

PRIVATE AUCTION 2/20/2024

Case #	Auction Date	Plaintiff	Defendant	Address	Parcel #	Appraisal	Opening Bid	2024 Taxes *	Tax Per Day	Prorated to 2/20/2024**	2023 Taxes Due	Delinquent Taxes ***	Total Due
2023-CVE-0441	2/20/2024	US BANK NATIONAL ASSOCIATION	DAVID W HOWARD, ET AL	6034 MARSH CIRCLE LOVELAND OHIO 45140	112208F288.			\$3,587.54	\$9.83	\$501.27	\$1,793.77	\$0.00	\$2,295.04

** Based on 2023 Tax Rate*
*** Per House Bill 390 - 2329.31 2c*
****Includes Special Assessments and Penalties (if applicable)*
(Subject to change without notice)

SHERIFF SALES 7/9/2024

Case #	Auction Date	Plaintiff	Defendant	Address	Parcel #	Appraisal	Opening Bid	2024 Taxes *	Tax Per Day	Prorated to 7/9/2024**	2023 Taxes Due	Delinquent Taxes ***	Total Due
2023-CVE-1105	7/9/2024	FREEDOM MORTGAGE CORPORATION	MICHAEL THOMAS HIMEBAUCH, ET AL.	313 S 4TH ST WILLIAMSBURG, OH 45176	531302B010A	\$150,000.00	\$100,000.00	\$1,529.60	\$4.19	\$800.42	\$764.80	\$0.00	\$1,565.22
2023-CVE-0859	7/9/2024	GUARDIAN SAVINGS BANK	KATI S KISER, ET AL.	713 WILLOW STREET WILLIAMSBURG, OH 45176	531324.092.	\$70,000.00	\$46,666.67	\$1,045.10	\$2.86	\$546.89	\$522.55	\$0.00	\$1,069.44
2023-CVE-0898	7/9/2024	NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER	ANDREW L. ROBERTS, ET AL	3754 STARLING ROAD BETHEL, OH 45106	323018G092.	\$350,000.00	\$233,333.34	\$3,412.34	\$9.35	\$1,785.64	\$1,706.17	\$0.00	\$3,491.81

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SHERIFF SALES 7/2/2024

Case #	Auction Date	Plaintiff	Defendant	Address	Parcel #	Appraisal	Opening Bid	2024 Taxes *	Tax Per Day	Prorated to 7/2/2024**	2023 Taxes Due	Delinquent Taxes ***	Total Due
2024-CVE-0072	7/2/2024	JEANNIE M. ZURMEHLY, TREASURER OF CLERMONT COUNTY, OHIO	DONNA L. BROCK, ET AL.	1.377 ACRES ON STATE ROUTE 28, ADJACENT TO THE PROPERTY AT 1477 STATE ROUTE 28 GOSHEN TOWNSHIP, OH 45140	112208F107.	\$13,540.00	\$13,540.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,540.00	\$13,540.00
2017-CVE-0682	7/2/2024	JEANNIE M. ZURMEHLY, TREASURER OF CLERMONT COUNTY, OHIO	DONALD W. COMBS, ET AL.	1779 PARKER ROAD MILFORD, OH 45150	112209A062.	\$32,714.00	\$32,714.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,714.00	\$32,714.00
2015-CVE-0611	7/2/2024	JEANNIE M. ZURMEHLY, TREASURER OF CLERMONT COUNTY, OHIO	DONALD W. COMBS, ET AL.	1503 STATE ROUTE 28 AND ADJACENT 5.001 ACRES LOVELAND, OH 45140	112208F103. 112208F114.	\$89,008.00	\$89,008.00	\$0.00	\$0.00	\$0.00	\$0.00	\$89,008.00	\$89,008.00

