

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 Fairfield County, Ohio.

Whereas, judgment has been rendered against certain parcels of real property for taxes, assessments, charges, penalties, interest, and costs as follows:

CASE NO. 2017 CV 00122; TAX EASE OHIO, LLC V. VERONICA SHOWS, ET AL; 6675 OHIO CANAL CT. NW aka 6675 OHIO CANAL CT., CANAL WINCHESTER, OH 43110, VIOLET TWP.; PPN 037-0239200; MINIMUM ACCEPTABLE BID: \$42,131.74 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: AUGUST 15, 2019 @ 12PM EST; SECOND AUCTION END DATE: SEPTEMBER 12, 2019 @12PM EST.

CASE NO. 2017 CV 00208; TAX EASE OHIO, LLC V. UNKNOWN HEIRS, ASSIGNS, LEGATEES, AND DEVISEES OF MAGDALENE PERRY, ET AL; 5858 CANAL ST. NE, PLEASANTVILLE, OH 43148, WALNUT TWP.; PPN 0470233700; MINIMUM ACCEPTABLE BID: \$36,192.84 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: AUGUST 15, 2019 @ 1PM EST; SECOND AUCTION END DATE: SEPTEMBER 12, 2019 @1PM EST.

CASE NO. 2017 CV 00320; TAX EASE OHIO, LLC V. R. JEFFREY ZETTLER AKA JEFFREY R. ZETTLER, ET AL; 0 WALNUT RD. NE AKA 0 NE WALNUT RD., MILLERSPORT, OH 43046, WALNUT TWP., LOCATED INBETWEEN N. BANK RD & CLARK DR.; PPN 0460027400; MINIMUM ACCEPTABLE BID: \$35,692.12 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: AUGUST 15, 2019 @ 2PM EST; SECOND AUCTION END DATE: SEPTEMBER 12, 2019 @2PM EST.

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.