



**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.

Case#						Exterior	
<u>Auction Date /</u>							
<u>Next Auction Date</u>	<u>Address / PPN</u>	<u>Plaintiff...</u>	<u>Vs.</u>	<u>Defendant...</u>	<u>Lawyer / Phone #</u>	<u>Appraisal</u>	<u>Opening Bid</u>
2024-CVE-0356 11/26/2024 / 12/10/2024	1034 GLENDALE DRIVE BATAVIA, OH 45103  414814C091	FIFTH THIRD BANK N.A.		MARY FRAN ALLEN, ET AL.	KYLE E. TIMKEN 614-220-5028	\$175,000.00	<i>Cancelled</i>
2024-CVE-0316 11/26/2024 / 12/10/2024	235 NORTH BROADWAY STREET OWENSVILLE, OH 45160  311204A.021P	LAKEVIEW LOAN SERVICING, LLC		ANDREW M. JOHNSON A/K/A ANDREW JOHNSON, ET AL	PAUL M. NALEPKA 954-564-0071	\$155,000.00	\$103,333.34
2024-CVE-0821 11/26/2024 / 12/10/2024	4636 RUMPKE ROAD CINCINNATI, OH 45245  414123.009	U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS2		KIMBERLY J. PICKELHEIMER AKA KIMBERLY PICKELHEIMER AND CHARLIE J. PICKELHEIMER AKA CHARLIE PICKELHEIMER, ET AL.	ROBERT R. HOOSE 330-436-0300	\$225,000.00	\$150,000.00
2024-CVE-1062 11/26/2024 / 12/10/2024	877 GAY STREET WILLIAMSBURG, OH 45176  531313.047, 531313.010P	U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST		CARL M. BAUER, ET AL.	ROBERT R HOOSE 330-436-0300	\$100,000.00	\$66,666.67