

**SHERIFF SALES 1/09/2024**

Case #	Auction Date	Plaintiff	Defendant	Address	Parcel #	Appraisal	Opening Bid	2024 Taxes *	Tax Per Day	Prorated to 1/07/2025**	2024 Taxes Due	Delinquent Taxes ***	Total Due
2023-CVE-1390	1/7/2025	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.	5641 WITTMER MEADOWS DR MILFORD, OH 45150	182406E120. & 182406E120T	\$375,000.00	\$250,000.00	\$6,570.78	\$18.00	\$126.00	\$6,570.78	\$0.00	\$6,696.78
2024-CVE-0437	1/7/2025	KEYBANK NATIONAL ASSOCIATION	DAVID I. SCHOEMER, ET AL.	3811 HAPPY HOLLOW RD WILLIAMSBURG, OH 45176	523502F089.	\$100,000.00	\$66,666.67	\$1,699.96	\$4.66	\$32.60	\$1,699.96	\$1,586.44	\$3,319.00

\* Based on 2024 Tax Rate  
 \*\* Per House Bill 390 - 2329.31 2c  
 \*\*\*Includes Special Assessments and Penalties (if applicable)  
 (Subject to change without notice)

Case #	Auction Date	Plaintiff	Defendant	Address	Parcel #	Appraisal	Opening Bid	2024 Taxes *	Tax Per Day	Prorated to 1/21/2025**	2024 Taxes Due	Delinquent Taxes ***	Total Due
2024-CVE-0316	1/21/2025	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	235 NORTH BROADWAY STREET OWENSVILLE, OH 45160	311204A021P	\$155,000.00	\$103,333.34	\$1,493.06	\$4.09	\$85.89	\$1,493.06	\$0.00	\$1,578.95
2024-CVE-1130	1/21/2025	ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC	SHAWN M. PARTIN AKA SHAWN PARTIN	4576 BELLS LANE CINCINNATI, OH 45244	414113.006.	\$225,000.00	\$150,000.00	\$4,091.96	\$11.21	\$235.41	\$4,091.96	\$0.00	\$4,327.37
2023-CVE-0581	1/21/2025	WILLOWBROOK COMMUNITY SERVICES ASSOCIATION	KAITLYN KNABE ET. AL.	4647 NORTHRIDGE DRIVE BATAVIA, OH 45103	417002A542.	\$135,000.00	\$90,000.00	\$2,054.42	\$5.63	\$118.23	\$2,054.42	\$0.00	\$2,172.65
2024-CVE-0838	1/21/2025	CARRINGTON MORTGAGE SERVICES, LLC	JAMES R. ASHCRAFT, ET AL.	1855 PARKER ROAD MILFORD, OH 45150	114312G093.	\$90,000.00	\$60,000.00	\$1,521.58	\$4.17	\$87.54	\$1,521.58	\$0.00	\$1,609.12

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2024 CVE 00230	1/7/2025	ALLIED FIRST BANK SD DBA SERVBANK	CLARK MICHAEL ET AL	563 MAPLE CREEK ROAD MOSCOW OH 45153	433307B027.			\$1,070.10	\$2.93	\$20.51	\$1,070.10	\$0.00	\$1,090.61

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2023 CVE 01361	1/8/2025	FEDERAL HOME LOAN MORTGAGE CORPORATION	GRIFFITH DOUG ET AL	2307 WILSHIRE CR	304413.046			\$1,706.76	\$4.68	\$37.44	\$1,706.76	\$1,221.88	\$2,966.08

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2024 CVE 00722	1/28/2025	LAKEVIEW LOAN SERVICING LLC	LUGWIG, BARRETT R ET AL	673 BRANDY WAY	393111E189.			\$7,001.88	\$19.18	\$537.04	\$7,001.88		\$7,538.92

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2024 CVE 00745	2/5/2025	FREEDOM MORTGAGE CORPORATION	KELLY JESSICA ET AL VH	1499 FAY ROAD LOVELAND OHIO 45140	112203A242.			\$3,522.08	\$9.65	\$347.40	\$3,522.08	\$2,544.92	\$6,414.40

