

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 Guernsey 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:

CASE NO. 18CV000166; TAX EASE OHIO, LLC V. STEVE A. LENARZ AKA STEVEN A. LENARZ, ET AL; 18077 FOGLE ROAD, SALESVILLE, OH 43778, MADISON TOWNSHIP; 22-0000262.001; MINIMUM ACCEPTABLE BID: \$38,691.30 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 25, 2020; SECOND AUCTION END DATE: JULY 23, 2020.

CASE NO. 18CV000153; TAX EASE OHIO, LLC V. KAREN M. DECKER, ET AL; 3996 PETERS CREEK RD., CAMBRIDGE, OH 43725, ADAMS TOWNSHIP; 01-0001591.000; MINIMUM ACCEPTABLE BID: \$37,129.52 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 25, 2020; SECOND AUCTION END DATE: JULY 23, 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.