

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 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:

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: \$44,020.40 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 16, 2020; SECOND AUCTION END DATE: October 14, 2020

18CV388; TAX EASE OHIO, LLC V. STEFANIE E. TAYLOR, ET AL; 831 WOLFE AVE. AKA 831 WOLF AVE., FREMONT, OH 43420; 34-50-00-4026-00; MINIMUM ACCEPTABLE BID: \$29,875.74 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 16, 2020; SECOND AUCTION END DATE: October 14, 2020

18CV550; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF JUDITH C DUNEGAN, ET AL; 912 AMSDEN BLVD., FREMONT, OH 43420; 34-50-00-4467-01; MINIMUM ACCEPTABLE BID: \$36,658.03 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 16, 2020; SECOND AUCTION END DATE: October 14, 2020

18CV461; TAX EASE OHIO, LLC V. ANTHONY W GARZA , ET AL; 310 BELLE AVE., BELLEVUE, OH 44811; 03-50-00-1220-00; MINIMUM ACCEPTABLE BID: \$54,988.12 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 16, 2020; SECOND AUCTION END DATE: October 14, 2020

18CV419; TAX EASE OHIO, LLC V. RICKI WILLIAM HOFACKER, ET AL; 588 WEST ADAMS ST., GREEN SPRINGS, OH 44836, GREEN CREEK TWP.; 06-31-00-0006-01; MINIMUM ACCEPTABLE BID: \$58,670.29 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 16, 2020; SECOND AUCTION END DATE: October 14, 2020

18CV458; TAX EASE OHIO, LLC V. BRIAN GARZA, ET AL; 510 N. WAYNE ST., FREMONT, OH 43420; 34-50-00-0062-01; MINIMUM ACCEPTABLE BID: \$27,647.01 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 17, 2020; SECOND AUCTION END DATE: October 15, 2020

18CV454; TAX EASE OHIO, LLC V. DONALD J WENSINGER, III, ET AL; 1217 HICKORY ST., FREMONT, OH 43420; 34-50-00-1233-01; MINIMUM ACCEPTABLE BID: \$29,128.57 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 17, 2020; SECOND AUCTION END DATE: October 15, 2020

18CV396; TAX EASE OHIO, LLC V. FERNANDO MARTINEZ, ET AL; 425 LYNN ST., FREMONT, OH 43420; 34-50-00-1347-00; MINIMUM ACCEPTABLE BID: \$43,503.23 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 17, 2020; SECOND AUCTION END DATE: October 15, 2020

18CV400; TAX EASE OHIO, LLC V. JOHN SCHERF, ET AL; 345 WEST MAPLE ST., CLYDE, OH 43410; 32-50-00-0537-01; MINIMUM ACCEPTABLE BID: \$55,363.58 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 17, 2020; SECOND AUCTION END DATE: October 15, 2020

18CV460; TAX EASE OHIO, LLC V. ANDREW J LUKAC III, ET AL; 112 NELSON ST., CLYDE, OH 43410; 32-50-00-1027-01; MINIMUM ACCEPTABLE BID: \$33,394.33 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 17, 2020; SECOND AUCTION END DATE: October 15, 2020

18CV404; TAX EASE OHIO, LLC V. CHAD A FLEMING, ET AL; 704 SOUTH WESTFIELD DR., GIBSONSBURG, OH 43431, MADISON TWP.; 27-50-00-1142-00; MINIMUM ACCEPTABLE BID: \$27,239.60 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 17, 2020; SECOND AUCTION END DATE: October 15, 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 AVE., FREMONT, OH 43420; 34-50-00-4672-00; MINIMUM ACCEPTABLE BID: \$29,943.62 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 17, 2020; SECOND AUCTION END DATE: October 15, 2020

