

**Sheriff's Sales of Real Estate**  
**Clermont County Sheriff's Office**  
**4470 State Route 222 Batavia, OH 45103**  
**www.clermontsheriff.org**

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Important: This list is provided for informational purposes only. The Clermont County Sheriff's Office assumes no liability for erroneous information. For the properties listed here, an Order of Sale has been received, an exterior only appraisal has been performed and a sale date has been set. The Sheriff's Office has no information on foreclosures prior to the Court ordering the sale. A sale may be cancelled at any time before the actual sale.

<u>Case#</u>	<u>Auction Date /</u>	<u>Address / PPN</u>	<u>Plaintiff...</u>	<u>Vs.</u>	<u>Defendant...</u>	<u>Lawyer / Phone #</u>	<u>Exterior</u>	<u>Appraisal</u>	<u>Opening Bid</u>
2025-CVE-0724	6/16/2026 / 6/30/2026	1360 RIDGECREST DRIVE MILFORD, OH 45150  184612.026	NATIONSTAR MORTGAGE LLC		PHILLIP T. FRANKS, JR.; JESSICA FRANKS	PAUL M. NALEPKA 954-564-0071		\$275,000.00	<i>Cancelled</i>
2025-CVE-1375	6/16/2026 / 6/30/2026	4377 TERRACE DRIVE CINCINNATI, OH 45245  414245C048.	VILLAGE CAPITAL & INVESTMENT LLC		SEQUANDA ELIZABETH HEATON, ET AL.	ETHAN CLUNK 330-436-0300		\$240,000.00	<i>Cancelled</i>
2024-CVE-1678	6/16/2026 / 6/30/2026	125 KELLY DRIVE WILLIAMSBURG, OH 45176  531331.273	PRIMARY RESIDENTIAL MORTGAGE, INC.		CODY BURNS, ET AL.	JOSHUA J. EPLING 440-600-5500		\$345,000.00	\$230,000.00
2025-CVE-0300	6/16/2026 / 6/30/2026	401 PINEBLUFF DRIVE LOVELAND, OH 45140  182518G225	NATIONSTAR MORTGAGE LLC		ROGER MADDEN JR., ET AL.	MARK R. LEMBRIGHT 216-588-1500		\$390,000.00	\$260,000.00