

PRIVATE SELLING OFFICER FORECLOSURE AUCTION - NOTICE OF SALE

In the Common Pleas Court of Montgomery County Ohio, Case No. 2021 CV 01008

Velocity Commercial Capital, LLC, Plaintiff vs. DNH Project, LLC, *et al.*, Defendants.

243 Kenwood Ave., Dayton, OH 45405 – R72 06809 0032, Montgomery County, Ohio

Private Selling Officer will sell such real property online at www.OhioForeclosures.com, to the highest bidder of at least \$12,000.00, which is two thirds of the sheriff's \$18,000.00 appraisal, plus a ten percent (10%) buyer's premium added to the high bid, for the property located 243 Kenwood Ave., Dayton, OH 45405. The sale will begin on November 2, 2021 and end on November 9, 2021 at 11:00AM EST. If said property does not receive a sufficient bid, it will be offered for sale, with no minimum bid, and on the same website of the first sale, beginning November 30, 2021 and ending December 7, 2021 at 11:00AM EST. Deposit of \$5,000.00 shall be wire transferred, by the Purchaser, to Standard Title 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 Safe 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.