

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 Marion 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:

2019 CV 0361; TAX EASE OHIO, LLC V. DAVID FINCHMAN, ET AL; 720 KENTUCKY AVE., MARION, OH 43302; 121190004300; MINIMUM ACCEPTABLE BID \$22,423.73 (PLUS 5% BUYER'S PREMIUM); AUCTION END DATE: April 27, 2021; SECOND AUCTION END DATE: May 25, 2021

2019 CV 0149; TAX EASE OHIO, LLC V. DALEA HAWKINS, ET AL; 531 TYLER ST., MARION, OH 43302; 121180004400; MINIMUM ACCEPTABLE BID \$29,521.65 (PLUS 5% BUYER'S PREMIUM); AUCTION END DATE: April 27, 2021; SECOND AUCTION END DATE: May 25, 2021

2019 CV 0222; TAX EASE OHIO, LLC V. THERESA K. ROEBUCK, ET AL; 281 BARNHART ST., MARION, OH 43302; 121240001400; MINIMUM ACCEPTABLE BID \$32,009.41 (PLUS 5% BUYER'S PREMIUM); AUCTION END DATE: April 27, 2021; SECOND AUCTION END DATE: May 25, 2021

2019 CV 0296; TAX EASE OHIO LLC V. THE UNKNOWN HEIRS, IF ANY, NAMES UNKNOWN, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF RITA R. MILLISOR, ET AL; 341 GIRARD AVE., MARION, OH 43302; 123040003700; MINIMUM ACCEPTABLE BID \$30,154.86 (PLUS 5% BUYER'S PREMIUM); AUCTION END DATE: April 27, 2021; SECOND AUCTION END DATE: May 25, 2021

2019 CV 0089; TAX EASE OHIO, LLC V. EL CONCEPT, LLC, ET AL; 296 FRANCONIA AVE., MARION, OH 43302; 121260001700; MINIMUM ACCEPTABLE BID \$24,440.43 (PLUS 5% BUYER'S PREMIUM); AUCTION END DATE: April 27, 2021; SECOND AUCTION END DATE: May 25, 2021

2019 CV 0118; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, IF ANY, NAMES UNKNOWN, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF HARRY L. CANTRELL AKA HARRY CANTRELL, ET AL; 302 BLAINE AVE., MARION, OH 43302; 123120100900; MINIMUM ACCEPTABLE BID \$30,379.37 (PLUS 5% BUYER'S PREMIUM); AUCTION END DATE: April 27, 2021; SECOND AUCTION END DATE: May 25, 2021

2019 CV 0362; TAX EASE OHIO, LLC V. BRADLEY M. CHRISTIE, ET AL; 184 REED AVE., MARION, OH 43302; 124230000400; MINIMUM ACCEPTABLE BID \$31,331.08 (PLUS 5% BUYER'S PREMIUM); AUCTION END DATE: April 27, 2021; SECOND AUCTION END DATE: May 25, 2021

2019 CV 0049; TAX EASE OHIO, LLC V. ANN L. GORLEY, ET AL; 343 PEARL ST., MARION, OH 43302; 123040008000; MINIMUM ACCEPTABLE BID \$26,015.00 (PLUS 5% BUYER'S PREMIUM); AUCTION END DATE: April 28, 2021; SECOND AUCTION END DATE: May 26, 2021

2019 CV 0148; TAX EASE OHIO, LLC V. JAMES PHELPS, ET AL; 992 VAN ATTA AVE., MARION, OH 43302, MARION TWP.; 180060107900; MINIMUM ACCEPTABLE BID \$18,719.78 (PLUS 5%

BUYER'S PREMIUM); AUCTION END DATE: April 28, 2021; SECOND AUCTION END DATE: May 26, 2021

2019 CV 0151; TAX EASE OHIO, LLC V. CHRISTOPHER J. STEWART, ET AL; 8656 MORRAL-KIRKPATRICK RD., E., GALION, OH 44833, TULLY TWP.; 360030000401; MINIMUM ACCEPTABLE BID \$91,227.99 (PLUS 5% BUYER'S PREMIUM); AUCTION END DATE: April 28, 2021; SECOND AUCTION END DATE: May 26, 2021

2019 CV 0209; TAX EASE OHIO, LLC V. RANDAL W. JORDAN, ET AL; 269 LATOURETTE ST., MARION, OH 43302; 123310010700; MINIMUM ACCEPTABLE BID \$30,528.85 (PLUS 5% BUYER'S PREMIUM); AUCTION END DATE: April 28, 2021; SECOND AUCTION END DATE: May 26, 2021

2019 CV 0531; TAX EASE OHIO, LLC V. VANCE FAMILY PROPERTIES, ET AL; 560 TYLER ST., MARION, OH 43302; 121180007200; MINIMUM ACCEPTABLE BID \$32,385.48 (PLUS 5% BUYER'S PREMIUM); AUCTION END DATE: April 28, 2021; SECOND AUCTION END DATE: May 26, 2021

2020 CV 0245; TAX EASE OHIO, LLC V. DEBORAH MOLLETT, ET AL; 210 E FARMING ST., MARION, OH 43302; 121030007200; MINIMUM ACCEPTABLE BID \$17,917.69 (PLUS 5% BUYER'S PREMIUM); AUCTION END DATE: April 28, 2021; SECOND AUCTION END DATE: May 26, 2021

2020 CV 0254; TAX EASE OHIO, LLC V. M&H CONSTRUCTION, LLC, ET AL; 416 N PROSPECT, MARION, OH 43302; 122050017600; MINIMUM ACCEPTABLE BID \$52,795.36 (PLUS 5% BUYER'S PREMIUM); AUCTION END DATE: April 28, 2021; SECOND AUCTION END DATE: May 26, 2021

2019 CV 0389; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, IF ANY, NAMES UNKNOWN, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF RUTHIE M. MOORE, ET AL; 468 PARK ST., MARION, OH 43302; 121040013600; MINIMUM ACCEPTABLE BID \$26,579.91 (PLUS 5% BUYER'S PREMIUM); AUCTION END DATE: April 28, 2021; SECOND AUCTION END DATE: May 26, 2021

2019 CV 0388; TAX EASE OHIO, LLC V. KEVIN E. MCCULLOUGH AKA KEVIN E. MCCULLOUGH, ET AL; 707 WOOD ST., MARION, OH 43302; 123210006800; MINIMUM ACCEPTABLE BID \$11,515.86 (PLUS 5% BUYER'S PREMIUM); AUCTION END DATE: April 28, 2021; SECOND AUCTION END DATE: May 26, 2021

2019 CV 0224; TAX EASE OHIO, LLC V. BRUCE A. MILEY, ET AL; 475 BISCAYNE AVE., MARION, OH 43302; 121081103700; MINIMUM ACCEPTABLE BID \$48,644.70 (PLUS 5% BUYER'S PREMIUM); AUCTION END DATE: April 28, 2021; SECOND AUCTION END DATE: May 26, 2021

NOTE: All parcels will be auctioned online at [www.OhioForeclosures.com](http://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 five percent (5%)** 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](http://www.OhioForeclosures.com).

TERMS OF SALE: Purchaser shall be required to pay a buyer's premium, in an amount equal to **five percent (5%)** 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.