

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 00900; TAX EASE OHIO, LLC V. GAZZIE BRONSON, ET AL; 2325 RUSTIC ROAD, DAYTON, OH 45406; R72 11202 0061; MINIMUM ACCEPTABLE BID: \$35,546.48 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 18, 2020; SECOND AUCTION END DATE: APRIL 15, 2020

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: \$30,340.69 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 18, 2020; SECOND AUCTION END DATE: APRIL 15, 2020

2017 CV 00498; TAX EASE OHIO, LLC V. RONALD GARRETT, ET AL; 4563 CURUNDU AVENUE, DAYTON, OH 45416; H3301010 0002; MINIMUM ACCEPTABLE BID: \$37,313.71 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 18, 2020; SECOND AUCTION END DATE: APRIL 15, 2020

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: \$29,374.81 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: MARCH 18, 2020; SECOND AUCTION END DATE: APRIL 15, 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.