

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; 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 02830; 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 DONALD E. HUNTER, DECEASED, ET AL; 5111 FOXMOOR CIRCLE, DAYTON, OH 45429; O68 01316 0004; MINIMUM ACCEPTABLE BID \$46,606.72 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 25, 2019; SECOND AUCTION END DATE: October 16, 2019

2018 CV 03156; TAX EASE OHIO, LLC V. RONNIE OOTEN; 31 NORTH CIRCLE DRIVE, GERMANTOWN, OH 45327, GERMAN TOWNSHIP; D13 00208 0024; MINIMUM ACCEPTABLE BID \$22,250.68 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 25, 2019; SECOND AUCTION END DATE: October 23, 2019

2018 CV 03231; TAX EASE OHIO, LLC V. H. WAMPLER FRUIT FARMS INC., ET AL; SHILO SPRINGS ROAD, DAYTON, OH 45415, LOCATED BETWEEN BASORE RD & WOLF RD.; H33-02112-0178; MINIMUM ACCEPTABLE BID \$29,461.73 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 25, 2019; SECOND AUCTION END DATE: October 23, 2019

2017 CV 01738; TAX EASE OHIO, LLC V. SHIRLEY A. WASHINGTON, ET AL; 2605 FAIRPORT AVENUE, DAYTON, OH 45406, HARRISON TOWNSHIP; E20 17101 0061; MINIMUM ACCEPTABLE BID \$33,453.44 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 25, 2019; SECOND AUCTION END DATE: October 23, 2019

2018 CV 02246; 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 SANDRA L. FULTZ, DECEASED, ET AL.; 8566 PETERS PIKE, VANDALIA, OH 45377, BUTLER TOWNSHIP; A01 00302 0056; MINIMUM ACCEPTABLE BID \$50,241.69 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 25, 2019; SECOND AUCTION END DATE: October 23, 2019

2018 CV 02171; TAX EASE OHIO, LLC V. VICKI L. BUSCHE, ET AL; 28 MCKINLEY ST., BROOKVILLE, OH 45309, CLAY TOWNSHIP; C05 00204 0005; MINIMUM ACCEPTABLE BID \$21,639.98 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 26, 2019; SECOND AUCTION END DATE: October 24, 2019

2017 CV 00347; TAX EASE OHIO, LLC V. FRANK D. NELSON, ET AL; 4608 CANYON ROAD, DAYTON, OH 45414, HARRISON TOWNSHIP; E21 17209 0110; MINIMUM ACCEPTABLE BID \$33,838.31 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 26, 2019; SECOND AUCTION END DATE: October 24, 2019

2018 CV 02395; TAX EASE OHIO, LLC V. JEFF LOWE; 429 KNOX AVENUE, DAYTON, OH 45417, JEFFERSON TOWNSHIP; G27 24506 0002; MINIMUM ACCEPTABLE BID \$18,273.61 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 26, 2019; SECOND AUCTION END DATE: October 24, 2019

2017 CV 00936; 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 BETTY J. SMITH, DECEASED, ET AL; 4808 COULSON DRIVE, DAYTON, OH 45417, JEFFERSON TOWNSHIP; G27 24504 0013; MINIMUM ACCEPTABLE BID \$36,514.62 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 26, 2019; SECOND AUCTION END DATE: October 24, 2019

2018 CV 02815; TAX EASE OHIO, LLC V. JACOLYN ANN KRISTEN CAUDILL, ET AL; 2901 GAYLORD AVENUE, DAYTON, OH 45419; N64 00804 0119; MINIMUM ACCEPTABLE BID \$23,303.61 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 26, 2019; SECOND AUCTION END DATE: October 24, 2019

2018 CV 03230; TAX EASE OHIO, LLC V. H. WAMPLER FRUIT FARMS, INC., ET AL; WOLF ROAD, DAYTON, OH 45416, LOCATED IN BETWEEN SHILO SPRINGS RD & TURNER RD.; H33 02112 0009; MINIMUM ACCEPTABLE BID \$50,391.92 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: September 26, 2019; SECOND AUCTION END DATE: October 24, 2019

2018 CV 03199; 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 JEANNE ELLER, DECEASED, ET AL; 318 NORTH MAIN STREET, ENGLEWOOD, OH 45322; M57-00102-0004; MINIMUM ACCEPTABLE BID \$37,986.52 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 1, 2019; SECOND AUCTION END DATE: October 29, 2019

