

**Notice of Sale** – Montgomery County, Ohio Common Pleas Case No. 2018 CV 02950. Tax Ease Ohio LLC v. Community Pride Homes LLC, et al. Judgment has been rendered against certain parcels of real property for taxes, assessments, charges, penalties, interest, and costs as follows: Permanent Parcel Number R72 07710 0010; For guidance only: Street Address: 1706 1708 West Grand Avenue, Dayton, OH 45402; Minimum Acceptable Bid: \$40,264.70 PLUS 10% Buyer's Premium; Online bidding only at [www.OhioForeclosures.com](http://www.OhioForeclosures.com) beginning October 7, 2020, and if unsold then again on November 4, 2020; Bidding ends at least 7 days after it begins; Winning bidder must wire transfer deposit of \$5,000 no later than 2pm ET the day following auction end; Balance of purchase price due within 30 days of sale confirmation. A ten percent (10%) buyer's premium will be added to the high acceptable bid to determine the final sale price. Additional terms & legal description available at [www.OhioForeclosures.com](http://www.OhioForeclosures.com). **PUBLIC NOTICE IS HEREBY GIVEN THAT PARCELS SOLD AT PUBLIC AUCTION MAY BE SUBJECT TO A FEDERAL TAX LIEN THAT MAY NOT BE EXTINGUISHED BY THE SALE.**