

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, 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:

2018 CV 02455; TAX EASE OHIO, LLC V. RICK RUPPERT, ET AL; 830 AUDREY PLACE, DAYTON, OH 45406; R72 11506 0042; MINIMUM ACCEPTABLE BID \$30,334.77 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 18, 2019; SECOND AUCTION END DATE: October 16, 2019

2018 CV 02167; TAX EASE OHIO, LLC V. ARBOR HILLS PROPERTIES, LLC, ET AL; 6233 NORTH MAIN STREET, DAYTON, OH 45415, HARRISON TOWNSHIP; E20 17503A0005; MINIMUM ACCEPTABLE BID \$75,230.95 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 18, 2019; SECOND AUCTION END DATE: October 16, 2019

2018 CV 02876; TAX EASE OHIO, LLC V. RONNIE OOTEN, ET AL; 14960 STATE ROUTE 725, GERMANTOWN, OH 45327, GERMAN TOWNSHIP; D14 00712 0024; MINIMUM ACCEPTABLE BID \$44,402.43 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 18, 2019; SECOND AUCTION END DATE: October 16, 2019

2018 CV 02900; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, DEVISEES, THEIR SPOUSES AND CREDITORS, LEGATEES, AND THE FIDUCIARY OF THE ESTATE, AND SPOUSE AND CREDITORS OF LINDA C. BERRY, DECEASED, ET AL; 118 IRONWORD DRIVE, DAYTON, OH 45449; K48 00220 0008; MINIMUM ACCEPTABLE BID \$43,575.23 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 18, 2019; SECOND AUCTION END DATE: October 16, 2019

2017 CV 04063; TAX EASE OHIO, LLC V. UNKNOWN ADMINISTRATOR, EXECUTOR, OR FIDUCIARY, UNKNOWN HEIRS, NEXT OF KIN, UNKNOWN SPOUSES, DEVISEES, LEGATEES, CREDITORS AND BENEFICIARIES OF ESTATE OF ANDREA M. THOMPSON, DECEASED, ET AL; 641 OAK LEAF DRIVE, DAYTON, OH 45417; R72 13211 0020, R72 13211 0053, R72 13211 0103,; MINIMUM ACCEPTABLE BID \$30,304.50 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 18, 2019; SECOND AUCTION END DATE: October 16, 2019

2018 CV 05211; TAX EASE OHIO, LLC V. JOSEPH BECKER, ET AL; 1112 DEXTER AVENUE, DAYTON, OH 45419; N64 00801 0151; MINIMUM ACCEPTABLE BID \$21,806.81 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 19, 2019; SECOND AUCTION END DATE: October 17, 2019

2017 CV 00624; TAX EASE OHIO, LLC V. HAROLD WARD STRICKLAND, JR, ET AL; 4651 CHRISTOPHER AVENUE, DAYTON, OH 45406; R72 16112 0019; MINIMUM ACCEPTABLE BID \$38,402.08 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 19, 2019; SECOND AUCTION END DATE: October 17, 2019

2018 CV 02980; TAX EASE OHIO, LLC V. UNKNOWN ADMINISTRATOR, EXECUTOR, OR FIDUCIARY, UNKNOWN HEIRS, NEXT OF KIN, UNKNOWN SPOUSES, DEVISEES, LEGATEES, CREDITORS AND BENEFICIARIES OF THE ESTATE OF CHARLES M. HEMBREE, DECEASED, ET AL; 1472 EAST STROOP ROAD, DAYTON, OH 45429; N64-00712-0001; MINIMUM ACCEPTABLE BID \$49,690.74 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 19, 2019; SECOND AUCTION END DATE: October 17, 2019

2018 CV03081; TAX EASE OHIO, LLC V. JAY ELWOOD MARKLAND, ET AL; 5821 MAYVILLE DRIVE, DAYTON, OH 45432; I39401318 0003; MINIMUM ACCEPTABLE BID \$28,728.93 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 19, 2019; SECOND AUCTION END DATE: October 17, 2019

2018 CV 02998; TAX EASE OHIO, LLC V. UNKNOWN ADMINISTRATOR, EXECUTOR, OR FIDUCIARY, UNKNOWN HEIRS, NEXT OF KIN, UNKNOWN SPOUSES, DEVISEES, LEGATEES, CREDITORS AND BENEFICIARIES OF ESTATE OF JEFFREY L. MYERS, DECEASED, ET AL; 2473 EAST DOROTHY LANE, DAYTON, OH 45420; N64 00111 0047; MINIMUM ACCEPTABLE BID \$23,691.78 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 19, 2019; SECOND AUCTION END DATE: October 17, 2019

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).

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 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.