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SHERIFF SALES 6/25/2024

Case #	Auction Date	Plaintiff	Defendant	Address	Parcel #	Appraisal	Opening Bid	2024 Taxes *	Tax Per Day	Prorated to 6/25/2024**	2023 Taxes Due	Delinquent Taxes ***	Total Due
2023-CVE-0748	6/25/2024	CARRINGTON MORTGAGE SERVICES, LLC	RICKY L. RICHESON, ET AL.	3395 JACKSON PIKE BATAVIA, OH 45103	152310P034.	\$70,000.00	\$46,666.67	\$1,005.36	\$2.75	\$487.53	\$502.68	\$0.00	\$990.21
2023-CVE-0888	6/25/2024	U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST	SHERYL ARMSTRONG AKA SHERYL JOY ARMSTRONG	5776 STATE ROUTE 132 GOSHEN, OH 45122	302903B096.	\$55,000.00	\$36,666.67	\$1,233.64	\$3.38	\$598.23	\$616.82	\$0.00	\$1,215.05
2023-CVE-0864	6/25/2024	PENNYMAC LOAN SERVICES, LLC	ANNA M. ROSE, ET AL	28 HITCHCOCK LANE AMELIA, OH 45102	032022E006G	\$135,000.00	\$90,000.00	\$1,957.78	\$5.36	\$949.39	\$978.89	\$0.00	\$1,928.28
2023-CVE-0864	6/25/2024	PENNYMAC LOAN SERVICES, LLC	ANNA M. ROSE, ET AL	28 HITCHCOCK LANE AMELIA, OH 45102	032022E011G	\$135,000.00	\$90,000.00	\$325.26	\$0.89	\$157.73	\$162.63	\$0.00	\$320.36
2022-CVE-1080	6/25/2024	THE COMMONS OF EASTGATE CONDOMINIUM UNIT OWNERS ASSOCIATION, INC., ET AL.	JOSHUA V. JONES, ET AL.	1077 KENSINGTON LANE CINCINNATI, OH 45245	416501K182.	\$150,000.00	\$100,000.00	\$2,736.86	\$7.50	\$1,327.19	\$1,368.43	\$0.00	\$2,695.62
2018-CVE-1465	6/25/2024	U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CABANA SERIES IV TRUST	Jo Ann Midgley, et al.	288 Plum Street Owensville, OH 45160	311204B067B	\$35,000.00	\$23,333.34	\$909.20	\$2.49	\$440.90	\$454.60	\$0.00	\$895.50
2018-CVE-1465	6/25/2024	U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CABANA SERIES IV TRUST	Jo Ann Midgley, et al.	288 Plum Street Owensville, OH 45160	311204B068B	\$35,000.00	\$23,333.34	\$62.92	\$0.17	\$30.51	\$31.46	\$0.00	\$61.97

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SHERIFF SALES 6/18/2024

Case #	Auction Date	Plaintiff	Defendant	Address	Parcel #	Appraisal	Opening Bid	2024 Taxes *	Tax Per Day	Prorated to 6/18/2024**	2023 Taxes Due	Delinquent Taxes ***	Total Due
2024-CVE-0072	6/18/2024	JEANNIE M. ZURMEHLY, TREASURER OF CLERMONT COUNTY, OHIO	DONNA L. BROCK, ET AL.	1.377 ACRES ON STATE ROUTE 28, ADJACENT TO THE PROPERTY AT 1477 STATE ROUTE 28 GOSHEN TOWNSHIP, OH 45140	112208F107.	\$13,540.00	\$13,540.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,540.00	\$13,540.00

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SHERIFF SALES 6/11/2024

Case #	Auction Date	Plaintiff	Defendant	Address	Parcel #	Appraisal	Opening Bid	2024 Taxes *	Tax Per Day	Prorated to 6/11/2024**	2023 Taxes Due	Delinquent Taxes ***	Total Due
2024-CVE-0113	6/11/2024	LAKEVIEW LOAN SERVICING, LLC	TIMOTHY JOSEPH SHOUSE, ET AL.	867 WILLOW STREET WILLIAMSBURG, OH 45176	531324.048.	\$180,000.00	\$120,000.00	\$1,952.68	\$5.35	\$872.02	\$976.34	\$0.00	\$1,848.36
2020-CVE-0488	6/11/2024	Southern Hills Community Bank, Successor in Interest to the Ripley Federal Savings Bank	Dale E. Fetters aka Dale Edwin Fetters, et al.	2677 Airport Road Bethel, OH 45106	323023D021P	\$300,000.00	\$200,000.00	\$1,228.42	\$3.37	\$548.58	\$614.21	\$0.00	\$1,162.79
2020-CVE-0488	6/11/2024	Southern Hills Community Bank, Successor in Interest to the Ripley Federal Savings Bank	Dale E. Fetters aka Dale Edwin Fetters, et al.	2677 Airport Road Bethel, OH 45106	323023D179P	\$300,000.00	\$200,000.00	\$2,387.06	\$6.54	\$1,066.00	\$1,193.53	\$0.00	\$2,259.53
2023-CVE-1310	6/11/2024	TIKVA PARTNERS LLC	THE UNKNOWN HEIRS AT LAW, DEVISEES, LEGATEES, ADMINISTRATORS, AND EXECUTORS OF THE ESTATE OF RICHARD J. STACKHOUSE, DECEASED, ET AL.	6021 MEADOW AVENUE GOSHEN, OH 45122	114313F058.	\$200,000.00	\$133,333.34	\$2,360.16	\$6.47	\$1,053.99	\$2,360.16	\$118.01	\$3,532.16

