

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 Lawrence 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:

19OC000542; TAX EASE OHIO, LLC V. RONALD L. LUNSFORD, ET AL; 2439 S 4TH ST., IRONTON, OH 45638, UPPER TWP; 36-073-0901.000; MINIMUM ACCEPTABLE BID \$23,328.37 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 29, 2021; SECOND AUCTION END DATE: May 27, 2021

19OC000665; TAX EASE OHIO, LLC V. SCOTT W. HARDY AKA SCOTT HARDY, ET AL; 607 RAILROAD ST., IRONTON, OH 45638, UPPER TWP; 34-023-0700.000; MINIMUM ACCEPTABLE BID \$27,987.40 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 29, 2021; SECOND AUCTION END DATE: May 27, 2021

19OC000505; TAX EASE OHIO, LLC V. CRYSTAL A. DAVENPORT, ET AL; 40 TOWNSHIP RD 1096, CHESAPEAKE, OH 45619, UNION TWP; 23-150-0800.000; MINIMUM ACCEPTABLE BID \$54,335.19 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 29, 2021; SECOND AUCTION END DATE: May 27, 2021

19OC000804; TAX EASE OHIO, LLC V. SHAWN KOSTER, ET AL; 2416 ST RT 243, IRONTON, OH 45638, PERRY TWP; 14-061-0500.000; MINIMUM ACCEPTABLE BID \$15,800.78 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 29, 2021; SECOND AUCTION END DATE: May 27, 2021

19OC000570; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, IF ANY, NAMES UNKNOWN, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF IDA FINLEY, ET AL; 1821 SOUTH 4TH ST., IRONTON, OH 45638, UPPER TWP; 36-056-0300.000; MINIMUM ACCEPTABLE BID \$18,747.63 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: May 4, 2021; SECOND AUCTION END DATE: June 1, 2021

19OC000521; TAX EASE OHIO, LLC V. DERLE WALKER, ET AL; 9118 COUNTY ROAD 107 & 47 PRIVATE DR. 9112 STATE ROUTE 7, PROCTORVILLE, OH 45669, ROME TWP; 18-123-0601.000 & 18-123-0600.000; MINIMUM ACCEPTABLE BID \$40,551.79 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: May 4, 2021; SECOND AUCTION END DATE: June 1, 2021

19OC000541; TAX EASE OHIO, LLC V. JEFFREY E. FERGUSON, ET AL; 515 HAWK ST., IRONTON, OH 45638, UPPER TWP; 30-076-0300.000; MINIMUM ACCEPTABLE BID \$22,753.32 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: May 4, 2021; SECOND AUCTION END DATE: June 1, 2021

19OC000554; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, IF ANY, NAMES UNKNOWN, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF GARY S. CRABTREE AKA GARY CRABTREE, ET AL; 2211 SOUTH 5TH ST., IRONTON, OH 45638, UPPER

TWP; 36-062-1200.000; MINIMUM ACCEPTABLE BID \$29,753.13 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: May 4, 2021; SECOND AUCTION END DATE: June 1, 2021

19OC000391; TAX EASE OHIO, LLC V. NOAH L. BALL AKA NOAH BALL, ET AL; 1502 SOUTH 11TH ST., IRONTON, OH 45638, UPPER TWP; 35-060-0300.000; MINIMUM ACCEPTABLE BID \$18,100.45 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: May 4, 2021; SECOND AUCTION END DATE: June 1, 2021

19OC000982; TAX EASE OHIO, LLC V. ROGER WALKER, ET AL; 486 CO. RD. 12, PROCTORVILLE, OH 45669, ROME TWP; 18-006-1600.000; MINIMUM ACCEPTABLE BID \$27,197.07 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: May 4, 2021; SECOND AUCTION END DATE: June 1, 2021

19OC000532; TAX EASE OHIO, LLC V. KEITH D. HENSON, ET AL; 144 TOWNSHIP ROAD 1041 AKA 144 TOWNSHIP ROAD 1041, UNIT NO. 5, CHESAPEAKE, OH 45619, UNION TWP; 23-174-1406.000; MINIMUM ACCEPTABLE BID \$28,860.37 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: May 4, 2021; SECOND AUCTION END DATE: June 1, 2021

19OC000551; TAX EASE OHIO, LLC V. BILL SPAULDING AKA BILL J. SPAULDING, ET AL; 7992 COUNTY ROAD 1, SOUTH POINT, OH 45680, FAYETTE TWP; 06-132-0400.000; MINIMUM ACCEPTABLE BID \$29,711.53 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: May 5, 2021; SECOND AUCTION END DATE: June 2, 2021

19OC000533; TAX EASE OHIO, LLC V. MICHAEL S. MILES AKA MICHAEL MILES, ET AL; 47 PRIVATE DRIVE 1014 COUNTY ROAD 70, PROCTORVILLE, OH 45669, ROME TWP; 18-130-1400.001; MINIMUM ACCEPTABLE BID \$18,050.94 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: May 5, 2021; SECOND AUCTION END DATE: June 2, 2021

19OC000432; TAX EASE OHIO, LLC V. JERRY HOWARD, ET AL; 51 TOWNSHIP ROAD 287, CHESAPEAKE, OH 45619, UPPER TWP; 23-133-0200.000; MINIMUM ACCEPTABLE BID \$20,689.40 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: May 5, 2021; SECOND AUCTION END DATE: June 2, 2021

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.