



Sheriff's Sales of Real Estate

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Clermont County Sheriff's Office - 4470 St. Rt. 222 Batavia, OH 45103

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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. 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.

"In pursuance of an Order of Sale in the below entitled actions, I will offer for sale at public auction, held at <https://clermont.sheriffsaleauction.ohio.gov/> on Tuesday of the below mentioned date, at 10:00 o'clock A.M. the following described real estate, situated in the County of Clermont and State of Ohio. For the purposes of the foreclosure sales, exterior only appraisals were performed and bidding starts at 2/3 of the appraised value. Foreclosure sales involving residential property will require a deposit from the 3rd party purchaser as prescribed by O.R.C. Sec. 2329.211. Foreclosure sales involving commercial property will require a deposit from a 3rd party purchaser in the amount of 10% of the purchase price. Pursuant to Local Court Rule 11.3, notwithstanding any language to the contrary in the Entry Confirming Sale, and in accordance with O.R.C. Sec. 2329.36(C) and 2327.02(C), 3rd party purchasers will be required to pay the conveyance tax, transfer fee and deed recording fee. If the property does not receive a sufficient bid, it shall be offered for sale at the same location and time on the 2nd advertised date without the required minimum bid. The 3rd party purchaser shall be responsible for those costs, allowances and taxes that the proceeds of the sale are insufficient to cover. For the purposes of the tax sales, a judgment amount has been set and bidding starts at that value. Tax sales will require a deposit from the purchaser in the amount of 10% of the purchase price. For all sales, balance will be due 30 days from the Confirmation of Sale." ... Sheriff Christopher E. Stratton.

<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 Appraisal</u>	<u>Opening Bid</u>
2024-CVE-0969	5/6/2025	4795 SHARPS CUTOFF ROAD BATAVIA, OH 45103 142310K0925	U.S. BANK NATIONAL ASSOCIATION, SUCCESSORY BY MERGER TO THE LEADER MORTGAGE COMPANY		MATTHEW SOUTH, ET AL.	MARK R. LEMBRIGHT 216-588-1500	\$70,000.00	\$46,666.67
2024-CVE-1503	5/6/2025	4427 HAPPINESS LANE CINCINNATI, OH 45245 414819.055	FINANCE OF AMERICA REVERSE LLC		THE UNKNOWN HEIRS AT LAW, DEVISEES, LEGATEES, ADMINISTRATORS, AND EXECUTORS OF THE ESTATE OF ROBERT L. CAVES, DECEASED, ET AL.	ROBERT R. HOOSE 330-436-0300	\$245,000.00	\$163,333.34