



John McManus

Montgomery County Treasurer

451 W. Third Street | Dayton, OH 45422

Phone: (937) 225-4010 | Fax: (937) 496-7122

Office Hours: Monday through Friday 8 a.m. to 5 p.m.

Prepayment Program

Many people find making year-round payments is the most convenient way to pay their property taxes; particularly if they have recently paid off a mortgage and are accustomed to paying monthly installments or find it easier to pay from automatic bank draft. Mobile homes are not eligible for prepayment.

To enroll, please complete the application below. **All property taxes must be current to enroll in this program.**

Please **choose one** of the available billing options to suit your needs:

- MONTHLY BANK DRAFT EFT** - Half year taxes are divided into monthly payments (August - January toward 1st half bill & February - July toward 2nd half bill) which are **automatically withdrawn from your bank account.** You will receive a bank draft schedule in the mail.

- SEMI-ANNUAL BANK DRAFT EFT**- Semi-annual tax payments are **automatically withdrawn from your bank account.** You will receive a bank draft notice every January & June.

- MONTHLY COUPON BILLING** - Half year taxes are divided into monthly payments (August - January toward 1st half bill & February - July toward 2nd half bill). You will receive monthly paper coupons in the mail.



John McManus
Montgomery County Treasurer

Judicial Foreclosure

Montgomery County Sheriff Foreclosures Sales - SUMMARY

*****PLEASE NOTE CHANGES TO TAX LIEN SALES*****
 Effective June 10th, 2022, Montgomery County Sheriff's Office will conduct Tax Lien Sales along with the Mortgage Foreclosure Sales on the "Official Foreclosure Auction Site" every Friday and start promptly at 9:00 AM Eastern Time (EST).

Effective January 7th, 2022, the Montgomery County Sheriff's Office will conduct the sale of all real estate subject to foreclosure on the "Official Foreclosure Auction Site" operated by Realauction. This new process is accordance with Realauction and the Ohio Department of Administrative Services contract. For detailed information on electronic foreclosure sales and bidder training please contact Realauction at (877) 361-7325, customerservice@realauction.com or https://www.realauction.com. Our electronic foreclosure auction web address is https://montgomery.sheriffsaleauction.ohio.gov which will be active and available for registration December 7th, 2021. Please note that it is the responsibility of any prospective bidder to familiarize themselves with the new procedures.

NOTE: In-person auction will continue to be held for all Treasurer Tax Sales until further notice. The auction will occur at 10 AM EST, the first Thursday of every month at The Montgomery County Administration building 451 W. Third St. Dayton, Ohio, 45422, lower level auditorium.

Website updated: 06/07/2022 Auction dates: 05/20/0022 thru 09/16/0022

[Mortgage Foreclosures](#)
 [Treasurers Tax Sales](#)
 [Treasurers Tax LIEN Sales](#)
 [Go to Bottom](#)
 [Go to Top](#)

Enter New Auction Dates

Active = Still scheduled for sale	Sold = The property sold on the "Sale Date"
Cancelled * = Sale cancelled by the Court	No Bid * = There were no bid on the "Sale Date"
DCR = Advertised in the Daily Court Reporter	* = May or may not come up again
<p>This web site is provided as a public service and updated weekly. However, the information provided is limited and not required by law. The legally mandated description of properties is published in the DAYTON DAILY NEWS. If you have additional questions concerning the purchase of property at Sheriff's sale or the filing of any legal pleadings, please contact your attorney. Employees of the Sheriff's Office are not permitted to give legal advice.</p>	

There are several types of foreclosure sales, i.e. mortgage foreclosures, tax lien foreclosures, and treasurer's tax sales. Click on "Treasurers Tax Sales" and you will find a listing of all properties for sale through tax foreclosure cases initiated by the Treasurer's Office.

If you are interested in viewing properties for sale through mortgage foreclosures and most of the tax lien foreclosure sales, click on the appropriate link or simply scroll down the page. Please note the important information in yellow box.

Website: mcohiosheriff.org



John McManus
 Montgomery County Treasurer

Judicial Foreclosure

[Mortgage Foreclosures](#)

[Treasurers Tax Sales](#)

[Treasurers Tax LIEN Sales](#)

[Go to Bottom](#)

[Go to Top](#)

Active = Still scheduled for sale	Sold = The property sold on the "Sale Date"
Cancelled * = Sale cancelled by the Court	No Bid * = There were no bid on the "Sale Date"
* = May or may not come up again, the Sheriff's office does not know	
<p>This web site is provided as a public service and updated weekly. However, the information provided is limited and not required by law. The legally mandated description of properties is published in the DAYTON DAILY NEWS. If you have additional questions concerning the purchase of property at Sheriff's sale or the filing of any legal pleadings, please contact your attorney. Employees of the Sheriff's Office are not permitted to give legal advice.</p>	

