

Notice of Sale – Montgomery County, Ohio Common Pleas Case No. 2016 CV 05273. 2011-2012 Opportunity Fund 6-1, LLC v. Jeffery G. Richmond, 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 G27 01611 0069 For guidance only: Street Address: 5080 Germantown Pike, Dayton, OH 45417, Jefferson Twp., Minimum Acceptable Bid: \$29,962.75 PLUS 10% Buyer's Premium; Online bidding only at www.OhioForeclosures.com beginning November 2, 2020 and if unsold then again on November 30 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. **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.**