

**Notice of Sale** – Montgomery County, Ohio Common Pleas Case No. 2020 CV 02662. Tax Ease Ohio II, LLC v. James W. Rose, Jr., 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 16509 0036; For guidance only: Street Address: 1592 Seabrook Rd., Dayton, OH 45432; Minimum Acceptable Bid: \$15,546.19, PLUS 10% Buyer's Premium; Online bidding only at [www.OhioForeclosures.com](http://www.OhioForeclosures.com) beginning March 15, 2021 and if unsold, then again on April 12, 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](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.**