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## Legal Ad

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 Montgomery 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, taxes, assessments, charges, penalties, interest, and costs (the "Minimum 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:

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 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](http://www.OhioForeclosures.com).

2016 CV 03447; TAX EASE OHIO, LLC V. RENSEY L. HUTCHINS, ET AL; 933 Iola Street, Dayton, OH 45417; R72 13404 0027; MINIMUM STARTING BID: \$40,840.01 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: May 30, 2019 @ 11AM EST; SECOND AUCTION END DATE: June 20, 2019 @ 11AM EST.

2016 CV 03358; TAX EASE OHIO, LLC V. SAM N MCLAUGHLIN, ET AL; 17-19 N DELMAR AVENUE, DAYTON, OH 45403; R72 04804 0063; MINIMUM STARTING BID: \$34,736.97 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MAY 30, 2019 @ 12PM EST; SECOND AUCTION END DATE: JUNE 20, 2019 @ 12PM EST

2015 CV 04734; TAX EASE OHIO, LLC V. BRIAN R. NOBBS, ET AL; 3220 NORTH MAIN STREET, DAYTON, OH 45405; R72 11010 0012; MINIMUM STARTING BID: \$149,668.56 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MAY 30, 2019 @ 1PM EST; SECOND AUCTION END DATE: JUNE 20, 2019 @ 1PM EST

2017 CV 05440; TAX EASE OHIO, LLC V. DON T. ZIMMERMAN, ET AL; 4201 ELLERY AVENUE, MORaine, OH 45429; J44120910 0048; MINIMUM STARTING BID: \$31,243.48 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MAY 30, 2019 @ 2PM EST; SECOND AUCTION END DATE: JUNE 20, 2019 @ 2PM EST

2017 CV 00145; TAX EASE OHIO, LLC V. GEORGIA L. GREGORY, ET AL; 831 CLARERIDGE LANE, DAYTON, OH 45458; O68 50213 0064; MINIMUM STARTING BID: \$33,591.69 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MAY 30 @ 3PM EST; SECOND AUCTION END DATE: JUNE 20, 2019 @ 3PM EST

2015 CV 04732; TAX EASE OHIO, LLC V. HARRISON LATTIMORE JR., ET AL; 2060 KENSINGTON DRIVE, DAYTON, OH 45406; R72 16215 0099; MINIMUM STARTING BID: \$35,665.25 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 4, 2019 @11AM EST; SECOND AUCTION END DATE: JUNE 25, 2019 @11AM EST

2014 CV 06384; COACH HOUSE MANOR CONDOMINIUM OWNERS ASSOCIATION V. DCJK PROPERTIES, LLC, ET AL; 5611 COACH DRIVE EAST, UNIT B, KETTERING, OH 45429; N64 50214 0054; MINIMUM STARTING BID: \$24,255.65 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 4, 2019 @ 12PM EST; SECOND AUCTION END DATE: JUNE 25, 2019 @ 12PM EST

2016 CV 03350; TAX EASE OHIO, LLC V. BRETT HILL, ET AL; 50 E HILLCREST AVENUE, DAYTON, OH 45405; R72 06201 0015; MINIMUM STARTING BID: \$32,540.03 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 4, 2019 @1 PM EST; SECOND AUCTION END DATE: JUNE 25, 2019 @ 1PM EST

2016 CV 03480; TAX EASE OHIO, LLC V. DAVID C. KIRKWOOD AKA DAVID KIRKWOOD, ET AL; 2838 LINDEN AVENUE, DAYTON, OH 45410; R72 15104 0037; MINIMUM STARTING BID: \$214,924.66 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 4, 2019 @2PM EST; SECOND AUCTION END DATE: JUNE 25, 2019 @2PM EST

2016 CV 05331; TAX EASE OHIO, LLC V. JACQUELINE L. DIXON, ET AL; 4 W SHERRY DRIVE, DAYTON, OH 45426; H33 00307 0006; MINIMUM STARTING BID: \$35,426.34 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 4, 2019 @3PM EST; SECOND AUCTION END DATE: JUNE 25, 2019 @3PM EST

2017 CV 00275; TAX EASE OHIO, LLC V. CULLEN NELSON III, ET AL; 5964 TIBET DRIVE, DAYTON, OH 45424; P70 01009 0021; MINIMUM STARTING BID: \$45,026.98 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 5, 2019 @11AM EST; SECOND AUCTION END DATE: JUNE 26, 2019 @11AM EST

2016 CV 03216; TAX EASE OHIO, LLC V. KIMBLY HILL, ET AL; 71 W NOTTINGHAM ROAD, DAYTON, OH 45405, Harrison Twp.; E20 18003 0080; MINIMUM STARTING BID: \$43,492.70 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 5, 2019 @12PM EST; SECOND AUCTION END DATE: JUNE 26, 2019 @12PM EST

