

Private Selling Officer Auction

NOTICE OF SALE UNDER JUDGMENT OF FORECLOSURE OF LIENS FOR DELINQUENT LANDS

In the Common Pleas Court of Franklin Ohio, Case No. 16CV011715

In the matter of Foreclosure of Liens for Delinquent Taxes, County of Franklin, Ohio;

Columbus Servicing Agency, LLC, Plaintiff vs. Charles E. Queen, et al., Defendants.

Whereas judgment has been rendered against Charles E. Queen, et al., for taxes, assessments, penalties, costs, and charges as follows:

Auditors Parcel No. 240-001701-00. Known as 1989 S. Main Street, Galloway, Ohio 43119

Situated in the State of Ohio, County of Franklin, City of Columbus and more specifically described as follows:

Being Lot Number 31, Village of Galloway, 2nd Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 2, Page 149, Recorder's Office, Franklin County, Ohio.

Terms of Sale: Minimum bid shall be \$20,208.33. Purchaser shall be required to pay a buyer's premium, in an amount equal to ten (10%) percent of the high bid price, which shall be added to the high bid and included in the full purchase price. Deposit of \$2,020.83 shall be wire transferred to Safe Title Company no later than 5:00 o'clock pm Eastern Time the day following auction end. Balance of the full purchase price shall be wire transferred to Safe Title Company 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.

Whereas, such judgment orders such real property to be sold by the undersigned to satisfy the total amount of such judgment: Now therefore, Public Notice is hereby given that I, Shaughn T. Daily, Private Selling Officer, will sell such real property at Public Auction, held online at www.OhioForeclosures.com, to the highest bidder of an amount at least \$20,208.33 plus ten (10%) buyer's premium, now through and including Thursday, the 26th day of October, 2017 with bidding ending no sooner than 2:00 o'clock pm Eastern Time of said day. If said parcel does not receive a sufficient bid, it shall be offered for sale, with the same minimum bid, under the same terms and conditions, and on the same website of the first sale beginning on Friday, the 3rd day of November, 2017 through and including Friday, the 10th day of November 2017 with bidding ending no sooner than 2:00 o'clock pm Eastern Time of said day.

PUBLIC NOTICE IS HEREBY GIVEN THAT ALL SUCH REAL PROPERTY TO BE SOLD AT PUBLIC AUCTION MAY BE SUBJECT TO A FEDERAL TAX LIEN THAT MAY NOT BE EXTINGUISHED BY

THE SALE, AND PURCHASERS OF ANY SUCH REAL PROPERTY ARE URGED TO SEARCH THE FEDERAL TAX LIEN INDEX THAT IS KEPT BY THE COUNTY RECORDER TO DETERMINE IF NOTICE OF A FEDERAL TAX LIEN HAS BEEN FILED WITH RESPECT TO ANY SUCH REAL PROPERTY.

PUBLIC NOTICE IS ALSO GIVEN THAT IN ACCORDANCE WITH RC 5721.37 THESE LANDS ARE SUBJECT TO TAX LIEN CERTIFICATES AND THAT, IF AT A FORECLOSURE SALE NO BID FOR THE ABOVE REFERENCED AMOUNT IS RECEIVED; SUCH LANDS SHALL BE CONVEYED TO THE TAX LIEN CERTIFICATE HOLDER.

This advertisement is prepared and published pursuant to the provisions of Sections 5721.18, 5721.19 and 5721.191, Ohio Revised Code.

SHAUGHN T. DAILY, Private Selling Officer

JOSPEH L BEYKE, Attorney