TREASURER'S TAX SALES

NOTE: In-person auction will continue to be held for all Treasurer Tax Sales until further notice. The auction will occur at 10 AM EST, the first Thursday of every month at The Montgomery County Administration building 451 W. Third St. Dayton, Ohio, 45422, lower level auditorium. The successful bidder must deposit \$1,000.00 PLUS TRANSFER AND RECORDING FEES immediately following the sale. We will accept cash, certified check or a personal check with proper ID and signed in our presence for the deposit. The personal check must be drawn off of a local bank. The unpaid balance must be paid to the Montgomery County Sheriff by certified or cashier's check within fifteen (15) days from the date the confirmation of sale is filed by the plaintiff's attorney. All deeds will be prepared by the attorney of record and recorded by the Montgomery County Sheriff's Office within 14 days of receiving final payment from the purchaser.

SaleDate	Case	Case Address	Zip	MinBid	Status
06-02-2022	2021 CV 00969	BRIDGE STREET, DAYTON	45402	\$ 5,164.36	NO BID, NO SALE
06-02-2022	2021 CV 00970	1011 BRIDGE STREET, DAYTON	45402	\$ 9,418.19	SOLD \$ 9,418.19
06-02-2022	2021 CV 01272	1808-1810 W RIVERVIEW AVENUE, DAYTON	45402	\$ 14,030.00	NO BID, NO SALE
06-02-2022	2021 CV 01517	243 SOUTH CONOVER STREET, DAYTON	45402	\$ 4,180.00	NO BID, NO SALE
06-02-2022	2021 CV 03077	103 WEST MAIN STREET, NEW LEBANON	45345	\$ 10,170.00	NO BID, NO SALE
07-07-2022	2020 CV 04536	2640 BLANCHARD AVENUE, DAYTON	45439	\$ 14,733.16	ACTIVE
07-07-2022	2021 CV 00969	BRIDGE STREET, DAYTON	45402	\$ 5,164.36	ACTIVE
07-07-2022	2021 CV 01272	1808-1810 W RIVERVIEW AVENUE, DAYTON	45402	\$ 14,030.00	ACTIVE
07-07-2022	2021 CV 01324	4621 FREE PIKE, DAYTON	45416	\$ 16,066.11	ACTIVE
07-07-2022	2021 CV 01405	1715 WEST RIVERVIEW AVE, DAYTON	45402	\$ 4,790.00	ACTIVE
07-07-2022	2021 CV 01438	4236 SYLVAN RD, DAYTON	45417	\$ 9,281.19	ACTIVE
07-07-2022	2021 CV 01517	243 SOUTH CONOVER STREET, DAYTON	45402	\$ 4,180.00	ACTIVE
07-07-2022	2021 CV 02071	838 SOUTH EVILID AVENUE, DAYTON	45402	\$ 7,380.00	ACTIVE
07-07-2022	2021 CV 02816	4230 FREUDENBERGER AVENUE, DAYTON	45417	\$ 6,000.00	ACTIVE
07-07-2022	2021 CV 02817	4228 FREUDENBERGER AVENUE, TROTWOOD	45417	\$ 6,000.00	ACTIVE
07-07-2022	2021 CV 03077	103 WEST MAIN STREET, NEW LEBANON	45345	\$ 10,170.00	ACTIVE
07-07-2022	2021 CV 03243	442 OAK STREET, DAYTON	45410	\$ 9,760.64	CANCELLED
07-07-2022	2021 CV 03246	124 WALTON AVENUE, DAYTON	45417	\$ 4,632.93	ACTIVE
07-07-2022	2021 CV 03318	8320 DELPHOS AVENUE, DAYTON	45417	\$ 10,939.13	ACTIVE
07-07-2022	2021 CV 03449	24 MCCLURE STREET, DAYTON	45403	\$ 12,305.54	ACTIVE
07-07-2022	2021 CV 03477	2345-2347 GERMANTOWN STREET, DAYTON	45408	\$ 26,201.12	ACTIVE
07-07-2022	2021 CV 03583	831 E MELFORD AVENUE, DAYTON	45405	\$ 7,862.02	ACTIVE
08-04-2022	2020 CV 04505	13 BOLTEN STREET, DAYTON	45403	\$ 4,320.00	ACTIVE
08-04-2022	2020 CV 04754	PAUL LAURENCE DUNBAR ST, GREENCASTLE ST, 369 SOUTH BROADWAY, DAYTON	45402	\$ 111,880.00	ACTIVE
08-04-2022	2021 CV 03426	124 WALTON AVENUE, DAYTON	45417	\$ 4,632.93	ACTIVE
08-04-2022	2021 CV 03558	525-527 NOTRE DAME AVENUE, DAYTON	45404	\$ 7,276.61	ACTIVE
08-04-2022	2021 CV 03579	220-222 OXFORD AVENUE, DAYTON	45402	\$ 27,046.33	ACTIVE
08-04-2022	2021 CV 03585	4551 PENNYSTON AVENUE, DAYTON	45424	\$ 11,812.20	ACTIVE
08-04-2022	2021 CV 04020	1017 WEST SECOND STREET, DAYTON	45402	\$ 4,590.00	ACTIVE

