

Notice of Sale – Montgomery County, Ohio Common Pleas Case No. 2024 CV 03578. Tax Ease Ohio V, LLC V. Erik M. Guzman-Angel, 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 09708 0029; For guidance only: Street Address: 705 Clement Ave., Dayton, OH 45417; Minimum Acceptable Bid: \$15,405.71, PLUS 10% Buyer's Premium; Online bidding only at www.ForeclosureAuctions.com beginning September 11, 2024 and ending September 18, 2024 and if unsold, then again on September 25, 2024 and ending on October 2, 2024; 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.ForeclosureAuctions.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.**