

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 Fayette 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:

CVE20180199; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF HOWARD F. MCKENZIE, ET AL; 651 COMFORT LANE, WASHINGTON COURT HOUSE, OH 43160; 213-027-3-02-172-00; MINIMUM ACCEPTABLE BID: \$32,137.90 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JANUARY 30, 2020; SECOND AUCTION END DATE: FEBRUARY 27, 2020.

CVE20180248; TAX EASE OHIO, LLC V. MICHAEL G. SLUDER, ET AL; 710 SOUTH FAYETTE STREET, WASHINGTON COURT HOUSE, OH 43160; 213-026-3-00-045-00; MINIMUM ACCEPTABLE BID: \$23,231.60 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JANUARY 30, 2020; SECOND AUCTION END DATE: FEBRUARY 27, 2020.

CVE20180191; TAX EASE OHIO, LLC V. JASON N. LANGLEY, ET AL; 408 PEABODY AVENUE, WASHINGTON COURT HOUSE, OH 43160; 211-010-1-00-035-00; MINIMUM ACCEPTABLE BID: \$25,183.06 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JANUARY 30, 2020; SECOND AUCTION END DATE: FEBRUARY 27, 2020.

CVE20180187; TAX EASE OHIO, LLC V. ANTHONY WRIGHT, ET AL; 622 S. NORTH STREET, WASHINGTON COURT HOUSE, OH 43160; 214-007-4-00-050-00; MINIMUM ACCEPTABLE BID: \$34,407.53 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JANUARY 30, 2020; SECOND AUCTION END DATE: FEBRUARY 27, 2020.

CVE20180180; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF THEODORE WESLEY COTTRELL AKA THEODORE COTTRELL AKA THEODORE WESLEY COTTRELL JR., ET AL; 208 WEST TEMPLE STREET, WASHINGTON COURT HOUSE, OH 43160; 212-016-2-00-063-00; MINIMUM ACCEPTABLE BID: \$38,080.45 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JANUARY 30, 2020; SECOND AUCTION END DATE: FEBRUARY 27, 2020.

CVE 20190062; TAX EASE OHIO, LLC V. LOREN A. CARTWRIGHT, ET AL; 710 WEST MARKET STREET, WASHINGTON COURT HOUSE, OH 43160; 212-017-2-00-015-00; MINIMUM ACCEPTABLE BID: \$15,303.55 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JANUARY 30, 2020; SECOND AUCTION END DATE: FEBRUARY 27, 2020.

CVE20180173; TAX EASE OHIO, LLC V. KOURTNEY BARCUS, ET AL; 312 GREGG STREET, WASHINGTON COURT HOUSE, OH 43160; 211-007-1-00-022-00; MINIMUM ACCEPTABLE BID: \$25,450.53 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: February 4, 2020; SECOND AUCTION END DATE: March 3, 2020.

CVE20180172; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF WEAVER JOHNS, ET AL; 431 WILSON STREET, WASHINGTON COURT HOUSE, OH 43160; 211-005-1-00-002-00; MINIMUM ACCEPTABLE BID: \$28,091.59 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: February 4, 2020; SECOND AUCTION END DATE: March 3, 2020.

CVE20180176; TAX EASE OHIO, LLC V. FRANK W. GROOMS, ET AL; 615 CAROLYN ROAD, WASHINGTON COURT HOUSE, OH 43160; 214-020-4-00-002-00; MINIMUM ACCEPTABLE BID: \$40,349.98 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: February 4, 2020; SECOND AUCTION END DATE: March 3, 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.