

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 02333; TAX EASE OHIO, LLC V. WILLIAM K. CLARK, ET AL; 2019 HARVARD BOULEVARD, DAYTON, OH 45406; R72 11608 0022; MINIMUM ACCEPTABLE BID: \$35,944.12 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 10, 2020; SECOND AUCTION END DATE: APRIL 7, 2020.

2018 CV 02805; TAX EASE OHIO, LLC V. DAVID E. SWARTZ, JR., ET AL; 9801 POST TOWN ROAD, TROTWOOD, OH 45426; H33 02206 0053; MINIMUM ACCEPTABLE BID: \$24,430.68 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 10, 2020; SECOND AUCTION END DATE: APRIL 7, 2020.

2018 CV 02444; TAX EASE OHIO, LLC V. DALLAS P. POWERS, JR., ET AL; 3436 IDLEWILDE BOULEVARD, DAYTON, OH 45414; R72 17007 0009; MINIMUM ACCEPTABLE BID: \$36,973.77 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 10, 2020; SECOND AUCTION END DATE: APRIL 7, 2020.

2018 CV 02106; TAX EASE OHIO, LLC V. REECE G. MCNULTY, ET AL; 11244 RINEHART ROAD, ENGLEWOOD, OH 45322; M60 03002 0042; MINIMUM ACCEPTABLE BID: \$82,590.60 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 10, 2020; SECOND AUCTION END DATE: APRIL 7, 2020.

2018 CV 02152; TAX EASE OHIO, LLC V. UNKNOWN ADMINISTRATOR, EXECUTOR, FIDUCIARY, HEIRS, NEXT OF KIN, SURVIVING SPOUSE, DEVISEES, LEGATEES, CREDITORS AND BENEFICIARIES OF THE ESTATE OF E. MICHAEL BERG A/K/A EDWIN MICHAEL BERG, DECEASED, ET AL; 4960 SILVER ARROW DRIVE, DAYTON, OH 45414; I39 00307 0012; MINIMUM ACCEPTABLE BID: \$59,550.75 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 10, 2020; SECOND AUCTION END DATE: APRIL 7, 2020.

2018 CV 02153; TAX EASE OHIO, LLC V. JOSEPH O. BECKER, JR., ET AL; 1248-1250 HOLLY AVENUE, DAYTON, OH 45410; R72 03803 0050; MINIMUM ACCEPTABLE BID: \$35,689.11 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 11, 2020; SECOND AUCTION END DATE: APRIL 8, 2020.

2018 CV 02265; TAX EASE OHIO, LLC V. JENNIFER RENEE SEIBERT, AS ADMINISTRATOR OF THE ESTATE OF EDWARD L. FOISTER, JR. AKA EDWARD L. FOISTER, ET AL,; 416 BUTTERCUP AVENUE, VANDALIA, OH 45377; B02 00214 0002; MINIMUM ACCEPTABLE BID: \$50,436.46 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 11, 2020; SECOND AUCTION END DATE: APRIL 8, 2020.

2018 CV 02374; TAX EASE OHIO, LLC V. MELISSA A. DRENNEN, ET AL; 5831 SHARP ROAD, DAYTON, OH 45432; I39401320 0022; MINIMUM ACCEPTABLE BID: \$43,151.91 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 11, 2020; SECOND AUCTION END DATE: APRIL 8, 2020.

2018 CV 02967; TAX EASE OHIO, LLC V. LARRY A. POSTELL, ET AL; 2432-2436 NORTH MAIN STREET, DAYTON, OH 45405; R72 06209 0005; MINIMUM ACCEPTABLE BID: \$26,027.73 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 11, 2020; SECOND AUCTION END DATE: APRIL 8, 2020.

2017 CV 00979; TAX EASE OHIO, LLC V. EQUITY TRUST COMPANY, CUSTODIAN FBO CHRISTOPHER OLIVER, BENEFICIARY OF DCD WILLIAM OLIVER IRA, ET AL; 513 WEST FAIRVIEW AVENUE, DAYTON, OH 45405; R72 11408 0008; MINIMUM ACCEPTABLE BID: \$29,787.64 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 11, 2020; SECOND AUCTION END DATE: APRIL 8, 2020.

