



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

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. NOTE: When arriving for sales, please park in the Municipal Court parking lot adjacent to the Sheriff's Office Visitor's lot and use the sidewalk to access the Sheriff's Office

<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>
2015-CVE-0771	7/24/2018	1826 Chapel Woods Drive Batavia, OH 45103	Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Home Equity Loan Trust 2005-4 Mortgage Pass-Through Certificates, Series 2005-4		Numbi Nkulu, et al.	Thomas M. Drinan 513-322-7000	\$200,000.00	\$133,333.34
	8/7/2018	032019A234.						
2017-CVE-0784	7/24/2018	375 Clark Street Batavia, OH 45103	Nationstar Mortgage LLC		Joseph G. Jermer IV, aka James G. Jermer, et al.	Michael E. Carleton 6147-222-4921	\$50,000.00	\$33,333.34
	8/7/2018	060213B022.						
2018-CVE-0046	7/24/2018	36 Arrowhead Drive Amelia, OH 45102	Park National Bank of Southwest Ohio and Northern Kentucky		Brian J. Brandenburg, et al.	Benjamin M. Rodriguez 513-984-8111	\$120,000.00	\$80,000.00
	8/7/2018	290112.040, 290111.183						
2018-CVE-0047	7/24/2018	4062 Crystal Creek Drive Cincinnati, OH 45245	The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc. 2004-22CB		Emmanuel A. Itapson, et al.	F. Peter Costello 440-600-5500	\$230,000.00	\$153,333.34
	8/7/2018	413217B301						
2018-CVE-0191	7/24/2018	1438 Lyons Road Amelia, OH 45102	PNC Bank, National Association		Thelma L. Osborn, et al.	Joshua J. Epling 937-743-4878	\$85,000.00	\$56,666.67
	8/7/2018	284914.004, 284914.005						
<b><u>Tax Sales</u></b>								
2018-CVE-0154	7/24/2018	302 Myrtle Ave Bethel, OH 45106	Jeannie M. Zurmehly, Treasurer of Clermont County, Ohio		Herdis T. Williams, et al.	Jason A. Fountain 513-732-8193	N/A	\$5,017.00
	8/7/2018	323015B027, 32-11083						

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2018-CVE-0185	7/24/2018	NEWTONSVILLE HUTCHINSON RD - Vacant Land Batavia, OH 45103	Jeannie M. Zurmehley, Treasurer of Clermont County, Ohio		The Beckron Group, LLC, et al.	Jason A. Fountain 513-732-8193	N/A	\$7,453.00
	8/7/2018	302914B141						
2018-CVE-0516	7/24/2018	WILSHIRE Circle - Vacant Lot ,	Jeannie M. Zurmehly, Treasurer of Clermont County, Ohio		Clay Becker, et al.	Jason A. Fountain 513-732-8193	N/A	\$2,449.00
	8/7/2018	304413.057						