[Mortgage Foreclosures](#)

[Treasurers Tax Sales](#)

[Treasurers Tax LIEN Sales](#)

[Go to Bottom](#)

[Go to Top](#)

Active = Still scheduled for sale	Sold = The property sold on the "Sale Date"
Cancelled * = Sale cancelled by the Court	No Bid * = There were no bid on the "Sale Date"
* = May or may not come up again, the Sheriff's office does not know	
<p>This web site is provided as a public service and updated weekly. However, the information provided is limited and not required by law. The legally mandated description of properties is published in the DAYTON DAILY NEWS. If you have additional questions concerning the purchase of property at Sheriff's sale or the filing of any legal pleadings, please contact your attorney. Employees of the Sheriff's Office are not permitted to give legal advice.</p>	

Case number (for research purposes)

After clicking on the "Treasurers Tax Sales" link, this is the page that will come up. You will find the date of sale, the address of the property for sale, and the minimum bid and case status.

Please also note that there is an associated case number for each property. This case number can be entered into the Public Records Online website through the Clerk of Courts as shown previously.



John McManus
Montgomery County Treasurer

Depositor Foreclosure



John McManus
Montgomery County Treasurer

Depositor Foreclosure Application

PARCEL NUMBER(S) _____

Applicant Information

Applicant Full Name: _____

Business Name(s): _____

Primary Address: _____

City: State: Zip: _____

Home Phone: _____ Work Phone: _____ Mobile Phone: _____

E-Mail Address: _____

In a few words, please let us know how you found out about the depositor foreclosure program?

Do you own other properties in Montgomery County? Yes No

If Yes, you must list address(es) for ALL other owned properties*:

**Use the back of this sheet for additional space.*

Property Information:

Address of the Property/Properties: _____

Type of Property: Vacant Lot Lot with Structure

Reason for Acquiring Property:

Yard Extension Rehab of Existing Structure* New Construction

*If you checked "Rehab of Existing Structure" please check a reason for rehab below:

Primary Residence Rental Income Sell for Profit Operate Business

If you identify a property that you believe may be eligible for foreclosure, contact the Delinquency Department at the Treasurer's Office at 937-225-4010. We will confirm eligibility and inform you if the parcel is already slated for foreclosure. If it is not already slated and if it is eligible, a taxpayer may initiate a foreclosure on his or her own by filing an application for a Depositor Foreclosure with the Treasurer's Office.

It is important to note that a Depositor Foreclosure can take approximately 9 to 12 months to complete. Additionally, the foreclosure will be requested in the Treasurer's own name rather than the depositor.



John McManus
Montgomery County Treasurer

Delinquency Payment Plans

What is a Delinquency Payment Plan

A delinquency payment plan is a contract between a taxpayer and the Montgomery County Treasurer's Office. Taxpayers who are behind on paying their property taxes MAY be eligible for a monthly payment plan. The payment plan requires a downpayment and regular monthly payments to bring taxes up to date. Further penalties and interest will not be applied while you are on a good standing payment plan. A good standing payment plan will protect a property from a tax foreclosure or having a tax lien sold. IF the plan is voided for non-payment, those protections will no longer apply.

Requirements

To start a delinquent payment plan, a downpayment is REQUIRED. A downpayment on a basic payment plan requires 20% of the total amount due to include total delinquency and full year current taxes. However this is subject to change in the month the current taxes are due.

YOU MUST make your monthly payments. If monthly payments are missed, the payment plan will void and any penalties and interest will be added back into your taxes.



John McManus
Montgomery County Treasurer



John McManus

Montgomery County Treasurer

451 W. Third Street | Dayton, OH 45422

Phone: (937) 225-4010 | Fax: (937) 496-7122

Office Hours: Monday through Friday 8 a.m. to 5 p.m.

Please know that the Treasurer's Office is always here to assist you. We have a dedicated team of delinquency specialists who can walk you through the process and shed additional light on how the tax delinquency process works in Montgomery County. If you are interested in making an appointment with a specialist, call the number above.

THANK YOU