

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 Franklin 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:

20CV005450; Tax Ease Ohio II, LLC v. Cebrown Holdings LTD, et al; 771 Racine Ave., Columbus, OH 43204; 010-068489-00; MINIMUM ACCEPTABLE BID \$12,978.58 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 20, 2022; SECOND AUCTION END DATE: May 18, 2022

20CV005494; Tax Ease Ohio II, LLC v. Darren Huff, et al; 381-383 Terrace Ave., Columbus, OH 43204; 010-052611-00; MINIMUM ACCEPTABLE BID \$19,201.95 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 20, 2022; SECOND AUCTION END DATE: May 18, 2022

20CV003912; Tax Ease Ohio II, LLC v. The Unknown Heirs, if any, Names Unknown, Next of Kin, Devisees, Legatees, Executors, and/or Administrators of Bonnie D. Sprouse, et al; 769 Basswood Rd., Columbus, OH 43207; 010-132321-00; MINIMUM ACCEPTABLE BID \$30,040.60 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 20, 2022; SECOND AUCTION END DATE: May 18, 2022

20CV005207; Tax Ease Ohio II, LLC v. The Unknown Heirs, if any, Names Unknown, Next of Kin, Devisees, Legatees, Executors, and/or Administrators of Karl R. Kramer, Deceased, et al; 61 Volney Ave., Columbus, OH 43228, Franklin Twp.; 140-002861-00; MINIMUM ACCEPTABLE BID \$24,131.81 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 20, 2022; SECOND AUCTION END DATE: May 18, 2022

20CV003802; Tax Ease Ohio II, LLC v. Home Opportunity, LLC, et al; 114 S. Wheatland Ave., Columbus, OH 43204; 010-043263-00; MINIMUM ACCEPTABLE BID \$20,837.55 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 20, 2022; SECOND AUCTION END DATE: May 18, 2022

20CV005346; Tax Ease Ohio II, LLC v. Hassan A. Saleh, et al; 2599 N. Beulah Rd., Columbus, OH 43211; 010-076465-00; MINIMUM ACCEPTABLE BID \$22,559.94 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 20, 2022; SECOND AUCTION END DATE: May 18, 2022

20CV005637; Tax Ease Ohio II, LLC v. Theodore Alan West, et al; 245 Clarendon Ave., Columbus, OH 43223; 010-003653-00; MINIMUM ACCEPTABLE BID \$20,994.40 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 20, 2022; SECOND AUCTION END DATE: May 18, 2022

20CV005593; Tax Ease Ohio II, LLC v. The Unknown Heirs, if any, Names Unknown, Next of Kin, Devisees, Legatees, Executors, and/or Administrators of Robin Thevenin, et al; 3366

Lewis Rd., Columbus, OH 43207; 010-045501-00; MINIMUM ACCEPTABLE BID \$44,395.95 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 26, 2022; SECOND AUCTION END DATE: May 24, 2022

20CV005581; Tax Ease Ohio II, LLC v. The Unknown Heirs, if any, Names Unknown, Next of Kin, Devisees, Legatees, Executors, and/or Administrators of James K. Woolridge, Jr., et al; 131 S. Oakley Ave., Columbus, OH 43204; 010-045690-00; MINIMUM ACCEPTABLE BID \$22,094.97 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 26, 2022; SECOND AUCTION END DATE: May 24, 2022

20CV005705; Tax Ease Ohio II, LLC v. Christopher George Carter, et al; 2737 Steele Ave., Columbus, OH 43204; 010-052576-00; MINIMUM ACCEPTABLE BID \$24,412.73 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 26, 2022; SECOND AUCTION END DATE: May 24, 2022

20CV005635; Tax Ease Ohio II, LLC v. The Unknown Heirs, if any, Names Unknown, Next of Kin, Devisees, Legatees, Executors, and/or Administrators of Geraldine Justice AKA Geraldine Graham, et al; 249 Hawkes Ave., Columbus, OH 43223; 010-001437-00; MINIMUM ACCEPTABLE BID \$22,204.75 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 26, 2022; SECOND AUCTION END DATE: May 24, 2022

