

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 date for each parcel, as defined by the Statutes of Ohio are set forth below as follows:

2019 CV 00902; 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 LESTER C. KIESEWETTER, SR., NAME UNKNOWN, ET AL; 5530 MOOREFIELD DRIVE, DAYTON, OH 45424; P70 01512 0048; MINIMUM ACCEPTABLE BID: \$28,864.37 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 21, 2020; SECOND AUCTION END DATE: August 18, 2020

2015 CV 02957; TAX EASE OHIO, LLC V. JAMES K SMITHSON, ET AL; 5131 POCONO DRIVE, DAYTON, OH 45424; P70 01403 0007; MINIMUM ACCEPTABLE BID: \$37,501.72 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 21, 2020; SECOND AUCTION END DATE: August 18, 2020

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: \$29,376.33 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 23, 2020; SECOND AUCTION END DATE: August 20, 2020

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: \$27,820.65 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 23, 2020; SECOND AUCTION END DATE: August 20, 2020

2019 CV 03011; 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 WILLIAM E. MCCOY, DECEASED, ET AL; 4025 FARNHAM AVENUE, DAYTON, OH 45420; R72 14705 0047; MINIMUM ACCEPTABLE BID: \$15,147.62 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 23, 2020; SECOND AUCTION END DATE: August 20, 2020

2017 CV 00347; TAX EASE OHIO, LLC V. FRANK D. NELSON, ET AL; 4608 CANYON ROAD, DAYTON, OH 45414, HARRISON TOWNSHIP; E21 17209 0110; MINIMUM ACCEPTABLE BID: \$38,413.33 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 23, 2020; SECOND AUCTION END DATE: August 20, 2020

2017 CV 00991; TAX EASE OHIO, LLC V. DAVID F. SVOBODA, ET AL; 16 NORTH QUENTIN AVENUE, DAYTON, OH 45403; R72 04805A 0018; MINIMUM ACCEPTABLE BID: \$30,468.08 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 28, 2020; SECOND AUCTION END DATE: August 25, 2020

2017 CV 05087; TAX EASE OHIO, LLC V. LATOYA M. HINDSMAN, ET AL; 322 REDWOOD AVENUE, DAYTON, OH 45405; R72 11004 0024; MINIMUM ACCEPTABLE BID: \$32,723.33 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 28, 2020; SECOND AUCTION END DATE: August 25, 2020

2018 CV 02958; TAX EASE OHIO, LLC V. JOHANSEN INVESTMENTS LLC, ET AL; 117 EAST ELMWOOD AVENUE, DAYTON, OH 45405; R72 06108 0025; MINIMUM ACCEPTABLE BID: \$26,604.91 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 28, 2020; SECOND AUCTION END DATE: August 25, 2020

2018 CV 02376; TAX EASE OHIO, LLC V. REBECCA DAWN HILL, ET AL; 9967 SUGAR ST., GERMANTOWN, OH 45327, GERMANTOWN TWP.; D14 20507 0020; MINIMUM ACCEPTABLE BID: \$25,407.42 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 28, 2020; SECOND AUCTION END DATE: August 25, 2020

2018 CV 02395; TAX EASE OHIO, LLC V. JEFF LOWE, ET AL; 429 KNOX AVENUE, DAYTON, OH 45417, JEFFERSON TOWNSHIP; G27 24506 0002; MINIMUM ACCEPTABLE BID: \$21,822.85 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: July 28, 2020; SECOND AUCTION END DATE: August 25, 2020

**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.