

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 Sandusky, 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:

18CV513; TAX EASE OHIO, LLC V. LYNN J. CLINE, ET AL; 510 KILBOURNE STREET, BELLEVUE, OH 44811; 03-60-00-0031-00; MINIMUM ACCEPTABLE BID: \$43,753.00 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 5, 2020; SECOND AUCTION END DATE: FEBRUARY 26, 2020.

18CV418; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF HARLENE D. CLARK, ET AL; 6140 COUNTY ROAD 191, BELLEVUE, OH 44811, YORK TOWNSHIP; 01-27-00-0013-04; MINIMUM ACCEPTABLE BID: \$52,821.32 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 5, 2020; SECOND AUCTION END DATE: FEBRUARY 26, 2020.

18CV405; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF DARLENE F. KLEWER, ET AL; 720 KENTUCKY AVENUE, FREMONT, OH 43420; 34-50-00-4672-00; MINIMUM ACCEPTABLE BID: \$24,109.18 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 5, 2020; SECOND AUCTION END DATE: FEBRUARY 26, 2020.

18CV400; TAX EASE OHIO, LLC V. JOHN SCHERF, ET AL; 345 WEST MAPLE STREET, CLYDE, OH 43410; 32-50-00-0537-01; MINIMUM ACCEPTABLE BID: \$46,755.45 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 6, 2020; SECOND AUCTION END DATE: FEBRUARY 27, 2020.

18CV419; TAX EASE OHIO, LLC V. RICKI WILLIAM HOFACKER, ET AL; 588 WEST ADAMS STREET, GREEN SPRINGS, OH 44836, GREEN CREEK TOWNSHIP; 06-31-00-0006-01; MINIMUM ACCEPTABLE BID: \$49,657.23 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 6, 2020; SECOND AUCTION END DATE: FEBRUARY 27, 2020.

18CV461; TAX EASE OHIO LLC V. ANTHONY W. GARZA, ET AL; 310 BELLE AVENUE, BELLEVUE, OH 44811; 03-50-00-1220-00; MINIMUM ACCEPTABLE BID: \$46,931.51 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 6, 2020; SECOND AUCTION END DATE: FEBRUARY 27, 2020.

18CV549; TAX EASE OHIO, LLC V. ROBERT T. SIMON, ET AL; 507 NORTH PARK AVE., FREMONT, OH 43420; 34-50-00-2991-00; MINIMUM ACCEPTABLE BID: \$18,988.72 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 6, 2020; SECOND AUCTION END DATE: FEBRUARY 27, 2020.

18CV396; TAX EASE OHIO, LLC V. FERNANDO MARTINEZ, ET AL; 425 LYNN STREET, FREMONT, OH 43420; 34-50-00-1347-00; MINIMUM ACCEPTABLE BID: \$35,550.13 (PLUS

10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 6, 2020; SECOND AUCTION END DATE: FEBRUARY 27, 2020.

18CV417; TAX EASE OHIO, LLC V. THOMAS D. SHAFFER, ET AL; 609 SOUTH WOOD STREET, FREMONT, OH 43420; 34-50-00-3951-00; MINIMUM ACCEPTABLE BID: \$27,753.57 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 11, 2020; SECOND AUCTION END DATE: MARCH 3, 2020.

18CV420; TAX EASE OHIO, LLC V. LINDA E. RASCHKE FKA LINDA E. DORSEY, ET AL; 233 E. GRANT STREET, CLYDE, OH 43410; 32-50-00-0864-00; MINIMUM ACCEPTABLE BID: \$55,383.60 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 11, 2020; SECOND AUCTION END DATE: MARCH 3, 2020.

18CV404; TAX EASE OHIO, LLC V. CHAD A. FLEMING, ET AL; 704 SOUTH WESTFIELD DRIVE, GIBSONSBURG, OH 43431, MADISON TOWNSHIP; 27-50-00-1142-00; MINIMUM ACCEPTABLE BID: \$22,013.61 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 11, 2020; SECOND AUCTION END DATE: MARCH 3, 2020.

18CV452; TAX EASE OHIO, LLC V. TIMOTHY S. RAKAY, ET AL; 336 SPRUCE STREET, FREMONT, OH 43420; 34-50-00-1294-00; MINIMUM ACCEPTABLE BID: \$34,967.59 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 11, 2020; SECOND AUCTION END DATE: MARCH 3, 2020.

18CV388; TAX EASE OHIO, LLC V. STEFANIE E. TAYLOR, ET AL; 831 WOLFE AVENUE AKA 831 WOLF AVENUE, FREMONT, OH 43420; 34-50-00-4026-00; MINIMUM ACCEPTABLE BID: \$24,161.62 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 11, 2020; SECOND AUCTION END DATE: MARCH 3, 2020.

