

Notice of Sale – Montgomery County, Ohio Common Pleas Case No. 2017 CV 01164. Tax Ease Ohio, LLC v. John R. Ficklin Jr., as Successor Trustee of the Ficklin Family Trust Agreement Dated August 29, 1994, 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 N64 00406 0176; For guidance only: Street Address: 1425 Horlacher Ave., Dayton, OH 45420; Minimum Acceptable Bid: \$35,738.38, PLUS 10% Buyer's Premium; Online bidding only at www.OhioForeclosures.com beginning February 24, 2021 and if unsold, then again on March 24, 2021; 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.**