

PRIVATE SELLING OFFICER FORECLOSURE AUCTION - NOTICE OF SALE

In the Common Pleas Court of Montgomery County, Ohio, Case No. 2021 CV 00739

Brookville Enterprises, Inc. dba Brookhaven Nursing & Rehabilitation Center, Plaintiff vs. Charlene Cooper, *et al.*, Defendants.

9001 N. Dixie Dr., Dayton, OH 45414, Butler Twp., Montgomery County, Ohio, Parcel Nos. A01 00308 0008, A01 00308 0064 & A01 00308 0174 (the street address for guidance only)

Private Selling Officer will sell such real property online at www.OhioForeclosures.com, to the highest bidder of at least \$14,000.00, which is two thirds of the sheriff's \$21,000.00 appraisal, plus a ten percent (10%) buyer's premium added to the high bid, for the property located at 9001 N. Dixie Dr., Dayton, OH 45414. The sale will begin on November 4, 2021 and end on November 11, 2021 at 2:00PM EST. If said property does not receive a sufficient bid, it will be offered for sale, with the same minimum bid, under the same terms and conditions, and on the same website of the first sale, beginning December 1, 2021 and ending December 8, 2021 at 2:00PM EST. Deposit of \$5,000.00 shall be wire transferred, by the Purchaser, to Standard Title Co. no later than 2:00PM EST the day following auction end. Balance of the full purchase price, including 10% buyer's premium, shall be wire transferred to Standard Title Co. no later than thirty (30) days following the confirmation of sale. The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover. Full legal description and other details available at www.OhioForeclosures.com.