

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 02538; TAX EASE OHIO, LLC V. TYLER J. MEZZANATTO, ET AL; 604 CAMBRIDGE AVENUE, DAYTON, OH 45402; R72 07802 0025; MINIMUM ACCEPTABLE BID: \$21,731.51 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 27, 2020; SECOND AUCTION END DATE: MARCH 26, 2020.

2017 CV 00798; TAX EASE OHIO LLC V. BART L. THOMAS ET AL; 1321 AMHERST PLACE, DAYTON, OHIO 45406; R72 07206 0009; MINIMUM ACCEPTABLE BID: \$27,524.63 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 27, 2020; SECOND AUCTION END DATE: MARCH 26, 2020.

2018 CV 02447; TAX EASE OHIO LLC V. DANIEL T. CLAUDE ET AL; 2600 MIDVALE STREET, DAYTON, OHIO 45420; N64 01508 0025; MINIMUM ACCEPTABLE BID: \$31,552.49 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 27, 2020; SECOND AUCTION END DATE: MARCH 26, 2020.

2018 CV 02181; TAX EASE OHIO LLC V. RALPH T. CASSEL ET AL; 24 STATE STREET, PHILLIPSBURG, OHIO 45354, CLAY TOWNSHIP; C08 00111 0008; MINIMUM ACCEPTABLE BID: \$26,276.29 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 27, 2020; SECOND AUCTION END DATE: MARCH 26, 2020.

2018 CV 02798; TAX EASE OHIO, LLC V. KAREN S. PEACO, ET AL; 2919 HILTON DRIVE, DAYTON, OH 45409; N64 00308A0015; MINIMUM ACCEPTABLE BID: \$34,362.36 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 27, 2020; SECOND AUCTION END DATE: MARCH 26, 2020.

2018 CV 03368; TAX EASE OHIO LLC V. LEE YOUNG, AS TRUSTEE OF THE YOUNG FAMILY TRUST, MAY 7, 1993 ET AL; FRYTOWN ROAD, DAYTON, OH 45481, LOCATED INBETWEEN INFIRMARY ROAD & BELCOURT DRIVE, JEFFERSON TOWNSHIP; G27 01702 0004; MINIMUM ACCEPTABLE BID: \$21,498.42 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 27, 2020; SECOND AUCTION END DATE: MARCH 26, 2020.

2017 CV 05541; TAX EASE OHIO LLC V. JASON DARRELL ET AL; 2125 ARTHUR AVENUE, DAYTON, OHIO 45414, HARRISON TOWNSHIP; E21 24311 0020; MINIMUM ACCEPTABLE BID: \$20,232.32 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: FEBRUARY 27, 2020; SECOND AUCTION END DATE: MARCH 26, 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.