20CV005642; Tax Ease Ohio II, LLC v. Victoria J. Harmon, et al; 304 S. Central Ave., Columbus, OH 43223; 010-036895-00; MINIMUM ACCEPTABLE BID \$23,186.16 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 26, 2022; SECOND AUCTION END DATE: May 24, 2022

20CV007465; Tax Ease Ohio II, LLC v. The Unknown Heirs, if any, Names Unknown, Next of Kin, Devisees, Legatees, Executors, and/or Administrators of William Nixon AKA William M. Nixon, Deceased, et al; 514 Woodbury Ave., Columbus, OH 43223; 010-067937-00; MINIMUM ACCEPTABLE BID \$22,290.31 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 26, 2022; SECOND AUCTION END DATE: May 24, 2022

21CV002993; Tax Ease Ohio II, LLC v. The Unknown Heirs, if any, Names Unknown, Next of Kin, Devisees, Legatees, Executors, and/or Administrators of Gloria A. Cooper, Deceased, et al; 2901 Nuway Rd., Columbus, OH 43207; 010-130964-00; MINIMUM ACCEPTABLE BID \$24,489.74 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: April 26, 2022; SECOND AUCTION END DATE: May 24, 2022

21CV003013; Tax Ease Ohio II, LLC v. The Unknown Heirs, if any, Names Unknown, Next of Kin, Devisees, Legatees, Executors, and/or Administrators of Johnny P. Odom, Deceased, et al; 1140 Rumsey Rd., Columbus, OH 43207; 010-115320-00; MINIMUM ACCEPTABLE BID \$25,751.53 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: May 3, 2022; SECOND AUCTION END DATE: May 31, 2022

20CV005550; Tax Ease Ohio II, LLC v. The Unknown Heirs, if any, Names Unknown, Next of Kin, Devisees, Legatees, Executors, and/or Administrators of Lillie B. Johnson, et al; 269 S. Wayne Ave., Columbus, OH 43204; 010-039259-00; MINIMUM ACCEPTABLE BID \$23,493.88 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: May 3, 2022; SECOND AUCTION END DATE: May 31, 2022

20CV005301; Tax Ease Ohio II, LLC v. MK Asset Management, LLC, et al; 2047 Bancroft St., Columbus, OH 43219; 010-098485-00; MINIMUM ACCEPTABLE BID \$18,211.48 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: May 3, 2022; SECOND AUCTION END DATE: May 31, 2022

20CV005582; Tax Ease Ohio II, LLC v. JRV Sepira LLC, et al; 2581 Parkwood Ave., Columbus, OH 43211; 010-021670-00; MINIMUM ACCEPTABLE BID \$17,664.70 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: May 3, 2022; SECOND AUCTION END DATE: May 31, 2022

21CV002751; Tax Ease Ohio II, LLC v. Raquel Speakman, et al; 1840 Queens Meadow Ln., Grove City, OH 43123; 570-234932-00; MINIMUM ACCEPTABLE BID \$30,810.42 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: May 3, 2022; SECOND AUCTION END DATE: May 31, 2022

20CV007504; Tax Ease Ohio II, LLC v. The Unknown Heirs, if any, Names Unknown, Next of Kin, Devisees, Legatees, Executors, and/or Administrators of Amos H. Richardson, Deceased, et al; 2170 Dawnglight Ave., Columbus, OH 43211; 010-108852-00; MINIMUM ACCEPTABLE BID \$21,176.75 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: May 3, 2022; SECOND AUCTION END DATE: May 31, 2022

20CV005399; Tax Ease Ohio II, LLC v. The Unknown Heirs, if any, Names Unknown, Next of Kin, Devisees, Legatees, Executors, and/or Administrators of Mary F. Hessler, et al; 2709 Audubon Rd., Columbus, OH 43211; 010-072795-00; MINIMUM ACCEPTABLE BID \$23,315.48 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: May 3, 2022; SECOND AUCTION END DATE: May 31, 2022

20CV005302; Tax Ease Ohio II, LLC v. Austin Kawasaki, et al; 705 Oakley Ave., Columbus, OH 43204; 010-094535-00; MINIMUM ACCEPTABLE BID \$17,814.71 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: May 3, 2022; SECOND AUCTION END DATE: May 31, 2022

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 \$5,000.00, 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.