2018 CV 02983; TAX EASE OHIO, LLC V. ANDREW WINTERBOTHAM TRUSTEE, ET AL; 557 SHROYER ROAD, DAYTON, OH 45419; R72 13810 0008; MINIMUM ACCEPTABLE BID \$36,983.12 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 1, 2019; SECOND AUCTION END DATE: October 29, 2019

2018 CV 02446; 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 EVERETT C. HOOVER, DECEASED, ET AL; 809 ROCKHILL AVENUE, DAYTON, OH 45429; N64 02206 0007; MINIMUM ACCEPTABLE BID \$56,271.63 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 1, 2019; SECOND AUCTION END DATE: October 29, 2019

2018 CV 02902; TAX EASE OHIO, LLC V. STEVEN E. AMOS; 415 BELLAIRE AVENUE, DAYTON, OH 45420; R72 14304 0003; MINIMUM ACCEPTABLE BID \$23,015.47 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 1, 2019; SECOND AUCTION END DATE: October 29, 2019

2018 CV 02155; TAX EASE OHIO, LLC V. TERRI LYNNE WHEELER, AS EXECUTOR OF THE ESTATE OF JAMES BENJAMIN WHEELER A/K/A JAMES B. WHEELER, DECEASED, ET AL; 452 SPINNING ROAD, DAYTON, OH 45431; I39 00915 0035; MINIMUM ACCEPTABLE BID

\$37,919.90 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 1, 2019; SECOND AUCTION END DATE: October 29, 2019

2018 CV 02376; TAX EASE OHIO, LLC V. REBECCA DAWN HILL, ET AL; 9967 SUGAR ST., GERMANTOWN, OH 45327, GERMAN TOWNSHIP; D14 20507 0020; MINIMUM ACCEPTABLE BID \$21,550.83 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 1, 2019; SECOND AUCTION END DATE: October 29, 2019

2017 CV 00991; TAX EASE OHIO, LLC V. DAVID F. SVOBODA, ET AL; 16 NORTH QUENTIN AVENUE, DAYTON, OH 45403; R72 04805A 0018; MINIMUM ACCEPTABLE BID \$26,548.44 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 1, 2019; SECOND AUCTION END DATE: October 29, 2019

2018 CV 02280; TAX EASE OHIO, LLC V. LEWIS RAY HENSLEY, ET AL; 1718 S SMITHVILLE RD., DAYTON, OH 45410; R72 15008 0002; MINIMUM ACCEPTABLE BID \$31,944.98 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 2, 2019; SECOND AUCTION END DATE: October 30, 2019

2018 CV 02807; TAX EASE OHIO, LLC V. VHONDA G. ROWLAND, ET AL; 6623 FARMINGTON RD., MIAMISBURG, OH 45342; K50 02508 0049; MINIMUM ACCEPTABLE BID \$26,111.28 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 2, 2019; SECOND AUCTION END DATE: October 30, 2019

2017 CV 00857; 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 FRED A LAIRMORE, DECEASED, ET AL; 112 JAY STREET, DAYTON, OH 45410; R72 02706 0074; MINIMUM ACCEPTABLE BID \$31,775.38 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 2, 2019; SECOND AUCTION END DATE: October 30, 2019

2018 CV 02958; TAX EASE OHIO, LLC V. JOHANSEN INVESTMENTS LLC, ET AL; 117 EAST ELMWOOD AVENUE, DAYTON, OH 45405; R72 06108 0025; MINIMUM ACCEPTABLE BID \$22,524.44 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 2, 2019; SECOND AUCTION END DATE: October 30, 2019

2017 CV 05087; TAX EASE OHIO, LLC V. LATOYA M. HINDSMAN, ET AL; 322 REDWOOD AVENUE, DAYTON, OH 45405; R72 11004 0024; MINIMUM ACCEPTABLE BID \$28,386.74 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 2, 2019; SECOND AUCTION END DATE: October 30, 2019

2018 CV 02963; 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 MILDRED L. KING, DECEASED, ET AL; 4751 WOODBINE AVE., DAYTON, OH 45432; R72 16412 0052; MINIMUM ACCEPTABLE BID \$26,146.98 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 2, 2019; SECOND AUCTION END DATE: October 30, 2019

2017 CV 02566; TAX EASE OHIO, LLC V. STEPHEN T. COLE, ET AL; 5070 LEMOYNE DRIVE, DAYTON, OH 45424; P70 00906 0022; MINIMUM ACCEPTABLE BID \$55,605.60 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 2, 2019; SECOND AUCTION END DATE: October 30, 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.