

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 03448; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF JOSEPH A. DYER, JR., DECEASED, ET AL; 955 CHELSEA AVE., DAYTON, OH 45420; R72 14602 0041; MINIMUM STARTING BID: \$38,470.12 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 25, 2019 @ 10AM EST; SECOND AUCTION END DATE: JULY 16, 2019 @ 10AM EST.

2016 CV 05993; TAX EASE OHIO, LLC V. SHEREE A. HARDY AKA SHEREE HARDY, ET AL; 127 WAVERLY AVENUE, DAYTON, OH 45405, HARRISON TWP.; E20 17010 0021; MINIMUM STARTING BID: \$40,055.10 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 25, 2019 @ 11AM EST; SECOND AUCTION END DATE: JULY 16, 2019 @11AM EST

2016 CV 00559; TAX EASE OHIO, LLC V. EDWARD HORNER, ET AL; 244 FINDLAY STREET, DAYTON, OH 45403; R72 04402 0026; MINIMUM STARTING BID: \$32,720.36 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 25, 2019 @ 12PM EST; SECOND AUCTION END DATE: JULY 16, 2019 @ 12PM EST

2017 CV 00097; TAX EASE OHIO, LLC V. ADA R. JONES, ET AL; 733 DENNISON AVENUE, DAYTON, OH 45408; R72 09707 0001; MINIMUM STARTING BID: \$34,663.89 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 25, 2019 @ 1PM EST; SECOND AUCTION END DATE: JULY 16, 2019 @ 1PM EST

2016 CV 05975; TAX EASE OHIO, LLC V. MARCIA F. BOWMAN, ET AL; 5043 BALLARD DRIVE, DAYTON, OH 45417, JEFFERSON TWP.; G27 18223 0029; MINIMUM STARTING BID: \$34,025.30 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 25 @ 2PM EST; SECOND AUCTION END DATE: JULY 16, 2019 @ 2PM EST

2016 CV 00683; TAX EASE OHIO, LLC V. JERRY V. PUTERBAUGH, ET AL; 1342 BEAVER CREEK LANE, DAYTON, OH 45429; N64 03015 0007; MINIMUM STARTING BID: \$53,774.15 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 25, 2019 @3PM EST; SECOND AUCTION END DATE: JULY 16, 2019 @3PM EST

2017 CV 01115; TAX EASE OHIO, LLC V. DAVID SVOBODA, ET AL; 409 KOLPING AVENUE, DAYTON, OH 45410; R72 15307 0026; MINIMUM STARTING BID: \$30,202.92 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 25, 2019 @ 4PM EST; SECOND AUCTION END DATE: JULY 16, 2019 @ 4PM EST

2016 CV 03588; TAX EASE OHIO, LLC V. WILLIAM G. ROBINSON, JR., ET AL; 235 BALTIMORE ST., DAYTON, OH 45404; R72 05214 0049; MINIMUM STARTING BID: \$29,212.76 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 26, 2019 @ 10AM EST; SECOND AUCTION END DATE: JULY 17, 2019 @ 10AM EST

2015 CV 04596; TAX EASE OHIO, LLC V. ESTATE OF VICTOR L. TRUMAN, ET AL; 154 N BROWN SCHOOL ROAD, VANDALIA, OH 45377 ; B02 00126 0036; MINIMUM STARTING BID: \$61,654.93 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 26, 2019 @11AM EST; SECOND AUCTION END DATE: JULY 17, 2019 @11AM EST

2016 CV 06011; TAX EASE OHIO, LLC V. CHARLOTTE HICKS, ET AL; 5071 LITTLE RICHMOND ROAD, TROTWOOD, OH 45426; H33 02211 0026; MINIMUM STARTING BID: \$35,984.67 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 26, 2019 @12PM EST; SECOND AUCTION END DATE: JULY 17, 2019 @12PM EST

2016 CV 03040; TAX EASE OHIO, LLC V. PATRICIA G. WILLIAMS AKA PATRICIA G. WARE, ET AL; 4022 MYRON AVENUE, DAYTON, OH 45416; H33301018 0027; MINIMUM STARTING BID: \$49,150.53 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 26, 2019 @1PM EST; SECOND AUCTION END DATE: JULY 17, 2019 @1PM EST

2017 CV 00392; TAX EASE OHIO, LLC V. MAURICE RODGERS AKA MAURICE FISHER, ET AL; 3333-3335 NORTH MAIN STREET, DAYTON, OH 45405; R72 11102 0001; MINIMUM STARTING BID: \$28,347.56 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 26, 2019 @2PM EST; SECOND AUCTION END DATE: JULY 17, 2019 @2PM EST

