

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

2018 CV 02443; TAX EASE OHIO, LLC V. LUCY M. AKERS, ET AL; 4460 CORINTH BOULEVARD, DAYTON, OH 45410; R72 15006 0003; MINIMUM ACCEPTABLE BID \$22,986.21 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 24, 2019; SECOND AUCTION END DATE: November 14, 2019

2018 CV 02452; TAX EASE OHIO, LLC V. THERESA A. BAWIDAMANN, ET AL; 1632 COVENTRY RD, DAYTON, OH 45410; R72 14910 0009; MINIMUM ACCEPTABLE BID \$27,962.29 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 24, 2019; SECOND AUCTION END DATE: November 14, 2019

2018 CV 02431; 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 JOHN R. EYRE, DECEASED, ET AL; 340 GEBHART CHURCH RD. S, MIAMISBURG, OH 45342, MIAMI TOWNSHIP; K46 00717 0013; MINIMUM ACCEPTABLE BID \$30,010.48 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 24, 2019; SECOND AUCTION END DATE: November 14, 2019

2018 CV 02792; TAX EASE OHIO, LLC V. DIEUMY T. NGO, ET AL; 55 PUGH WAY E, SPRINGBORO, OH 45066, CLEARCREEK TOWNSHIP; K45200124 0015; MINIMUM ACCEPTABLE BID \$41,775.95 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 24, 2019; SECOND AUCTION END DATE: November 14, 2019

2017 CV 00898; TAX EASE OHIO, LLC V. ROBERT LOYD JR., ET AL; 5292 LITTLE WOODS LANE, DAYTON, OH 45429, WASHINGTON TWP; O67 20807 0024; MINIMUM ACCEPTABLE BID \$55,708.25 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 24, 2019; SECOND AUCTION END DATE: November 14, 2019

2018 CV 02839; 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 MARY LOU SANTINI, DECEASED, ET AL; 130 ELLINGTON ROAD, DAYTON, OH 45431; I39 01009 0002; MINIMUM ACCEPTABLE BID \$28,110.66 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 31, 2019; SECOND AUCTION END DATE: November 21, 2019

2018 CV 02282; TAX EASE OHIO, LLC V. NORTHWOODS SHOPPES OUTLOTS LLC, ET AL; NORTHWOODS BOULEVARD, VANDALIA, OH 45377 LOCATED INBETWEEN CROSSROADS CT & FOLEY DR.; B02 00315 0034; MINIMUM ACCEPTABLE BID \$74,837.04 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 31, 2019; SECOND AUCTION END DATE: November 21, 2019

2018 CV 02938; TAX EASE OHIO, LLC V. ROGER BLANKENSHIP, ET AL; 127 HOME AVENUE, DAYTON, OH 45449; K48 00101 0017; MINIMUM ACCEPTABLE BID \$34,273.66 (PLUS 10%

BUYER'S PREMIUM); AUCTION END DATE: October 31, 2019; SECOND AUCTION END DATE: November 21, 2019

2018 CV 02948; TAX EASE OHIO, LLC V. WILMA J. BANKS, TRUSTEE OF THE WILMA J. BANKS REVOCABLE LIVING TRUST AGREEMENT DATED 11TH DAY OF JANUARY, 2003, ET AL; 305 MAPLE AVENUE, DAYTON, OH 45459, MIAMI TOWNSHIP; K46-00219-0043; MINIMUM ACCEPTABLE BID \$45,999.36 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 31, 2019; SECOND AUCTION END DATE: November 21, 2019

2018 CV 02959; TAX EASE OHIO, LLC V. LEWARO CONSTRUCTION INC., ET AL; 27 BROWN STREET, DAYTON, OH 45402; R72-01501-0022; MINIMUM ACCEPTABLE BID \$69,754.60 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: October 31, 2019; SECOND AUCTION END DATE: November 21, 2019

2017 CV 00643; TAX EASE OHIO, LLC V. CHANELL D. VAUGHN, ET AL; 1917 BURBANK DRIVE, DAYTON, OH 45406; R72-11605-0025; MINIMUM ACCEPTABLE BID \$45,265.02 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: November 7, 2019; SECOND AUCTION END DATE: November 28, 2019

2018 CV 02275; TAX EASE OHIO, LLC V. GCSC INC., ET AL; 5480 5500 BRANDT PIKE AND 5460 5474 BRANDT PIKE, DAYTON, OH 45424; P70 01808 0020 AND P70 01808 0010; MINIMUM ACCEPTABLE BID \$277,043.57 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: November 7, 2019; SECOND AUCTION END DATE: November 28, 2019

2017 CV 00490; TAX EASE OHIO, LLC V. PROP EQUITY LLC, ET AL; 2113 OME AVENUE, DAYTON, OH 45414, HARRISON TOWNSHIP; E21 17304 0154; MINIMUM ACCEPTABLE BID \$29,618.32 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: November 7, 2019; SECOND AUCTION END DATE: November 28, 2019

2018 CV 02969; TAX EASE OHIO, LLC V. RIVER OAK MANAGEMENT LLC, TRUSTEE OF THE 2702 LINDEN LAND TRUST, ET AL; 2702 LINDEN AVENUE, DAYTON, OH 45410; R72 15105 0012; MINIMUM ACCEPTABLE BID \$55,562.24 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: November 7, 2019; SECOND AUCTION END DATE: November 28, 2019

NOTE: All parcels will be auctioned online at 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.

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.