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SHERIFF SALES 6/4/2024

Case #	Auction Date	Plaintiff	Defendant	Address	Parcel #	Appraisal	Opening Bid	2024 Taxes *	Tax Per Day	Prorated to 6/4/2024**	2023 Taxes Due	Delinquent Taxes ***	Total Due
2023-CVE-0406	6/4/2024	CITIZENS BANK, NA	CAITLYNN A. NOE, ET AL.	4302 GARY LANE BATAVIA, OH 45103	014506.005.	\$75,000.00	\$50,000.00	\$1,462.78	\$4.01	\$625.19	\$731.39	\$0.00	\$1,356.58

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SHERIFF SALES 5/21/2024

Case #	Auction Date	Plaintiff	Defendant	Address	Parcel #	Appraisal	Opening Bid	2024 Taxes *	Tax Per Day	Prorated to 5/21/2024**	2023 Taxes Due	Delinquent Taxes ***	Total Due
2023-CVE-0671	5/21/2024	PRIMELENDING, A PLAINSCAPITAL COMPANY	KATRINA SUE KEPHART, ET AL	6637 OAKLAND RD LOVELAND, OH 45140	112203A104.	\$70,000.00	\$46,666.67	\$2,189.06	\$6.00	\$851.63	\$1,094.53	\$0.00	\$1,946.16
2023-CVE-0342	5/21/2024	VILLAGE AT CONDOMINIUM ASSOCIATION, INC.	TERESA S. KNABB, ET AL.	997 CEDAR RIDGE DRIVE, UNIT 7 CINCINNATI, OH 45245	286701B707.	\$120,000.00	\$80,000.00	\$2,033.62	\$5.57	\$791.16	\$2,033.62	\$3,129.96	\$5,954.74
2023-CVE-0412	5/21/2024	U.S. BANK NATIONAL ASSOCIATION	STEPHEN TYLER TSANGES, ET AL.	149 S. CHARITY STREET BETHEL, OH 45106	360311.203A	\$135,000.00	\$90,000.00	\$2,124.12	\$5.82	\$826.37	\$1,735.02	\$0.00	\$2,561.39
2023-CVE-0584	5/21/2024	FIFTH THIRD BANK, NATIONAL ASSOCIATION FKA FIFTH THIRD BANK SUCCESSOR BY MERGER TO FIFTH THIRD MORTGAGE COMPANY	WILLIAM T. JEFFERS JR, ET AL	120 E CHARLES ST. BATAVIA, OH 45103	065703.020.	\$150,000.00	\$100,000.00	\$2,019.66	\$5.53	\$785.73	\$1,009.83	\$0.00	\$1,795.56

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SHERIFF SALES 5/7/2024

Case #	Auction Date	Plaintiff	Defendant	Address	Parcel #	Appraisal	Opening Bid	2024 Taxes *	Tax Per Day	Prorated to 5/7/2024**	2023 Taxes Due	Delinquent Taxes ***	Total Due
2023-CVE-0778	5/7/2024	FREEDOM MORTGAGE CORPORATION	SARAH PHILHOWER, ET AL.	7039 SHILOH RD. GOSHEN, OH 45122	114331.018.	\$95,000.00	\$63,333.33	\$2,723.12	\$7.46	\$954.96	\$1,361.56	\$0.00	\$2,316.52

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SHERIFF SALES 4/30/2024

Case #	Auction Date	Plaintiff	Defendant	Address	Parcel #	Appraisal	Opening Bid	2024 Taxes *	Tax Per Day	Prorated to 4/30/2024**	2023 Taxes Due	Delinquent Taxes ***	Total Due
2022-CVE-1161	4/30/2024	THE MONEY SOURCE, INC.	ANA MAYES, ET AL.	2564 SWINGS CORNER POINT ISABEL ROAD BETHEL, OH 45106	323013D140.	\$200,000.00	\$133,333.33	\$3,502.82	\$9.60	\$1,161.21	\$1,751.41	\$0.00	\$2,912.62
2023-CVE-0186	4/30/2024	U.S. BANK NATIONAL ASSOCIATION	JULIE YOUNG, ET AL.	5640 WILD ROSE LANE MILFORD, OH 45150	302906C023. 192404E078.	\$240,000.00	\$160,000.00	\$2,813.58	\$7.71	\$932.72	\$1,406.79	\$0.00	\$2,339.51

