

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 Portage 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:

2017CV00267; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR LOIS JACQUELINE PORCO AKA LOIS J. PORCO, ET AL; 10340 WELLINGTON ROAD, STREETSBORO, OH 44241, SHALERSVILLE TOWNSHIP; 33-110-11-00-093-000; MINIMUM ACCEPTABLE BID \$55,258.84 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: October 23, 2019; SECOND AUCTION END DATE: November 20, 2019.

2017CV00261; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF GENEVA KELLER, DECEASED, ET AL; 2536 ST. RT. 303, STREETSBORO, OH 44241 35-049-00-00-016-000; \$42,657.06; (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: October 23, 2019; SECOND AUCTION END DATE: November 20, 2019.

2018CV00004; TAX EASE OHIO, LLC V. BEVERLY L. LOVEJOY AKA BEVERLY LEWIS AKA BEVERLY DUDLEY, ET AL; 436 JEFFERSON STREET, RAVENNA, OH 44266; 31-305-10-00-180-000; \$22,511.55 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: October 23, 2019; SECOND AUCTION END DATE: November 20, 2019.

2018CV00018; TAX EASE OHIO, LLC V. THE-AD-MACHINE CHARITY, INC., A FLORIDA NON-PROFIT CORPORATION AKA AD-MACHINE CHARITY INC, ET AL; 9411 W. CENTER STREET AKA 9411 W. CENTER, WINDHAM, OH 44288; 41-056-00-00-009-000; \$25,585.45 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: October 23, 2019; SECOND AUCTION END DATE: November 20, 2019.

2017CV00163; TAX EASE OHIO, LLC V. BRUCE A. CAMPBELL, ET AL; 746 E. HIGHLAND AVENUE, RAVENNA, OH 44266; 31-320-04-00-171-000; \$31,362.22 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: October 23, 2019; SECOND AUCTION END DATE: November 20, 2019.

2017CV00153; TAX EASE OHIO, LLC V. BRENT A. JONES JR., ET AL; 3095 BRADY LAKE ROAD, RAVENNA, OH 44266, RAVENNA TOWNSHIP; 29-351-00-00-027-000; \$28,874.60 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: October 23, 2019; SECOND AUCTION END DATE: November 20, 2019.

2017CV00263; TAX EASE OHIO, LLC V. PAUL G. BELL JR., ET AL; 2772 CLERMONT STREET, STREETSBORO, OH 44241, SHALERSVILLE TOWNSHIP; 33-110-11-00-148-000; \$30,615.69 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: October 30, 2019; SECOND AUCTION END DATE: November 27, 2019.

2017CV00266; TAX EASE OHIO, LLC V. STANLEY FOSTER, ET AL; 2634 GREENWICH STREET, STREETSBORO, OH 44241, SHALERSVILLE TOWNSHIP; 33-110-12-00-053-000; \$41,184.47 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: October 30, 2019; SECOND AUCTION END DATE: November 27, 2019.

2018CV00041; TAX EASE OHIO, LLC V. RICHARD E. LAWRENCE, ET AL; 5193 CLINE ROAD AKA 5193-A CLINE ROAD AKA 5193 CLINE ROAD UNIT A, KENT, OH 44240, BRIMFIELD TOWNSHIP; 04-008-00-00-095-000; \$35,091.62 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: October 30, 2019; SECOND AUCTION END DATE: November 27, 2019.

2017CV00170; TAX EASE OHIO, LLC V. DONALD R. HARVEY, ET AL; 265 PRATT STREET, RAVENNA, OH 44266; 31-366-10-00-107-000; \$19,515.99; (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: October 30, 2019; SECOND AUCTION END DATE: November 27, 2019.

2017CV00332; TAX EASE OHIO, LLC V. JUSTIN D. NELSON, ET AL; 9025 SPRING DR., WINDHAM, OH 44288; 41-058-10-00-010-000; \$36,994.89 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: October 30, 2019; SECOND AUCTION END DATE: November 27, 2019.

2018CV00011; TAX EASE OHIO, LLC V. SAKOTA, LLC AKA SAKOTA, LLC, AN OHIO LIMITED LIABILITY COMPANY, ET AL; 6778 WATERLOO RD., ATWATER, OH 44201, ATWATER TOWNSHIP; 01-028-00-00-016-000; \$111,350.72; (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: October 30, 2019; SECOND AUCTION END DATE: November 27, 2019.

2018CV00022; TAX EASE OHIO, LLC V. JEFFERY S. NEWCOMB, ET AL; 11504 KYLE RD. AKA 11504 KYLE, GARRETTSVILLE, OH 44231, NELSON TOWNSHIP; 25-041-01-00-013-000; \$24,374.06 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: November 6, 2019; SECOND AUCTION END DATE: December 4, 2019.

2018CV00002; TAX EASE OHIO, LLC V. PAMELA M. WADSWORTH, ET AL; 10628 WHITE STREET, GARRETTSVILLE, OH 44231; 19-016-00-00-008-000; \$25,779.23 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: November 6, 2019; SECOND AUCTION END DATE: December 4, 2019.

