

PRIVATE SELLING OFFICER FORECLOSURE AUCTION - NOTICE OF SALE

In the Common Pleas Court of Montgomery County Ohio, Case No. 2023 CV 05502

Union Savings Bank, Plaintiff vs. Mary Ellen Grass, as possible heir to the Estate of Phyllis Westerfield, *et al.*, Defendants.

1669 Tuttle Ave., Dayton, OH 45403, Parcel No. R72 15209 0086, Montgomery County, Ohio

Private Selling Officer will sell such real property online at www.ForeclosureAuctions.com, to the highest bidder of at least \$36,000.00, which is two thirds of the sheriff's \$54,000.00 appraisal, plus a ten percent (10%) buyer's premium added to the high bid, for the property located 1669 Tuttle Ave., Dayton, OH 45403. The sale will begin at least seven (7) days prior to the sale end date of July 16, 2024. 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 at least seven (7) days prior to the second sale end date of July 30, 2024. 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 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.ForeclosureAuctions.com.