NO.:
JUDGE: **JUDGE MARIANNE SEZON**

PRAECIPE

2024 DEC 30 PM 3:58
FILED
APRIL DANIELS
CLERK OF COURTS
COMMON PLEAS COURT
ASHTABULA CO OH

TO THE CLERK:

Please cause a Notice of Foreclosure in the form of the notice attached as Exhibit 1 to be published one week in The Gazette, a newspaper of general circulation in Ashtabula County, Ohio and beginning one week thereafter, on the following website selected by the Clerk of Court:

<https://ashtabulacountyprosecutoroh.gov/notice-of-foreclosure/>.

RESPECTFULLY SUBMITTED,

COLLEEN M. O'TOOLE
PROSECUTING ATTORNEY

By, *Gene C. Barrett*
GENE C. BARRETT, (#0078602)
Assistant Prosecutor
Attorney for Plaintiff

Scanned: JAN 15, 2025 15:44 April Daniels, Clerk Ashtabula Co Common Pleas

EXHIBIT "1"

FORM NOTICE OF FORECLOSURE

COMMON PLEAS COURT, ASHTABULA COUNTY, OHIO

Notice of foreclosure of liens for delinquent land taxes, by action in rem by County Treasurer of Ashtabula County, Ohio.

Public notice is hereby given that on the 30th day of December, 2024, the County Treasurer of Ashtabula County, Ohio filed a complaint in the Common Pleas Court of Ashtabula County, Ohio, for the foreclosure of liens for delinquent taxes, assessments, charges, penalties and interest against certain real property situated in such county, as described in the complaint.

The object of the action is to obtain from the Court a Judgment foreclosing the tax lien against such real estate and ordering the sale of such real estate for the satisfaction of the tax liens on it.

Such action is brought against the real property only and no personal judgment shall be entered in it. However, if pursuant to the action, the property is sold for an amount that is less than the amount of delinquent taxes, assessments, charges, penalties, and interest against it, the Court, in a separate order, may enter a deficiency judgment against the owner of record of a parcel for the amount of the difference; if that

owner of record is a corporation, the Court may enter the deficiency judgment against the stockholder holding a majority of the corporation's stock.

The permanent parcel number of each parcel included in such action; the full street address of the parcel, if available; a description of the parcel as set forth in the associated delinquent land tax certificate or master list of delinquent tracts; a statement of the amount of the taxes, assessments, charges, penalties, and interest due and unpaid on the parcel; the name and address of the last known owner of the parcel as they appear on the general tax list; and the names and addresses of each lien holder and other person with an interest in the parcel identified in a statutorily required title search relating to the parcel; all as more fully set forth in the complaint are as follows:

a. Permanent Parcel Number(s):

#1 45-017-00-024-06

b. Last known record owner(s) of the parcel(s):

**#1 DONALD KAVLICH
#2 ALICE KAVLICH
#3 ADAM LEWIS KAVLICH**

c. Address(es) of the parcel(s):

**#1 6481 LEON ROAD
ANDOVER, OH**

d. Persons or entities with a potential interest in the parcel(s):

UNKNOWN HEIRS, DEVISEES AND ASSIGNS
OF DONALD KAVLICH, DECEASED
C/O ASHLEY CARDOVA
3176 WEST 44TH STREET
CLEVELAND, OH 44109

UNKNOWN HEIRS, DEVISEES AND ASSIGNS
OF ALICE KAVLICH, DECEASED
C/O ASHLEY CARDOVA
3176 WEST 44TH STREET
CLEVELAND, OH 44109

ADAM LEWIS KAVLICH
1806 CRESTON AVE.
CLEVELAND, OH 44109

JANE DOE, UNKNOWN SPOUSE
OF ADAM LEW KAVLICH
1806 CRESTON AVE.
CLEVELAND, OH 44109

STATE OF OHIO, DEPARTMENT OF
JOB AND FAMILY SERVICES
C/O CASEY P. O'BRIEN, ESQ.
ATTORNEY GENERAL SPECIAL COUNSEL
401 SOUTH STREET
CHARDON, OH 44024

e. Taxes, interest, penalties, and assessments due:
\$1,103.73.

"The complete legal description of parcel(s) so described herein can be obtained in the office of the Ashtabula County Clerk of Courts Ashtabula County Courthouse, 25 W. Jefferson Street, Jefferson, Ohio 44047 listed under case number 24-cv-984.

Any person owning or claiming any right, title or interest in or lien upon, any parcel of real property above listed may file an

answer in such action setting forth the nature and amount of interest owned or claimed and any defense or objection to the foreclosure. Such answer shall be filed in the office of the undersigned Clerk of the Court, and a copy of the answer shall be served on the Prosecuting Attorney, on or before the 7th day of March 2025. (This date must be 28 days after the date of final publication of this notice).


If no answer is filed with respect to a parcel listed in the complaint, on or before the date specified as the last day for filing an answer, a judgment of foreclosure will be taken by default as to that parcel. Any parcel as to which a foreclosure is taken by default shall be sold for the satisfaction of the taxes, assessments, charges, penalties, interest, and costs incurred in the foreclosure proceeding, which are due and unpaid.

At any time prior to the filing of any entry of confirmation of sale, any owner, lien holder, or other person with an interest in a parcel listed in the complaint may redeem the parcel by tendering to the County Treasurer, at the office of the Ashtabula County Prosecuting Attorney, the amount of the taxes, assessments, charges, penalties, and interest due and unpaid on the parcel, together with all costs incurred in the proceeding instituted against the parcel under Ohio Revised Code, Section 5721.18. Upon the filing of any entry of confirmation of sale, subject to all existing oil, gas and mineral leases, there shall be no further

equity or redemption. After the filing of any such entry, any person claiming any right, title or interest in, or lien upon, any parcel shall be forever barred and foreclosed of any such right, title, or interest in, lien upon, and any equity of redemption in such parcel.

IN THE EVENT THAT SUCH PARCEL IS OFFERED FOR SALE BY THE PLAINTIFF, ALL PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR LOCATING AND IDENTIFYING SAME PARCEL. ALL SALES ARE FINAL AND PLAINTIFF GIVES NO WARRANTY EITHER EXPRESS OR IMPLIED AS TO THE CONDITION OF THE PARCEL OR ANY IMPROVEMENTS THEREON. PLAINTIFF WILL ENFORCE ALL SUCCESSFUL BIDS. IF THE PROPERTY IS SUBJECT TO RECOUPMENT, ANY AMOUNTS DUE FROM SAID RECOUPMENT, IF ANY, WILL BE THE RESPONSIBILITY OF THE BUYER.

Said notice shall be published one week in The Gazette, a newspaper of general circulation in Ashtabula County, Ohio and beginning one week thereafter, on the following website selected by the Clerk of Court: <https://ashtabulacountyprosecutoroh.gov/notice-of-foreclosure/>.



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