2016 CV 00671; TAX EASE OHIO, LLC V. TATUM JOHNSON, ET AL; 2737 MELBOURNE AVENUE, DAYTON, OH 45417; R72 12607 0023; MINIMUM STARTING BID: \$20,578.99 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 26, 2019 @3PM EST; SECOND AUCTION END DATE: JULY 17, 2019 @3PM EST

2017 CV 00281; TAX EASE OHIO, LLC V. LORETTA M. TAYLOR, ET AL; 2520 GERMANTOWN STREET, DAYTON, OH 45417; R72 09611 0005; MINIMUM STARTING BID: \$32,148.55 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 26, 2019 @4PM EST; SECOND AUCTION END DATE: JULY 17, 2019 @4PM EST

2015 CV 04615; TAX EASE OHIO, LLC V. BAYVIEW FINANCIAL PROPERTY TRUST, ET AL; 2215 KENSINGTON DRIVE, DAYTON, OH 45406; R72 16305 0036; MINIMUM STARTING BID: \$33,008.30 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 27, 2019 @10AM EST; SECOND AUCTION END DATE: JULY 18, 2019 @10AM EST

2016 CV 03208; TAX EASE OHIO, LLC V. DESTINI MEREE DUFF, ET AL; 27 GEBHART ST., DAYTON, OH 45410; R72 03403 0025; MINIMUM STARTING BID: \$42,130.38 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 27, 2019 @11AM EST; SECOND AUCTION END DATE: JULY 18, 2019 @11AM EST

2015 CV 06023; TAX EASE OHIO, LLC V. JANEEO B.T. GROCOTT, ET AL; 348 FERNWOOD AVENUE, DAYTON, OH 45405; R72 06305 0060; MINIMUM STARTING BID: \$34,156.38 (PLUS

10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 27, 2019 @12PM EST; SECOND AUCTION END DATE: JULY 18, 2019 @12PM EST

2017 CV 00167; TAX EASE OHIO, LLC V. WILLIAM ELMER LEGG, ET AL; 514 KOLPING AVENUE, DAYTON, OH 45410; R72 15301 0053; MINIMUM STARTING BID: \$34,920.80 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 27, 2019 @1PM EST; SECOND AUCTION END DATE: JULY 18, 2019 @1PM EST

2016 CV 00444; TAX EASE OHIO, LLC V. PATRICE M. THOMPSON AKA PATRICE THOMPSON, ET AL; 144 EAST BEECHWOOD AVENUE, DAYTON, OH 45405; R72 06204 0035; MINIMUM STARTING BID: \$33,347.14 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 27, 2019 @2PM EST; SECOND AUCTION END DATE: JULY 18, 2019 @2PM EST

2016 CV 00676; TAX EASE OHIO, LLC V. CHARLIE E. CREECH AKA CHARLES E. CREECH, ET AL; 126 LORENZ AVENUE, DAYTON, OH 45417; R72 12711 0034; MINIMUM STARTING BID: \$25,224.07 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 27, 2019 @3PM EST; SECOND AUCTION END DATE: JULY 18, 2019 @3PM EST

2016 CV 03356; TAX EASE OHIO, LLC V. NAMASTE ASSET MANAGEMENT, LLC, ET AL; 117 MISSOURI AVE., DAYTON, OH 45410; R72 03408 0052; MINIMUM STARTING BID: \$39,866.95 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JUNE 27, 2019 @4PM EST; SECOND AUCTION END DATE: JULY 18, 2019 @4PM EST

2016 CV 03314; TAX EASE OHIO, LLC V. SOUTH EIGHTEEN LAND & DEVELOPMENT, LTD, AN OHIO LIMITED LIABILITY COMPANY, ET AL; 1541 ASHBURY WOODS DR., CENTERVILLE, OH 45458, WASHINGTON TWP.; O67 29109 0013; MINIMUM STARTING BID: \$64,780.75 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 2, 2019 @10AM EST; SECOND AUCTION END DATE: JULY 23, 2019 @10AM EST

2016 CV 03305; TAX EASE OHIO, LLC V. SOUTH EIGHTEEN LAND & DEVELOPMENT, LTD, AN OHIO LIMITED LIABILITY COMPANY, ET AL; 1549 ASHBURY WOODS DR., CENTERVILLE, OH 45458, WASHINGTON TWP.; O67 29109 0014; MINIMUM STARTING BID: \$63,944.22 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 2, 2019 @11AM EST; SECOND AUCTION END DATE: JULY 23, 2019 @11AM EST

