

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 Huron, 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:

CVE20170177; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, DEVISEES, THEIR SPOUSES AND CREDITORS, LEGATEES, AND THE FIDUCIARY OF THE ESTATE AND SPOUSE AND CREDITORS OF JOSEPH R. COMPOLI, JR., DECEASED, ET AL; 33 PARK AVENUE, NEW LONDON, OH 44851; 26019B010010000; MINIMUM ACCEPTABLE BID \$32,117.09 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 12, 2019; SECOND AUCTION END DATE: October 10, 2019

CVE20170181; TAX EASE OHIO, LLC V. TROY CUMMINGS, ET AL; 507 CASTALIA STREET, BELLEVUE, OH 44811; 010010090270000; MINIMUM ACCEPTABLE BID \$42,957.76 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 12, 2019; SECOND AUCTION END DATE: October 10, 2019

CVE20170249; TAX EASE OHIO, LLC V. DORA HASSELL, ET AL; 405 SPRING STREET, WILLARD, OH 44890; 510300020220000; MINIMUM ACCEPTABLE BID \$21,741.37 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 12, 2019; SECOND AUCTION END DATE: October 10, 2019

CVE20170186; TAX EASE OHIO, LLC V. JAMES D. C. AMBURGEY, ET AL; 137 NORTH HIGH STREET, NEW LONDON, OH 44851; 26019B010170000; MINIMUM ACCEPTABLE BID \$23,139.30 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 12, 2019; SECOND AUCTION END DATE: October 10, 2019

CVE20170226; TAX EASE OHIO, LLC V. BRIAN K. BARNETT, ET AL; 115 WEST PEARL STREET, WILLARD, OH 44890; 510310020120000 & 510310020130000; MINIMUM ACCEPTABLE BID \$25,373.68 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 12, 2019; SECOND AUCTION END DATE: October 10, 2019

CV 20180349; TAX EASE OHIO, LLC V. HARRY S. WOOD, ET AL; 103 HAYES STREET, WILLARD, OH 44890; 51-0290-02-072-0000; MINIMUM ACCEPTABLE BID \$9,691.87 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 17, 2019; SECOND AUCTION END DATE: October 15, 2019

CVE20170252; TAX EASE OHIO, LLC V. MICHAEL A. FINNEGAN, ET AL; 215 SOUTH MAIN STREET, WILLARD, OH 44890; 510260040030000; MINIMUM ACCEPTABLE BID \$24,989.87 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 17, 2019; SECOND AUCTION END DATE: October 15, 2019

CVE20170245; TAX EASE OHIO, LLC V. BRENT J. RATLIFF AND DEBBIE A. RATLIFF, ET AL; 38 JEFFERSON STREET, NORWALK, OH 44857; 330200060160000; MINIMUM ACCEPTABLE

BID \$19,318.10 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 17, 2019;
SECOND AUCTION END DATE: October 15, 2019

CVE20170199; TAX EASE OHIO, LLC V. MICHAEL J. SMITH, ET AL; 1900 MURRAY ROAD,
NEW LONDON, OH 44851, HARTLAND TOWNSHIP; 19-0040-03-023-0100; MINIMUM
ACCEPTABLE BID \$23,782.76 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE:
September 17, 2019; SECOND AUCTION END DATE: October 15, 2019

CVE20170198; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, DEVISEES, THEIR SPOUSES
AND CREDITORS, LEGATEES, AND FIDUCIARY OF THE ESTATE AND SPOUSE OF CHARLES
EDWARD BABCOCK, ET AL; 189 SANDUSKY STREET, PLYMOUTH, OH 44865; 23-024E-02-
077-0000; MINIMUM ACCEPTABLE BID \$30,562.62 (PLUS 10% BUYER'S PREMIUM);
AUCTION END DATE: September 17, 2019; SECOND AUCTION END DATE: October 15, 2019

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.