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Case #	Auction Date	Plaintiff	Defendant	Address	Parcel #	Appraisal	Opening Bid	2024 Taxes *	Tax Per Day	Prorated to 4/16/2024**	2023 Taxes Due	Delinquent Taxes ***	Total Due
2023-CVE-0406	4/16/2024	CITIZENS BANK, NA	CAITLYNN A. NOE, ET AL.	4302 GARY LANE BATAVIA, OH 45103	014506.005.	\$75,000.00	\$50,000.00	\$1,462.78	\$4.01	\$428.81	\$731.39	\$0.00	\$1,160.20
2019-CVE-0535	4/16/2024	SELECT PORTFOLIO SERVICING, INC.	PAULETTE POLLARD, ET AL.	1000 MINNING DRIVE BATAVIA, OH 45103	014726.019.	\$250,000.00	\$166,666.66	\$3,694.42	\$10.12	\$1,083.02	\$1,847.21	\$0.00	\$2,930.23

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Case #	Auction Date	Plaintiff	Defendant	Address	Parcel #	Appraisal	Opening Bid	2024 Taxes *	Tax Per Day	Prorated to 4/2/2024**	2023 Taxes Due	Delinquent Taxes ***	Total Due
2023-CVE-0494	3/19/2024	JEANNIE M. ZURMEHLY, TREASURER	CAROLYN ST. PIERRE, ET AL.	527 ASBURY AVENUE LOVELAND, OH 45140	17-14-32B-238, 17-14-32B-239, 17-14-32B-240, 17-14-32B-241, 17-14-32B-242, 17-14-32B-243, 17-14-32B-244	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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Case #	Auction Date	Plaintiff	Defendant	Address	Parcel #	Appraisal	Opening Bid	2024 Taxes *	Tax Per Day	Prorated to 3/19/2024**	2023 Taxes Due	Delinquent Taxes ***	Total Due
2023-CVE-0494	3/19/2024	JEANNIE M. ZURMEHLY, TREASURER	CAROLYN ST. PIERRE, ET AL.	527 ASBURY AVENUE LOVELAND, OH 45140	17-14-32B-238, 17-14-32B-239, 17-14-32B-240, 17-14-32B-241, 17-14-32B-242, 17-14-32B-243, 17-14-32B-244	\$0.00	\$19,111.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,111.00	\$19,111.00
2023-CVE-1018	3/19/2024	JEANNIE M. ZURMEHLY, TREASURER	JAMES V. CARSON, ET AL.	2858 STATE ROUTE 132 NEW RICHMOND, OH 45157	24-27-06C-043P, 25-27-06C-031P	\$0.00	\$10,198.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,198.00	\$10,198.00

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SHERIFF SALES 3/5/2024

Case #	Auction Date	Plaintiff	Defendant	Address	Parcel #	Appraisal	Opening Bid	2024 Taxes *	Tax Per Day	Prorated to 3/5/2024**	2023 Taxes Due	Delinquent Taxes ***	Total Due
2014-CVE-0150	3/5/2024	Ocwen Loan Servicing, LLC	Ralph T. Janzen and Mary Janzen, et al.	5713 Mellie Lane Milford, OH 45150	184012B102B	\$240,000.00	\$160,000.00	3538.12	\$9.69	\$630.08	\$1,769.06	\$0.00	\$2,399.14
2014-CVE-0150	3/5/2024	Ocwen Loan Servicing, LLC	Ralph T. Janzen and Mary Janzen, et al.	5713 Mellie Lane Milford, OH 45150	184012B103A	AS ABOVE	AS ABOVE	87.76	\$0.24	\$15.63	\$43.88	\$0.00	\$59.51
2014-CVE-0150	3/5/2024	Ocwen Loan Servicing, LLC	Ralph T. Janzen and Mary Janzen, et al.	5713 Mellie Lane Milford, OH 45150	184012B103B	AS ABOVE	AS ABOVE	307.16	\$0.84	\$54.70	\$153.58	\$0.00	\$208.28

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SHERIFF SALES 2/6/2024

Case #	Auction Date	Plaintiff	Defendant	Address	Parcel #	Appraisal	Opening Bid	2024 Taxes *	Tax Per Day	Prorated to 2/6/2024**	2023 Taxes Due	Delinquent Taxes ***	Total Due
2023-CVE-0923	2/6/2024	MERCHANTS NATIONAL BANK SUCCESSOR IN INTEREST TO THE CITIZENS BANK OF HIGGINSPO	RICHARD E. MCHENRY, ET AL	445 S. BROADWAY ST OWENSVILLE, OH 45160	311206A005P	\$80,000.00	\$53,333.33	\$1,947.96	\$5.34	\$197.46	\$1,947.96	\$3,322.15	\$5,467.57

