



# Sheriff's Sales of Real Estate

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Clermont County Sheriff's Office - 4470 St. Rt. 222 Batavia, OH 45103

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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. 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. NOTE: When arriving for sales, please park in the Municipal Court parking lot adjacent to the Sheriff's Office Visitor's lot and use the sidewalk to access the Sheriff's Office

*"In pursuance of an Order of Sale in the below entitled actions, I will offer for sale at public auction, held at the Clermont County Sheriff's Office Training Room, 4470 St. Rt. 222, Batavia OH, in Clermont County on Tuesday of the below mentioned date, at 10:00 o'clock A.M. the following described real estate, situated in the County of Clermont and State of Ohio. For the purposes of the foreclosure sales, exterior only appraisals were performed and bidding starts at 2/3 of the appraised value. Foreclosure sales involving residential property will require a deposit from the 3rd party purchaser as prescribed by O.R.C. Sec. 2329.211. Foreclosure sales involving commercial property will require a deposit from a 3rd party purchaser in the amount of 10% of the purchase price. Pursuant to Local Court Rule 11.3, notwithstanding any language to the contrary in the Entry Confirming Sale, and in accordance with O.R.C. Sec. 2329.36(C) and 2327.02(C), 3rd party purchasers will be required to pay the conveyance tax, transfer fee and deed recording fee. If the property does not receive a sufficient bid, it shall be offered for sale at the same location and time on the 2nd advertised date without the required minimum bid. The 3rd party purchaser shall be responsible for those costs, allowances and taxes that the proceeds of the sale are insufficient to cover. For the purposes of the tax sales, a judgment amount has been set and bidding starts at that value. Tax sales will require a deposit from the purchaser in the amount of 10% of the purchase price. For all sales, balance will be due 30 days from the Confirmation of Sale."... Sheriff Robert S. Leahy .*

Case# Auction Date	Address / PPN	Plaintiff...	Vs.	Defendant...	Lawyer / Phone #	Exterior Appraisal	Opening Bid
2016-CVE-0137 3/26/2019	4636 Locust Grove Ct Batavia, OH 45103  413104C369.	Bank of America, N.A.		Dennis P. Libengood, et al.	ROBERT R HOOSE 330-436-0300	\$110,000.00	\$73,333.33
2017-CVE-0232 3/26/2019	4631 Melody Lane Cincinnati, OH 45245  413105F217.	Selene Finance LP		Tracy Callahan et al.	KATHERINE A SIMONE 513-396-8100	\$180,000.00	\$120,000.00
2017-CVE-1205 3/26/2019	4521 New Market Court Batavia, OH 45103  417001E277., 417001E279.	Willowbrook Community Services Association		Kerry Calia, et al.	F. PETER COSTELLO 440-600-5500 EXT 111	\$80,000.00	\$53,333.34
2018-CVE-0175 3/26/2019	1390 Finch Lane Milford, OH 45150  182402F207.	Village Capital & Investment, LLC		Shannon Parisi Gentry, et al.	KATHERINE A SIMONE 513-396-8100	\$150,000.00	\$100,000.00
2018-CVE-1365 3/26/2019	COMMERCIAL VACANT LOT- ROHLING OAKS DRIVE CINCINNATI, OH 45245  413217G262.	SCHIMPF, GINOCCHIO, & KEHRES CO., LPA		BARRY DARREN MULLINS CORP.	Karen Comisar Prescott 513-561-5900	\$60,000.00	\$1.00