2018CV00012; TAX EASE OHIO, LLC V. UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF WILLIAM P. BLAKE, SR., DECEASED, ET AL; 9391 INFIRMARY RD, MANTUA, OH 44255, SHALERSVILLE TOWNSHIP; 33-068-00-00-018-000; \$26,788.41 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: November 6, 2019; SECOND AUCTION END DATE: December 4, 2019.

2017CV00670; TAX EASE OHIO, LLC V. ROBERT S. BITTNER, ET AL; 4119 STATE ROUTE 225, DIAMOND, OH 44412, PALMYRA TOWNSHIP; 26-102-00-00-024-000; \$27,744.42 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: November 6, 2019; SECOND AUCTION END DATE: December 4, 2019.

2017CV00167; TAX EASE OHIO, LLC V. JUSTIN D. NELSON, ET AL; 12783 STATE ROUTE 422, GARRETTSVILLE, OH 44231, NELSON TOWNSHIP; 25-052-02-00-032-001; \$29,988.31 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: November 6, 2019; SECOND AUCTION END DATE: December 4, 2019.

2018CV00015; TAX EASE OHIO, LLC V. ROY LEE HEATON, JR., ET AL; 163 WALNUT STREET, RAVENNA, OH 44266; 31-349-04-00-238-000; \$27,641.20 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: November 6, 2019; SECOND AUCTION END DATE: December 4, 2019.

2017CV00155; TAX EASE OHIO, LLC V. THERESA E. WILLIAMS, ET AL; 6407 WALL STREET, RAVENNA, OH 44266, RAVENNA TOWNSHIP; 29-345-00-00-023-000; \$27,750.05 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: November 13, 2019; SECOND AUCTION END DATE: December 11, 2019.

2017CV00690; TAX EASE OHIO, LLC V. DAVID L. ELLIOTT, ET AL; 5415 MCCLINTOCKSBURG ROAD, NEWTON FALLS, OH 44444, PARIS TOWNSHIP; 27-040-00-00-025-000; \$18,027.19 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: November 13, 2019; SECOND AUCTION END DATE: December 11, 2019.

2017CV00063; TAX EASE OHIO, LLC V. DENNIS COFF AKA DENNIS H. GOFF, ET AL; FREEDOM ROAD AKA 0 FREEDOM ROAD, WINDHAM, OH 44288, FREEDOM TOWNSHIP, LOCATED INBETWEEN VAIR RD AND OH-88; 18-058-00-00-001-006; \$18,040.19 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: November 13, 2019; SECOND AUCTION END DATE: December 11, 2019.

2017CV00671; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF ROBERT LAZENBY AKA ROBERT C. LAZENBY, ET AL; 620 MERIDIAN STREET, RAVENNA, OH 44266; 31-361-23-00-142-000; \$15,241.00 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: November 13, 2019; SECOND AUCTION END DATE: December 11, 2019.

2017CV00166; TAX EASE OHIO, LLC V. MAXIE COLE, ET AL; 329 E. LAKE STREET AKA 329 LAKE STREET, RAVENNA, OH 44266; 31-365-10-00-040-000; \$23,634.10 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: November 13, 2019; SECOND AUCTION END DATE: December 11, 2019.

2017CV00173; TAX EASE OHIO, LLC V. PAMELA A. ROWE, ET AL; 10379 NEWELL LEDGE ROAD, GARRETTSVILLE, OH 44231, NELSON TOWNSHIP; 25-039-00-00-022-000; \$28,069.82 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: November 20, 2019; SECOND AUCTION END DATE: December 18, 2019.

2017CV00165; TAX EASE OHIO, LLC V. IRA BROWN JR., ET AL; 110 E. HIGHLAND AVENUE AKA 110 HIGHLAND AVENUE, RAVENNA, OH 44266; 31-349-04-00-205-000; \$23,267.55 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: November 20, 2019; SECOND AUCTION END DATE: December 18, 2019.

2017CV00169; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF CLIFFTON MIMS AKA CLIFTON C. MIMS, SR., ET AL; 331 RAVENNA AVENUE, RAVENNA, OH 44266; 31-365-10-00-083-000; \$22,429.23 (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: November 20, 2019; SECOND AUCTION END DATE: December 18, 2019.

2017CV00324; TAX EASE OHIO, LLC V. JONATHANN W. GRIERSON AKA JONATHANN GRIERSON AKA JOHNATHANN W. GRIERSON, ET AL; 0 CLARK ROAD AKA CLARK ROAD, ATWATER, OH 44201, EDINBURG TOWNSHIP, LOCATED INBETWEEN STATE RT 183 AND PORTER RD.; 11-191-00-00-002-000; 11-191-00-00-002-002; \$17,674.43 (PLUS 10%

BUYERS PREMIUM); AUCTION END DATE: November 20, 2019; SECOND AUCTION END DATE: December 18, 2019.

2017CV00162; TAX EASE OHIO, LLC V. JEFFREY A. DESATNIK AKA JEFFREY DESATNIK, ET AL; 121 VINE STREET, RAVENNA, OH 44266; 31-360-04-00-180-000; \$41,263.26; (PLUS 10% BUYERS PREMIUM); AUCTION END DATE: November 20, 2019; SECOND AUCTION END DATE: December 18, 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.