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2024-CVE-0082	2/11/2025	AMERIHOME MORTGAGE COMPANY, LLC	VENESSA RYANN LIPPS A/K/A KEITH R. LIPPS ET AL.	3559 S HEARTWOOD ROAD AMELIA, OH 45102	032022B407.	\$300,000.00	\$200,000.00	\$4,306.70	\$11.80	\$495.60	\$4,306.70	\$0.00	\$4,802.30
2024-CVE-1076	2/11/2025	NATIONSTAR MORTGAGE LLC	TYLER KEARNEY, ET AL.	3300 STATE ROUTE 756 FELICITY, OH 45120	082111B002.	\$200,000.00	\$133,333.33	\$1,495.30	\$4.10	\$172.20	\$1,495.30	\$0.00	\$1,667.50
2024-CVE-0333	2/11/2025	MUTUAL OF OMAHA MORTGAGE, INC.	KIERSTON E. SPARKS, ET AL.	3879 MARK COURT CINCINNATI, OH 45255	414246.014.	\$185,000.00	\$123,333.33	\$3,530.02	\$9.67	\$406.14	\$3,530.02	\$0.00	\$3,936.16
2023-CVE-0036	2/11/2025	NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING PLAINTIFF	GLADYS L. ADDISON, ET AL.	466 EAST MAIN STREET WILLIAMSBURG, OH 45176	531328.024.	\$40,000.00	\$26,666.67	\$1,192.46	\$3.27	\$137.21	\$596.23	\$0.00	\$733.44

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2024 CVE 00082	2/11/2025	AMERIHOM MORTGAGE COMPANY LLC	LIPPS VENESSA RYANN ET AL KTM	3559 SOUTH HEARTWOOD ROAD	032022B407.			\$4,306.70	\$11.80	\$495.60	\$4,306.70		\$4,802.30

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2023-CVE-0503	2/25/2025	THE BLUFFS AT MCGUFFEY LAKES COMMUNITY ASSOCIATION, INC.	DAVID D. ANDERSON, TRUSTEE, et al.	1260 TIMBER RIDGE COURT BATAVIA, OH 45103	413106i216.	\$275,000.00	\$183,333.34	\$5,382.59	\$14.75	\$826.00	\$0.00	\$0.00	\$826.00
2024-CVE-1112	2/25/2025	WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE OF CIM TRUST 2023-R3	ROBERT E. OAKS, et al.	5691 GREIMANN LANE MILFORD, OH 45150	184003.008.	\$150,000.00	\$100,000.00	\$1,460.61	\$4.00	\$224.00	\$730.30	\$0.00	\$954.30
2023-CVE-0036	2/25/2025	NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING PLAINTIFF	GLADYS L. ADDISON, ET AL.	466 EAST MAIN STREET WILLIAMSBURG, OH 45176	531328.024.	\$40,000.00	\$26,666.67	\$1,192.46	\$3.27	\$182.95	\$596.23	\$0.00	\$779.18

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2014-CVE-0150	3/11/2025	Ocwen Loan Servicing, LLC	Mary Janzen, et al.	5713 Mellie Lane Milford, OH 45150	184012B102B	\$300,000.00	\$200,000.00	\$3,501.82	\$9.59	\$671.30	\$1,750.91	\$0.00	\$2,422.21
2014-CVE-0150	3/11/2025	Ocwen Loan Servicing, LLC	Mary Janzen, et al.	5713 Mellie Lane Milford, OH 45150	184012B103A	\$300,000.00	\$200,000.00	\$86.88	\$0.24	\$16.80	\$43.44	\$0.00	\$60.24
2014-CVE-0150	3/11/2025	Ocwen Loan Servicing, LLC	Mary Janzen, et al.	5713 Mellie Lane Milford, OH 45150	184012B103B	\$300,000.00	\$200,000.00	\$304.04	\$0.83	\$58.10	\$152.02	\$0.00	\$210.12
2024-CVE-0821	3/11/2025	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.	4636 RUMPKE ROAD CINCINNATI, OH 45245	414123.009.	\$225,000.00	\$150,000.00	\$3,364.08	\$9.22	\$645.40	\$3,364.08	\$0.00	\$4,009.48
2024-CVE-1017	3/11/2025	U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE TIKI SERIES III TRUST	TONY A. MOUNCE AKA TONY MOUNCE, ET AL.	5756 SHIRLBAR CIRCLE MILFORD, OH 45150	184603E084.	\$225,000.00	\$150,000.00	\$3,468.70	\$9.50	\$665.23	\$1,734.35	\$0.00	\$2,399.58

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