



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

Printed  
 11-21-2024 11:10:13

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-1095 1/7/2025 / 1/21/2025	26 MOUNT HOLLY LANE AMELIA, OH 45102  034442.010	AMERISAVE MORTGAGE CORPORATION		THOMAS MICHAEL SCULLY, ET AL.	CHRISTOPHER G. PHIL 513-396-8100	\$250,000.00	<i>Cancelled</i>
2022-CVE-0186 1/7/2025 /  1/21/2025	3584 GRAHAM ROAD FAYETTEVILLE, OH 45118  473407E079	THE BANK OF NEW YORK MELLON, SUCCEOR TO THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE CIT MROTGAGE LOAN TRUST, 2007-1 ASSET-BACKED CERTIFICATES, SERIES 2007-1		CRYSTAL BEVERLY, ET AL	ROBERT R HOOSE 330-436-0300	\$140,000.00	\$93,333.34
2023-CVE-0492 1/7/2025 / 1/21/2025	3873 DIECKMAN LANE CINCINNATI, OH 45245  414112.038	CLICK N' CLOSE, INC. FKA MID AMERICA MORTGAGE, INC.		ALBERT ILGENFRITZ, ET AL.	DANIEL A. COX 513-852-6066	\$160,000.00	\$106,666.67
2023-CVE-0904 1/7/2025 / 1/21/2025	6555 SMITH ROAD LOVELAND, OH 45140  112203F265	U.S. BANK NATIONAL ASSOCIATION		AARON C. AVRA, ET AL.	MARK R. LEMBRIGHT (216) 588-1500	\$350,000.00	\$233,333.34
2023-CVE-1390 1/7/2025 / 1/21/2025	5641 WITTMER MEADOWS DR MILFORD, OH 45150  182406E120, 182406E120T	TRUIST BANK SUCCESSOR BY MERGER TO SUNTRUST BANK SUCCESSOR BY MERGER TO SUNTRUST MORTGAGE, INC.		MARIA B. SAMMY AKA MARIA B. SCOTT AKA MARIA B. SHEAFE, ET AL.	BENJAMIN M. RODRIG (866) 519-1889	\$375,000.00	\$250,000.00

Case#

Exterior

Auction Date /

<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-0437 1/7/2025 /	3811 HAPPY HOLLOW RD WILLIAMSBURG, OH 45176	KEYBANK NATIONAL ASSOCIATION		DAVID I. SCHOEMER, ET AL.	BENJAMIN M. RODRIG 866-519-1889	\$100,000.00	\$66,666.67
1/21/2025	523502F089.						

---