18CV540; TAX EASE OHIO, LLC V. MARY ELLIS AKA MARY S ELLIS, ET AL; 535 SECOND ST., FREMONT, OH 43420; 34-50-00-0791-00; MINIMUM ACCEPTABLE BID: \$25,494.14 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 22, 2020; SECOND AUCTION END DATE: October 20, 2020

18CV417; TAX EASE OHIO, LLC V. THOMAS D SHAFFER, ET AL; 609 SOUTH WOOD ST., FREMONT, OH 43420; 34-50-00-3951-00; MINIMUM ACCEPTABLE BID: \$32,748.32 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 22, 2020; SECOND AUCTION END DATE: October 20, 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: \$22,776.22 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 22, 2020; SECOND AUCTION END DATE: October 20, 2020

18CV509; TAX EASE OHIO, LLC V. STEVEN A WHITT, ET AL; 1155 S. COUNTY ROAD 198 AKA 1155 COUNTY ROAD 198, FREMONT, OH 43420, GREEN CREEK TWP.; 06-06-00-0006-05; MINIMUM ACCEPTABLE BID: \$29,437.76 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 22, 2020; SECOND AUCTION END DATE: October 20, 2020

18CV472; TAX EASE OHIO, LLC V. BRETT KIMMET, ET AL; 1212 RAWSON AVE., FREMONT, OH 43420; 34-50-00-3704-00; MINIMUM ACCEPTABLE BID: \$31,542.47 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 22, 2020; SECOND AUCTION END DATE: October 20, 2020

18CV389; TAX EASE OHIO, LLC V. KABLE S KEY, ET AL; 221 NORTH CHURCH ST., CLYDE, OH 43410; 32-50-00-0032-01; MINIMUM ACCEPTABLE BID: \$30,330.89 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 22, 2020; SECOND AUCTION END DATE: October 20, 2020

18CV487; TAX EASE OHIO, LLC V. MICHAEL A. S. KOEBEL, ET AL; 1101 WHITE AVE., FREMONT, OH 43420; 34-50-00-2518-01; MINIMUM ACCEPTABLE BID: \$21,918.62 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 23, 2020; SECOND AUCTION END DATE: October 21, 2020

18CV457; TAX EASE OHIO, LLC V. TIMOTHY A PRINTY, ET AL; 1021 FRANKLIN AVE., FREMONT, OH 43420; 34-50-00-1714-00; MINIMUM ACCEPTABLE BID: \$28,804.55 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 23, 2020; SECOND AUCTION END DATE: October 21, 2020

18CV453; TAX EASE OHIO, LLC V. ANDRES ROBLES, ET AL; 401 MAY ST., FREMONT, OH 43420; 34-50-00-2986-00; MINIMUM ACCEPTABLE BID: \$27,257.61 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 23, 2020; SECOND AUCTION END DATE: October 21, 2020

18CV475; TAX EASE OHIO, LLC V. LINDA D SIESEL, ET AL; 226 PLEASANT ST., BELLEVUE, OH 44811; 03-50-00-0354-00; MINIMUM ACCEPTABLE BID: \$31,363.78 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 23, 2020; SECOND AUCTION END DATE: October 21, 2020

18CV456; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF VIRGINIA M GNIESER, ET AL; 413 NORTH MAIN ST., AKA N. MAIN ST., GIBSONSBURG, OH 43431, MADISON TWP.; 27-50-00-0478-00; MINIMUM ACCEPTABLE BID: \$43,576.28 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 23, 2020; SECOND AUCTION END DATE: October 21, 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 BLVD., FREMONT, OH 43420; 34-50-00-4442-00; MINIMUM ACCEPTABLE BID: \$30,249.04 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 23, 2020; SECOND AUCTION END DATE: October 21, 2020

18CV426; TAX EASE OHIO, LLC V. DAWN M LUSTIG, ET AL; 320 HIGH ST., FREMONT, OH 43420; 34-50-00-0374-00; MINIMUM ACCEPTABLE BID: \$42,227.74 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 23, 2020; SECOND AUCTION END DATE: October 21, 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.