

Notice of Sale – Montgomery County, Ohio Common Pleas Case No. 2021 CV 03705. Tax Easement Ohio II, LLC V. The Unknown Administrator, Executor or Fiduciary, Unknown Heirs, Next of Kin, Unknown Spouses, Devisees, Legatees, Creditors and Beneficiaries of Estate of Doris J. Washburn, Deceased, 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 00614 0045; For guidance only: Street Address: 525 Oakview Dr., Dayton, OH 45429; Minimum Acceptable Bid: \$28,561.16, PLUS 10% Buyer's Premium; Online bidding only at www.OhioForeclosures.com beginning July 6, 2023 and ending July 13, 2023 and if unsold, then again on July 20, 2023 and ending on July 27, 2023; 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. The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover. 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.**