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SHERIFF SALES 1/23/2024

Case #	Auction Date	Plaintiff	Defendant	Address	Parcel #	Appraisal	Opening Bid	2024 Taxes *	Tax Per Day	Prorated to 1/23/2024**	2023 Taxes Due	Delinquent Taxes ***	Total Due
2019-CVE-1445	1/23/2024	EAS SENSORSENSE, INC.	DAVID BICKMORE, ET AL.	1054 JER LES DRIVE MILFORD, OH 45150	184031.063.	\$175,000.00	\$116,666.67	\$2,853.66	\$7.82	\$179.82	\$2,853.66	\$0.00	\$3,033.48
2023-CVE-0581	1/23/2024	WILLOWBROOK COMMUNITY SERVICES ASSOCIATION	KAITLYN KNABE ET. AL.	4647 NORTHRIDGE DRIVE BATAVIA, OH 45103	417002A542.	\$135,000.00	\$90,000.00	\$2,057.56	\$5.64	\$129.65	\$2,057.56	\$0.00	\$2,187.21
2023-CVE-0265	1/23/2024	GUARDIAN SAVINGS BANK	UNKNOWN HEIRS, DEVISEES, LEGATEES, EXECUTORS, ADMINISTRATORS, SPOUSES, AND ASSIGNS OF RICHARD ZIELKE, ET AL.	6571 SHANNON BRANCH ROAD LOVELAND, OH 45140	112208A124.	\$185,000.00	\$123,333.33	\$5,341.94	\$14.64	\$336.62	\$5,341.94	\$0.00	\$5,678.56

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SHERIFF SALES 1/16/2024

Case #	Auction Date	Plaintiff	Defendant	Address	Parcel #	Appraisal	Opening Bid	2024 Taxes *	Tax Per Day	Prorated to 1/16/2024**	2023 Taxes Due	Delinquent Taxes ***	Total Due
2023-CVE-0117	1/16/2024	FIRST BANK	MICHAEL W. BROWN, ET AL.	4047 TIMBER CREEK DRIVE CINCINNATI, OH 45245	415318.001.	\$245,000.00	\$163,333.33	\$4,665.12	\$12.78	\$204.50	\$4,665.12	\$0.00	\$4,869.62
2022-CVE-0959	1/16/2024	WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIII-A	JUSTIN ZABEDIAH HARKER AKA JUSTIN HARKER, ET AL.	602 FERN CT CINCINNATI, OH 45244	414231A027.	\$180,000.00	\$120,000.00	\$2,642.88	\$7.24	\$115.85	\$2,642.88	\$760.42	\$3,519.15
2022-CVE-0105	1/16/2024	FIFTH THIRD BANK, NATIONAL ASSOCIATION	JASON E. KRAUS, ET AL.	1632 CAREY LANE BATAVIA, OH 45103	302912B146.	\$180,000.00	\$120,000.00	\$2,147.46	\$5.88	\$94.14	\$2,147.46	\$0.00	\$2,241.60

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SHERIFF SALES 1/09/2024

Case #	Auction Date	Plaintiff	Defendant	Address	Parcel #	Appraisal	Opening Bid	2024 Taxes *	Tax Per Day	Prorated to 1/09/2024**	2023 Taxes Due	Delinquent Taxes ***	Total Due
2023-CVE-0892	1/9/2024	JEANNIE M. ZURMEHLY, TREASURER OF CLERMONT COUNTY, OHIO	JAMIE DAHLHEIMER, ET AL.	.151 ACRES ON WILLOW LANE IN THE VILLAGE OF BETHEL, ADJACENT TO AND WEST OF THE PROPERTY LOCATED AT 423 S. EAST STREET BETHEL, OH 45106	360316.124P	\$3,578.00	\$3,578.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,578.00	\$3,578.00
2023-CVE-0751	1/9/2024	JEANNIE M. ZURMEHLY, TREASURER OF CLERMONT COUNTY, OHIO	PHILIP S. GARDNER, ET AL.	.159 ACRES ON FOREST AVENUE, ADJACENT TO THE PROPERTY LOCATED AT 173 FOREST AVENUE BATAVIA, OH 45103	060213A108.	\$4,002.00	\$4,002.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,002.00	\$4,002.00

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