

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 Delaware 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:

17 CV E 01 0048; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR DELBERT HAVENS AKA DELBERT BETHEL HAVENS, ET AL; 3172 RADNOR RD., RADNOR, OH 43066, RANDOR TWP.; 620-460-01-100-000; MINIMUM ACCEPTABLE BID: \$32,735.39 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JANUARY 7, 2020; SECOND AUCTION END DATE: FEBRUARY 4, 2020.

17 CV E 01 0041; TAX EASE OHIO, LLC V. MORTEZA HOSSEINIPOUR, ET AL; 4625 SELDOM SEEN ROAD, POWELL, OH 43065, LIBERTY TWP.; 319-313-04-030-000; MINIMUM ACCEPTABLE BID: \$26,598.16 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JANUARY 7, 2020; SECOND AUCTION END DATE: FEBRUARY 4, 2020.

18 CV E 07 0408; TAX EASE OHIO, LLC V. TED M. MANNING, ET AL; V/L STATE ROUTE 257 S. AKA STATE ROUTE 257 AKA STATE ROUTE 257 S. OSTRANDER, OH 43061, SCIOTO TWP. LOCATED BETWEEN STATE ROUTE 37 W AND OSTRANDER RD.; 200-400-05-048-000; MINIMUM ACCEPTABLE BID: \$20,260.72 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JANUARY 7, 2020; SECOND AUCTION END DATE: FEBRUARY 4, 2020.

18 CV E 07 0399; TAX EASE OHIO, LLC V. JFMG LLC, ET AL; V/L CLARK-SHAW RD., AKA CLARK-SHAW RD., POWELL, OH 43065, LIBERTY TWP. LOCATED INBETWEEN SAWMILL PARKWAY AND WHITESTONE TRACE; 419-340-01-026-000; MINIMUM ACCEPTABLE BID: \$30,164.15 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JANUARY 7, 2020; SECOND AUCTION END DATE: FEBRUARY 4, 2020.

18 CV E 07 0376; TAX EASE OHIO, LLC V. JFMG III, LLC, ET AL; 195 CONNER LANE, LEWIS CENTER, OH 43035, BERLIN TWP.; 418-330-01-045-000; MINIMUM ACCEPTABLE BID: \$42,768.95 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JANUARY 7, 2020; SECOND AUCTION END DATE: FEBRUARY 4, 2020.

17 CV E 01 0051; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR MARTHA WOODRUFF AKA MARTHA A. WOODRUFF, ET AL; 14 CATHERINE STREET, DELAWARE, OH 43015; 519-432-29-015-000; MINIMUM ACCEPTABLE BID: \$29,430.03 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JANUARY 7, 2020; SECOND AUCTION END DATE: FEBRUARY 4, 2020.

17 CV E 03 0225; TAX EASE OHIO, LLC V. WILLOW RUN ENTERPRISES, LLC, ET AL; HOUK ROAD AKA V/L HOUK RD., DELAWARE, OH 43015, LOCATED INBETWEEN GREENLAWN DRIVE AND W. WILLIAM STREET; 519-331-01-012-000; MINIMUM ACCEPTABLE BID: \$35,431.10 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JANUARY 7, 2020; SECOND AUCTION END DATE: FEBRUARY 4, 2020.

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.