

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 Hamilton 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, taxes, assessments, charges, penalties, interest, and costs (the "Minimum 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:

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.

A1802846; ADAIR ASSET MANAGEMENT, LLC V. RONALD A. BOENITSCH, ET AL; 5520 EULA AVENUE, CINCINNATI, OH 45248, GREEN TWP.; 550-0120-0105-00; MINIMUM STARTING BID: \$13,224.28 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 4, 2019 @ 10AM EST; SECOND AUCTION END DATE: JUNE 18, 2019 @ 10AM EST

A1801088; ADAIR ASSET MANAGEMENT, LLC V. THE UNKNOWN HEIRS, DEVISEES, LEGATEES, ADMINISTRATORS, EXECUTORS AND ASSIGNS, IF ANY, OF MARILYN C. THOMAS, ET AL; 6423 ELBROOK AVENUE, CINCINNATI, OH 45237, COLUMBIA TWP.; 528-0004-0147-00; MINIMUM STARTING BID: \$26,145.73 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 4, 2019 @ 4PM EST; SECOND AUCTION END DATE: JUNE 18, 2019 @ 4PM EST

A1801096; ADAIR ASSET MANAGEMENT, LLC V. THE UNKNOWN HEIRS, DEVISEES, LEGATEES, ADMINISTRATORS, EXECUTORS AND ASSIGNS, IF ANY, OF BETTY J. MESSER, ET AL; 278 FORESTWOOD DRIVE, CINCINNATI, OH 45216, SPRINGFIELD TWP.; 590-0072-0110-00; MINIMUM STARTING BID: \$23,304.83 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 5, 2019 @10AM EST; SECOND AUCTION END DATE: JUNE 19, 2019 @ 10AM EST

A1801101; ADAIR ASSET MANAGEMENT, LLC V. GARY HUNT-WHISMAN, ET AL; 5621 ROLSTON AVENUE, CINCINNATI, OH 45212; 651-0002-0124-00; MINIMUM STARTING BID: \$15,970.83 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 6, 2019 @10AM EST; SECOND AUCTION END DATE: JUNE 20, 2019 @10AM EST

A1502802; ADAIR ASSET MANAGEMENT, LLC V. JERRY PITTS, ET AL; 10941 TANGLEBERRY COURT, CINCINNATI, OH 45240, SPRINGFIELD TWP.; 590-0391-0338-00; MINIMUM STARTING BID: \$19,671.89 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 11, 2019 @ 10AM EST; SECOND AUCTION END DATE: JUNE 25, 2019 @10AM EST

A1804116; ADAIR ASSET MANAGEMENT, LLC V. BARBARA JANE COOK, ET AL; 1626 S ARGYLE PLACE, CINCINNATI, OH 45223; 197-0036-0040-00; MINIMUM STARTING BID: \$22,068.08 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 12, 2019 @ 10AM EST; SECOND AUCTION END DATE: JUNE 26, 2019 @ 10AM EST

A1801092; ADAIR ASSET MANAGEMENT, LLC V. JAROD RUSSELL CLARK, ET AL; 5214 WARREN AVENUE, CINCINNATI, OH 45212; 651-0006-0073-00 & 651-0006-0074-00; MINIMUM STARTING BID: \$19,918.29 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 13, 2019 @10AM EST; SECOND AUCTION END DATE: JUNE 27, 2019 @ 10AM EST

A1801105; ADAIR ASSET MANAGEMENT, LLC V. JEFFRIE L. HENDERSON JR., ET AL; 3539 ALAMOSA DRIVE, CINCINNATI, OH 45251, COLERAIN TWP.; 510-0111-0080-00; ,MINIMUM STARTING BID: \$15,576.30 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 13, 2019 @ 11AM EST; SECOND AUCTION END DATE: JUNE 27, 2019 @11AM EST

Terms of Sale: Purchaser shall be required to pay a buyer's premium, in an amount equal to ten (10%) percent 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.