18CV450; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF RICHARD R. LENZ, ET AL; 1011 BIRDSEYE BOULEVARD, FREMONT, OH 43420; 34-50-00-4442-00; MINIMUM ACCEPTABLE BID: \$25,012.10 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 12, 2020; SECOND AUCTION END DATE: MARCH 4, 2020.

18CV540; TAX EASE OHIO, LLC V. MARY ELLIS AKA MARY S. ELLIS, ET AL; 535 SECOND STREET, FREMONT, OH 43420; 34-50-00-0791-00; MINIMUM ACCEPTABLE BID: \$19,105.20 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 12, 2020; SECOND AUCTION END DATE: MARCH 4, 2020.

18CV454; TAX EASE OHIO, LLC V. DONALD J. WENSINGER, III, ET AL; 1217 HICKORY STREET, FREMONT, OH 43420; 34-50-00-1233-01; MINIMUM ACCEPTABLE BID: \$23,274.31 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 12, 2020; SECOND AUCTION END DATE: MARCH 4, 2020.

18CV458; TAX EASE OHIO LLC V. BRIAN GARZA, ET AL; 510 N. WAYNE STREET, FREMONT, OH 43420; 34-50-00-0062-01; MINIMUM ACCEPTABLE BID: \$22,415.87 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 12, 2020; SECOND AUCTION END DATE: MARCH 4, 2020.

18CV510; TAX EASE OHIO, LLC V. RICHARD J. KOEBEL, ET AL; 930 EVERETT RD, FREMONT, OH 43420, SANDUSKY TOWNSHIP; 13-33-46-0003-01; MINIMUM ACCEPTABLE BID:

\$33,241.78 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 18, 2020;
SECOND AUCTION END DATE: MARCH 10, 2020.

18CV542; TAX EASE OHIO, LLC V. DONALD E. DURNWALD, ET AL; 611 LIME STREET,
FREMONT, OH 43420, SANDUSKY TOWNSHIP; 13-33-49-0021-01; MINIMUM ACCEPTABLE
BID: \$35,168.54 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 18, 2020;
SECOND AUCTION END DATE: MARCH 10, 2020.

18CV520; TAX EASE OHIO, LLC V. PATT R. SCOTT, ET AL; 532 GARDNER STREET,
BELLEVUE, OH 44811; 03-60-00-0076-01; MINIMUM ACCEPTABLE BID: \$27,344.37 (PLUS
10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 18, 2020; SECOND AUCTION END
DATE: MARCH 10, 2020.

18CV401; TAX EASE OHIO, LLC V. WILLIAM L. NOFTZ, ET AL; 653 VINE STREET, CLYDE, OH
43410; 32-50-00-0497-00; MINIMUM ACCEPTABLE BID: \$46,898.68 (PLUS 10% BUYER'S
PREMIUM); AUCTION END DATE: FEBRUARY 18, 2020; SECOND AUCTION END DATE:
MARCH 10, 2020.

18CV387; TAX EASE OHIO, LLC V. HEATHER A. REED, ET AL; 308 SPRING STREET, CLYDE,
OH 43410; 32-50-00-0515-01; MINIMUM ACCEPTABLE BID: \$34,634.80 (PLUS 10%
BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 18, 2020; SECOND AUCTION END
DATE: MARCH 10, 2020.

18CV390; TAX EASE OHIO, LLC V. JOSEPH E. BODI JR., ET AL; 520 VINE STREET, CLYDE,
OH 43410; 32-50-00-0530-00; MINIMUM ACCEPTABLE BID: \$34,142.66 (PLUS 10%
BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 19, 2020; SECOND AUCTION END
DATE: MARCH 11, 2020.

18CV474; TAX EASE OHIO, LLC V. NICOLAS A. HERMAN AKA NICHOLAS A. HERMAN, ET AL;
110 MAPLEWOOD DRIVE, BELLEVUE, OH 44811; 03-50-00-2115-00; MINIMUM ACCEPTABLE
BID: \$19,386.67 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 19, 2020;
SECOND AUCTION END DATE: MARCH 11, 2020.

18CV471; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES,
LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF JOHN R. LAVALLE, ET AL; 1037
ROOSEVELT STREET, FREMONT, OH 43420; 34-50-00-3750-00; MINIMUM ACCEPTABLE BID:
\$24,433.53 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 19, 2020;
SECOND AUCTION END DATE: MARCH 11, 2020.

18CV612; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES,
LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF ORRIN G. FRANKS AKA ORRIN
GEOFFREY FRANKS, ET AL; 385 NORTH WOODLAND AVE, CLYDE, OH 43410; 32-50-00-
2523-00; MINIMUM ACCEPTABLE BID: \$38,121.96 (PLUS 10% BUYER'S PREMIUM);
AUCTION END DATE: FEBRUARY 19, 2020; SECOND AUCTION END DATE: MARCH 11, 2020.

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.