2017 CV 02354; TAX EASE OHIO, LLC V. MIREAN ELAINE RAY, ET AL; 1229 KAMMER AVENUE, DAYTON, OH 45417; R72 12501 0012; MINIMUM ACCEPTABLE BID: \$18,887.15 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 17, 2020; SECOND AUCTION END DATE: APRIL 14, 2020.

2017 CV 04283; TAX EASE OHIO, LLC V. HENRY MCKINNEY, ET AL; 3200 EARLHAM DRIVE, DAYTON, OH 45406; R72 12112 0139 & R72 12112 0138; MINIMUM ACCEPTABLE BID: \$41,748.65 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 17, 2020; SECOND AUCTION END DATE: APRIL 14, 2020.

2018 CV 02250; TAX EASE OHIO, LLC V. RODGER S. THOMAS, ET AL; 5106 COULSON DRIVE, DAYTON, OH 45417, JEFFERSON TOWNSHIP; G27 24514 0021; MINIMUM ACCEPTABLE BID: \$36,041.88 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 17, 2020; SECOND AUCTION END DATE: APRIL 14, 2020.

2017 CV 04850; TAX EASE OHIO, LLC V. LAKUITA L. DEWS, ET AL; 532 CHERRY DRIVE, DAYTON, OH 45405; R72 11203 0079; MINIMUM ACCEPTABLE BID: \$22,793.25 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 17, 2020; SECOND AUCTION END DATE: APRIL 14, 2020.

2017 CV 05074; TAX EASE OHIO, LLC V. LISA A. RHINEHART, ET AL; 75 WEST NORMAN AVENUE, DAYTON, OH 45405; R72 07107 0019; MINIMUM ACCEPTABLE BID: \$22,983.85 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 17, 2020; SECOND AUCTION END DATE: APRIL 14, 2020.

2017 CV 04830; TAX EASE OHIO, LLC V. SUSAN W. OGAN, ET AL; 667 HODAPP AVENUE, DAYTON, OH 45410; R72 04006 0078; MINIMUM ACCEPTABLE BID: \$20,681.60 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 18, 2020; SECOND AUCTION END DATE: APRIL 15, 2020.

2018 CV 02442; TAX EASE OHIO, LLC V. PATRICIA L. PENDELL, ET AL; 2907 WHITEHORSE AVENUE, DAYTON, OH 45420; N64 01803 0003; MINIMUM ACCEPTABLE BID: \$37,061.56 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 18, 2020; SECOND AUCTION END DATE: APRIL 15, 2020.

2017 CV 01164; TAX EASE OHIO, LLC V. JOHN R. FICKLIN JR., AS SUCCESSOR TRUSTEE OF THE FICKLIN FAMILY TRUST AGREEMENT DATED AUGUST 29, 1994, ET AL; 1425 HORLACHER AVENUE, DAYTON, OH 45420; N64 00406 0176; MINIMUM ACCEPTABLE BID: \$33,837.75 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 18, 2020; SECOND AUCTION END DATE: APRIL 15, 2020.

2017 CV 02809; TAX EASE OHIO, LLC V. JANICE K ROUNTREE, ET AL; 720 CLARKSON AVENUE, DAYTON, OH 45402; R72-12403 0027; MINIMUM ACCEPTABLE BID: \$19,089.66 (PLUS 10%

BUYER'S PREMIUM); AUCTION END DATE: MARCH 18, 2020; SECOND AUCTION END DATE: APRIL 15, 2020.

2017 CV 00537; 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 CLINTON PETERSON, JR., DECEASED, ET AL; 4115 LARKSPUR DRIVE, DAYTON, OH 45406; R72 15809 0020; MINIMUM ACCEPTABLE BID: \$26,251.80 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 18, 2020; SECOND AUCTION END DATE: APRIL 15, 2020.

2017 CV 00625; TAX EASE OHIO, LLC V. UNKNOWN ADMINISTRATOR, EXECUTOR, OR FIDUCIARY, UNKNOWN HEIRS, NEXT OF KIN, UNKNOWN SPOUSES, DEVISEES, LEGATEES, CREDITORS, AND BENEFICARIES OF ESTATE OF GROVER S. SHERRILL, DECEASED, ET AL; 1467 GUENTHER ROAD, DAYTON, OH 45427; H33 01209 0037; MINIMUM ACCEPTABLE BID: \$30,400.80 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 24, 2020; SECOND AUCTION END DATE: APRIL 21, 2020.