2016 CV 03316; TAX EASE OHIO, LLC V. SOUTH EIGHTEEN LAND & DEVELOPMENT, LTD, AN OHIO LIMITED LIABILITY COMPANY, ET AL; 1565 ASHBURY WOODS DR., CENTERVILLE, OH 45458, WASHINGTON TWP.; O67 29109 0016; MINIMUM STARTING BID: \$64,600.79 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 2, 2019 @12PM EST; SECOND AUCTION END DATE: JULY 23, 2019 @12PM EST

2017 CV 00161; TAX EASE OHIO, LLC V. STEVE E. SCHLAUTMAN, ET AL; 2347 SOUTH DIXIE HIGHWAY, DAYTON, OH 45409; N64 00307 0006; MINIMUM STARTING BID: \$48,531.01 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 2, 2019 @1PM EST; SECOND AUCTION END DATE: JULY 23, 2019 @1PM EST

2015 CV 04779; TAX EASE OHIO, LLC V. CARRANZA LEWIS, ET AL; 2417 WYTHE COURT, DAYTON, OH 45406; R72 16115 0039; MINIMUM STARTING BID: \$40,823.24 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 2, 2019 @2PM EST; SECOND AUCTION END DATE: JULY 23, 2019 @2PM EST

2017 CV 00393; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF GWENDOLYN E. HOLLIDAY, DECEASED,

ET AL; 4016 SHENANDOAH DRIVE, DAYTON, OH 45417; R72 12409 0020; MINIMUM STARTING BID: \$28,613.43 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 2, 2019 @3PM EST; SECOND AUCTION END DATE: JULY 23, 2019 @3PM EST

2016 CV 05784; TAX EASE OHIO, LLC V. BRANDY J. BISHOP, ET AL; 4037 READING ROAD, DAYTON, OH 45420; R72 14705 0093; MINIMUM STARTING BID: \$36,314.41 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 2, 2019 @4PM EST; SECOND AUCTION END DATE: JULY 23, 2019 @4PM EST

2015 CV 04775; TAX EASE OHIO, LLC V. RODNEY KOSAK, ET AL; 4116 W. 2<sup>ND</sup> STREET, DAYTON, OH 45417; R72 13007 0034; MINIMUM STARTING BID: \$34,498.05 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 3, 2019 @10AM EST; SECOND AUCTION END DATE: JULY 24, 2019 @10AM EST

2017 CV 00101; TAX EASE OHIO, LLC V. KATINA ALLEN, ET AL; 4208 SHENANDOAH DRIVE, DAYTON, OH 45417; R72 12413 0017; MINIMUM STARTING BID: \$27,381.69 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 3, 2019 @11AM EST; SECOND AUCTION END DATE: JULY 24, 2019 @11AM EST

2016 CV 03355; TAX EASE OHIO, LLC V. PATRICIA L. HOKE, ET AL; 5600 KENTSHIRE DR., KETTERING, OH 45440; N64 51006 0003; MINIMUM STARTING BID: \$81,767.68 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 3, 2019 @12PM EST; SECOND AUCTION END DATE: JULY 24, 2019 @12PM EST

2017 CV 05195; TAX EASE OHIO, LLC V. KASSANDRA BLACK AKA KASANDRA LYNN BLACK AKA KASANDRA LYNN BOOKER, ET AL; 910 SUNNYVIEW AVENUE, DAYTON, OH 45406; R72 11302 0003; MINIMUM STARTING BID: \$36,434.82 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 3, 2019 @1PM EST; SECOND AUCTION END DATE: JULY 24, 2019 @1PM EST

2016 CV 05989; TAX EASE OHIO, LLC V. UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF NORMAN BROWN, ET AL; 1363 STANDISH AVENUE, DAYTON, OH 45432; I39101610 0025; MINIMUM STARTING BID: \$39,669.39 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 3, 2019 @2PM EST; SECOND AUCTION END DATE: JULY 24, 2019 @2PM EST

2016 CV 03041; TAX EASE OHIO, LLC V. RICHARD L. BROWN, ET AL; 1721 WILLAMET RD., DAYTON, OH 45429; N64 01905 0087; MINIMUM STARTING BID: \$41,774.66 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 3, 2019 @3PM EST; SECOND AUCTION END DATE: JULY 24, 2019 @3PM EST

2016 CV 03411; TAX EASE OHIO, LLC V. RODERICK OWENS, ET AL; 128-130 E BRUCE AVE., DAYTON, OH 45405; R72 11001 0018; MINIMUM STARTING BID: \$38,012.96 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 3, 2019 @4PM EST; SECOND AUCTION END DATE: JULY 24, 2019 @4PM EST

