

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:

2017 CV 00341; TAX EASE OHIO, LLC V. CARNISHA CUNNINGHAM, ET AL; 7400 NORTH MAIN STREET, DAYTON, OH 45415, HARRISON TWP.; E20 01006 0064; MINIMUM ACCEPTABLE BID: \$72,259.80 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: August 8, 2019 @ 11AM EST; SECOND AUCTION END DATE: September 5, 2019 @ 11AM EST.

2017 CV 00495; TAX EASE OHIO, LLC V. DUJUAN RUSSELL, ET AL; 5318 ROCKPORT AVENUE, DAYTON, OH 45417; H33 01304 0029; MINIMUM ACCEPTABLE BID: \$29,668.33 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: August 8, 2019 @ 12PM EST; SECOND AUCTION END DATE: September 5, 2019 @ 12PM EST.

2017 CV 00511; TAX EASE OHIO, LLC V. BRAD BOEHMKE, ET AL; 645 DALEVIEW AVENUE, DAYTON, OH 45405, HARRISON TWP.; E20 17004 0029; MINIMUM ACCEPTABLE BID: \$25,059.12 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: August 8, 2019 @ 1PM EST; SECOND AUCTION END DATE: September 5, 2019 @ 1PM EST.

2017 CV 00498; TAX EASE OHIO, LLC V. RONALD GARRETT, ET AL; 4563 CURUNDU AVENUE, DAYTON, OH 45416; H3301010 0002; MINIMUM ACCEPTABLE BID: \$31,500.92 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: August 8, 2019 @ 2PM EST; SECOND AUCTION END DATE: September 5, 2019 @ 2PM EST.

2017 CV 00655; TAX EASE OHIO, LLC V. THE UNKNOWN HEIRS, DEVISEES, THEIR SPOUSES AND CREDITORS, AND LEGATEES, AND SPOUSE AND CREDITORS OF BRIAN DOUGLAS SMITH, DECEASED, ET AL; 1555 NORTH EUCLID AVENUE, DAYTON, OH 45406; R72 12001 0005; MINIMUM ACCEPTABLE BID: \$31,613.29 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: August 8, 2019 @ 3PM EST; SECOND AUCTION END DATE: September 5, 2019 @ 3PM EST.

2017 CV 00775; TAX EASE OHIO, LLC V. PEECHES L. RAY, ET AL; 2421 WOODWAY AVENUE, DAYTON, OH 45406; R72 1110 0044; MINIMUM ACCEPTABLE BID: \$32,649.58 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: August 13, 2019 @ 11AM EST; SECOND AUCTION END DATE: September 10, 2019 @ 11AM EST.

2017 CV 00612; TAX EASE OHIO, LLC V. CHRISTOPHER P. WELCH, ET AL; 1620 CATALPA DRIVE, DAYTON, OH 45406; R72-118-08-0036 AND R72-118-08-0037; MINIMUM ACCEPTABLE BID: \$41,253.37 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: August 13, 2019 @ 12PM EST; SECOND AUCTION END DATE: September 10, 2019 @ 12PM EST.

2017 CV 00900; TAX EASE OHIO, LLC V. GAZZIE BRONSON, ET AL; 2325 RUSTIC ROAD, DAYTON, OH 45406; R72 11202 0061; MINIMUM ACCEPTABLE BID: \$32,004.07 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: August 13, 2019 @ 1PM EST; SECOND AUCTION END DATE: September 10, 2019 @ 1PM EST.

2017 CV 04833; TAX EASE OHIO, LLC V. DAMISHA D. PENSON-DOUGLAS, ET AL; 4716 STONEHEDGE STREET, DAYTON, OH 45426; H33 01110 0011; MINIMUM ACCEPTABLE BID: \$39,672.50 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: August 13, 2019 @ 2PM EST; SECOND AUCTION END DATE: September 10, 2019 @ 2PM EST.

2017 CV 05558; TAX EASE OHIO, LLC V. ROBERT BOHANNON, AKA ROBERT D. BOHANNON, ET AL; 2239 ESMERALDA AVENUE, DAYTON, OH 45406, HARRISON Twp.; E20 17105A0032; MINIMUM ACCEPTABLE BID: \$26,666.76 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: August 13 @ 3PM EST; SECOND AUCTION END DATE: September 10, 2019 @ 3PM EST.

2017 CV 02546; TAX EASE OHIO, LLC V. DONTAY ALSTON, ET AL; 715 WEST NORMAN AVENUE, DAYTON, OH 45406; R72 11706 0037; MINIMUM ACCEPTABLE BID: \$26,123.58 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: August 14, 2019 @ 11AM EST; SECOND AUCTION END DATE: September 11, 2019 @ 11AM EST.

2017 CV 01736; 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 ISAIAH CLAY, DECEASED, ET AL; 4624 QUEENS AVENUE, DAYTON, OH 45406; R72 15902 0032; MINIMUM ACCEPTABLE BID: \$25,157.79 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: August 14, 2019 @ 12PM EST; SECOND AUCTION END DATE: September 11, 2019 @ 12PM EST.

2017 CV 05529; TAX EASE OHIO, LLC V. ANTHONY FARMER, ET AL; 1700 SOUTH GETTYSBURG AVENUE, DAYTON, OH 45408; R72 16808 0057; MINIMUM ACCEPTABLE BID: \$24,325.21 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: August 14, 2019 @ 1PM EST; SECOND AUCTION END DATE: September 11, 2019 @ 1PM EST.

2017 CV 00564; TAX EASE OHIO, LLC V. CHARLES F. HARRINGTON, ET AL; 1754 SUMAN AVENUE, DAYTON, OH 45403; R72-15403-0069; MINIMUM ACCEPTABLE BID: \$22,326.28 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: August 14, 2019 @ 2PM EST; SECOND AUCTION END DATE: September 11, 2019 @ 2PM EST.

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.