2017 CV 00454; TAX EASE OHIO, LLC V. UNKNOWN ADMINISTRATOR, EXECUTOR, OR FIDUCIARY, UNKNOWN HEIRS, NEXT OF KIN, UNKNOWN SPOUSES, DEVISEES, LEGATEES, CREDITORS, AND BENEFICARIES OF ESTATE OF PEGGY JONES, DECEASED, ET AL; 4633 DAYVIEW AVENUE, DAYTON, OH 45417; R72 15501 0062; MINIMUM ACCEPTABLE BID: \$18,733.00 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 24, 2020; SECOND AUCTION END DATE: APRIL 21, 2020.

2017 CV 00944; TAX EASE OHIO, LLC V. UNKNOWN ADMINISTRATOR, EXECUTOR, OR FIDUCIARY, UNKNOWN HEIRS, NEXT OF KIN, UNKNOWN SPOUSES, DEVISEES, LEGATEES, CREDITORS, AND BENEFICARIES OF ESTATE OF JOHN MAGUIRE, DECEASED, ET AL; 193 LAWRENCE AVENUE, DAYTON, OH 45342, MIAMI TOWNSHIP; K46 00516 0026; MINIMUM ACCEPTABLE BID: \$57,899.76 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 24, 2020; SECOND AUCTION END DATE: APRIL 21, 2020.

2016 CV 00020; TAX EASE OHIO, LLC V. MARIHA L. SKIEF, NKA MARIHA L. VOLZ, ET AL; 825 JOHNSON AVENUE, MIAMISBURG, OH 45342, MIAMI TOWNSHIP; K46 00413 0032; MINIMUM ACCEPTABLE BID: \$41,310.65 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 24, 2020; SECOND AUCTION END DATE: APRIL 21, 2020.

2017 CV 00855; TAX EASE OHIO, LLC V. ROBERT C. SEALE, ET AL; 27 NORTH WRIGHT AVENUE, DAYTON, OH 45403; R72 04804 0144; MINIMUM ACCEPTABLE BID: \$26,452.50 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 24, 2020; SECOND AUCTION END DATE: APRIL 21, 2020.

2017 CV 00943; TAX EASE OHIO, LLC V. DAVID SVOBODA, ET AL; 222 MARTZ AVENUE, DAYTON, OH 45403; R72-04407-0059; MINIMUM ACCEPTABLE BID: \$21,737.75 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 25, 2020; SECOND AUCTION END DATE: APRIL 22, 2020.

2017 CV 02542; TAX EASE OHIO, LLC V. TYLER MEZZAMATTO, ET AL; 15 UPPER AVENUE, DAYTON, OH 45417; R72 09309 0028; MINIMUM ACCEPTABLE BID: \$25,218.37 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 25, 2020; SECOND AUCTION END DATE: APRIL 22, 2020.

2017 CV 02543; TAX EASE OHIO, LLC V. ETI JONES, ET AL; 5090 ALTRIM ROAD, DAYTON, OH 45417, JEFFERSON TOWNSHIP; G27 18218 0015; MINIMUM ACCEPTABLE BID: \$29,048.64 (PLUS 10%

BUYER'S PREMIUM); AUCTION END DATE: MARCH 25, 2020; SECOND AUCTION END DATE: APRIL 22, 2020.

2017 CV 04836; TAX EASE OHIO, LLC V. JEFFREY COX, AKA JEFFREY K. COX, ET AL; 5373 DUSHORE DRIVE, DAYTON, OH 45417; R 72516924 0002; MINIMUM ACCEPTABLE BID: \$28,101.61 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 25, 2020; SECOND AUCTION END DATE: APRIL 22, 2020.

2017 CV 00804; TAX EASE OHIO, LLC V. RAHMAN MUHAMMAD, ET AL; 2057 RUSTIC ROAD, DAYTON, OH 45406; R72 11703 0022; MINIMUM ACCEPTABLE BID: \$17,088.38 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 25, 2020; SECOND AUCTION END DATE: APRIL 22, 2020.

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.