2016 CV 03114; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF RAY E. TAYLOR, DECEASED, ET AL; 3616 VALLEYWOOD DRIVE, DAYTON, OH 45429; N64 01912 0008; MINIMUM STARTING BID: \$54,484.12 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 5, 2019 @1PM EST; SECOND AUCTION END DATE: JUNE 26, 2019 @1PM EST

2016 CV 00561; TAX EASE OHIO, LLC V. MARK T. HAYES, ET AL; 2717 REVERE AVENUE, DAYTON, OH 45420; R72 14303 0002; MINIMUM STARTING BID: \$43,635.71 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 5, 2019 @2PM EST; SECOND AUCTION END DATE: JUNE 26, 2019 @2PM EST

2015 CV 04733; TAX EASE OHIO, LLC V. VALERIE PATRICK NKA VALERIE OWENS, ET AL; 22 Basswood Avenue, Dayton, OH 45405; R72 06202 0064; MINIMUM STARTING BID: \$39,443.76

(PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 5, 2019 @3PM EST; SECOND AUCTION END DATE: JUNE 26, 2019 @3PM EST

2015 CV 04600; TAX EASE OHIO, LLC V. ANGELA STOLLINGS FKA ANGELA MIDDLETON, ET AL; 1401 SUPERIOR AVENUE, DAYTON, OH 45402; R72 07710 0059; MINIMUM STARTING BID: \$56,358.89 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 6, 2019 @11AM EST; SECOND AUCTION END DATE: JUNE 27, 2019 @11AM EST

2015 CV 06240; TAX EASE OHIO, LLC V. BRENDA K. STAMPFLI, ET AL; 112 VALLEYVIEW DRIVE, DAYTON, OH 45405; R72 11410 0003; MINIMUM STARTING BID: \$31,169.68 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 6, 2019 @12PM EST; SECOND AUCTION END DATE: JUNE 27, 2019 @12PM EST

2016 CV 05974; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF IRENE C. HAYDEN, DECEASED, ET AL; 111 CHARLES PLACE, UNION, OH 45322; M58 00104 0029; MINIMUM STARTING BID: \$48,027.55 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 6, 2019 @1PM EST; SECOND AUCTION END DATE: JUNE 27, 2019 @1PM EST

2016 CV 03501; TAX EASE OHIO, LLC V. ADEANNA N. IVY, ET AL; 3115 HARVARD BLVD., DAYTON, OH 45406; R72 16206 0057; MINIMUM STARTING BID: \$46,365.93 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 6, 2019 @2PM EST; SECOND AUCTION END DATE: JUNE 27, 2019 @2PM EST

2017 CV 00389; TAX EASE OHIO, LLC V. WILLIAM TODD JAQUES, ET AL; 2615 GUERNSEY DELL AVENUE, DAYTON, OH 45404; I39 00712 0001; MINIMUM STARTING BID: \$34,332.60 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 6, 2019 @3PM EST; SECOND AUCTION END DATE: JUNE 27, 2019 @3PM EST

2015 CV 04598; TAX EASE OHIO, LLC V. AARON DUGGER, ET AL; 3838 W. HILLCREST AVENUE, DAYTON, OH 45406, Harrison Twp.; E20 17105A0080; MINIMUM STARTING BID: \$60,389.54 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 11, 2019 @11AM EST; SECOND AUCTION END DATE: JULY 2, 2019 @11AM EST

2016 CV 04230; TAX EASE OHIO, LLC V. JEFFREY D WALL, ET AL; 206 E. PARKWOOD DRIVE, DAYTON, OH 45405; R72 06210 0077; MINIMUM STARTING BID: \$44,882.53 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 11, 2019 @12PM EST; SECOND AUCTION END DATE: JULY 2, 2019 @12PM EST

2017 CV 00372; TAX EASE OHIO, LLC V. DARRYL WILSON, ET AL; 1315 WEST GRAND AVENUE, DAYTON, OH 45402; R72 07705 0016; MINIMUM STARTING BID: \$23,229.84 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 11, 2019 @1PM EST; SECOND AUCTION END DATE: JULY 2, 2019 @1PM EST

2016 CV 04093; TAX EASE OHIO, LLC V. CRAIG SOSEBEE, ET AL; 613 HOMEWOOD AVENUE, DAYTON, OH 45406; R72 06809 0001; MINIMUM STARTING BID: \$32,361.25 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 11, 2019 @2PM EST; SECOND AUCTION END DATE: JULY 2, 2019 @2PM EST

Terms of Sale: 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 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.