

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

Printed  
01-07-2025 08:25:16



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>
<u>Next Auction Date</u>									
2023-CVE-0581	1/21/2025 / 2/4/2025	4647 NORTHRIDGE DRIVE BATAVIA, OH 45103  417002A542	WILLOWBROOK COMMUNITY SERVICES ASSOCIATION		KAITLYN KNABE ET. AL.	SEAN P DONOVAN 513-533-2705		\$135,000.00	\$90,000.00
2024-CVE-0316	1/21/2025 / 2/4/2025	235 NORTH BROADWAY STREET OWENSVILLE, OH 45160  311204A.021P	LAKEVIEW LOAN SERVICING, LLC		ANDREW M. JOHNSON A/K/A ANDREW JOHNSON; CHRISTINE JOHNSON; CAPITAL ONE, NATIONAL ASSOCIATION F/K/A CAPITAL ONE BANK (USA) NA	PAUL M. NALEPKA 954-564-0071		\$155,000.00	\$103,333.34
2024-CVE-0838	1/21/2025 / 2/4/2025	1855 PARKER ROAD MILFORD, OH 45150  114312G093	CARRINGTON MORTGAGE SERVICES, LLC		JAMES R. ASHCRAFT, ET AL.	EDWARD JOHN DELP 513-396-8100		\$90,000.00	\$60,000.00
2024-CVE-1130	1/21/2025 / 2/4/2025	4576 BELLS LANE CINCINNATI, OH 45244  414113006	ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC		SHAWN M. PARTIN AKA SHAWN PARTIN	BETHANY L. SUTTINGE 850-422-2520		\$225,000.00	\$150,000.00