2016 CV 05992; TAX EASE OHIO, LLC V. A.J. KILBARGER, ET AL; 508 W SHERRY DRIVE, DAYTON, OH 45426; H33 00313 0010; MINIMUM STARTING BID: \$41,192.28 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 16, 2019 @10AM EST; SECOND AUCTION END DATE: AUGUST 6, 2019 @10AM EST

2016 CV 03365; TAX EASE OHIO, LLC V. JABBY, LLC, ET AL; 516 TROY ST., DAYTON, OH 45404; R72 05301 0038; MINIMUM STARTING BID: \$53,101.58 (PLUS 10% BUYER'S PREMIUM);

AUCTION END DATE: JULY 16, 2019 @11AM EST; SECOND AUCTION END DATE: AUGUST 6, 2019 @11AM EST

2016 CV 00304; TAX EASE OHIO, LLC V. DAVID A. THOMAS, ET AL; 607 MORNING GLORY LANE, UNION, OH 45322; M58 00112 0063; MINIMUM STARTING BID: \$57,280.85 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 16, 2019 @12PM EST; SECOND AUCTION END DATE: AUGUST 6, 2019 @12PM EST

2015 CV 03342; TAX EASE OHIO, LLC V. WANDA L. MARSHALL, ET AL; 613 ASPEN AVENUE, DAYTON, OH 45404; I39 00706 0038; MINIMUM STARTING BID: \$42,176.35 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 16, 2019 @1PM EST; SECOND AUCTION END DATE: AUGUST 6, 2019 @1PM EST

2016 CV 03215; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF RUTH M. HUMPHRIES, DECEASED, ET AL; 39 CLOVER ST., DAYTON, OH 45410; R72 02705 0083; MINIMUM STARTING BID: \$55,861.14 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 16, 2019 @2PM EST; SECOND AUCTION END DATE: AUGUST 6, 2019 @2PM EST

2016 CV 05854; TAX EASE OHIO, LLC V. MICHAEL A. GASSAWAY, ET AL; 15 WESTERN AVENUE, BROOKVILLE, OH 45309, CLAY TWP.; C05 00208 0018; MINIMUM STARTING BID: \$20,771.93 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 16, 2019 @3PM EST; SECOND AUCTION END DATE: AUGUST 6, 2019 @3PM EST

2016 CV 05978; TAX EASE OHIO, LLC V. DANIEL E. BELVO, ET AL; V/L UNION ROAD, TROTWOOD, OH 45426, IN BETWEEN POST TOWN RD. AND LITTLE RICHMOND RD.; H33 02209 0080; MINIMUM STARTING BID: \$47,571.49 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 16, 2019 @4PM EST; SECOND AUCTION END DATE: AUGUST 6, 2019 @4PM EST

2017 CV 00142; TAX EASE OHIO, LLC V. GWENDOLYN BUCKLER, ET AL; 525 GREENWALD STREET, DAYTON, OH 45410; R72 15302 0015; MINIMUM STARTING BID: \$33,242.84 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 17, 2019 @10AM EST; SECOND AUCTION END DATE: AUGUST 7, 2019 @10AM EST

2016 CV 03288; TAX EASE OHIO, LLC V. NOAH GULA, ET AL; 32 30 JOSIE ST., DAYTON, OH 45403; R72 01302 0010; MINIMUM STARTING BID: \$37,775.03 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 17, 2019 @11AM EST; SECOND AUCTION END DATE: AUGUST 7, 2019 @11AM EST

2015 CV 04780; TAX EASE OHIO, LLC V. DOG STAR PROPERTIES, LLC, ET AL; 1622 SUMAN AVENUE, DAYTON, OH 45403; R72 15404 0056; MINIMUM STARTING BID: \$35,728.38 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 17, 2019 @12PM EST; SECOND AUCTION END DATE: AUGUST 7, 2019 @12PM EST

2016 CV 06012; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, NEXT OF KIN, DEVISEES, LEGATEES, EXECUTORS, AND/OR ADMINISTRATORS OF DIANA F. GREENE AKA DIANE F. GREENE, DECEASED, ET AL; 10055 LITTLE RICHMOND ROAD, BROOKVILLE, OH 45309; L53 02812 0037; MINIMUM STARTING BID: \$39,394.61 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: JULY 17, 2019 @1PM EST; SECOND AUCTION END DATE: AUGUST 7, 2019 @1PM 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.