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Devoted to General, Political, Religious, Social, Business & Legal Events of the Day

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DAYTON, OHIO

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Phone 937-222-6000

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Projects expected to create more than \$295 million in investments

Ohio Governor Mike DeWine and Lt. Governor Jon Husted have announced the approval of assistance for 13 projects set to create 1,275 new jobs and retain 1,657 jobs statewide. During its monthly meeting, the Ohio Tax Credit Authority (TCA) reviewed economic development proposals brought to the board by JobsOhio and its regional partners. Collectively, the projects are expected to result in more than \$88 million in new payroll and spur more than \$295 million in investments across Ohio.

Projects approved by the TCA include:

CENTRAL

Northwest Bank, City of Columbus (Franklin Co.), expects to create 50 full-time positions, generating \$3.8 million in new annual payroll and retaining \$553,613 in existing payroll as a result of the company's expansion project in Columbus. Northwest Bank operates 172 branches in central and western Pennsylvania, western New York, and eastern Ohio. The TCA approved a 1.59 percent, seven-year Job Creation Tax Credit for this project.

ScriptDrop Inc., City of Grandview Heights (Franklin Co.), expects to create 80 full-time positions, generating \$7.2 million in new annual payroll and retaining \$1.4 million in existing payroll as a result of the company's expansion project in Grandview Heights. ScriptDrop is a software development company that automates prescription refills and medication delivery, as well as sends patients medication reminders through mobile devices. The TCA approved a 1.816 percent, eight-year Job Creation Tax Credit for this project.

NORTHEAST

Allied Machine & Engineering Corporation, City of Dover (Tuscarawas Co.), expects to create 21 full-time positions, generating \$1.3 million in new annual payroll and retaining \$22 million in existing payroll as a result of the company's expansion project in Dover. Allied Machine manufactures hole-making and finishing tooling systems. The TCA approved a 1.292 percent, six-year Job Creation Tax Credit for this project.

Case Farms Processing Inc., Village of Winesburg (Holmes Co.), expects to create 144 full-time positions, generating \$5.3 million in new annual payroll and retaining \$13.4 million in existing payroll as a result of the company's expansion project in the Village of Winesburg. Case Farms is a farming and processing group that produces poultry products. The TCA approved a 1.231 percent, seven-year Job Creation Tax Credit for this project.

Glassdoor Inc., City of Green (Summit Co.), expects to create 40 full-time positions, generating \$2.7 million in new annual payroll and retaining \$3.3 million in existing payroll as a result of the company's expansion project in Green. Glassdoor is a job and recruiting website that offers job postings, company reviews, office photos, information on company salaries, and other talent solutions. The TCA approved a 1.651 percent, seven-year Job Creation Tax Credit for this project.

(See PROJECTS page 2)

Mediator for 9/11 Victim Compensation Fund to keynote Ohio Dispute Resolution Conference

**Anne Yeager
Supreme Court of Ohio**

The attorney famous for delivering compensation for victims and survivors of the terrorist attacks on Sept. 11, 2001, will be featured as the keynote speaker at next year's Dispute Resolution Conference.

High-profile mediator Ken Feinberg is a leading figure in the world of dispute resolution. He has managed dispute resolutions for the Sandy Hook, Aurora, and Virginia Tech shootings, in addition to the BP oil spill in the Gulf of Mexico and the Boston Marathon bombing. This year, Boeing hired Feinberg to handle 737 Max compensation claims.

Feinberg will talk about his experiences at the Ohio Supreme Court's second statewide conference on dispute resolution on March 10,

2020. Registration for the conference is now open.

"I will focus on alternatives to the American trial system, alternatives to the judge and jury," Feinberg said. "What I do is not rocket science. Thousands of people are perfectly capable of accomplishing the design and administration of compensation programs."

"But those who want to do what I do had better brace themselves for the emotional impact of dealing with families and victims in grief. That is the most difficult part," Feinberg said.

The conference will be held at Ohio State University. The plenary program and 36 breakout sessions offer an opportunity to learn and share innovations in court-connected dispute resolution. Six hours of general and professional CLE will be requested, and the conference fee is \$50.

The conference is hosted by the Ohio Supreme Court's Commission on Dispute Resolution and Dispute Resolution Section. The section promotes statewide rules and uniform standards concerning dispute resolution programs; develops and delivers innovative dispute resolution services to Ohio courts and sponsors training programs for judges, court personnel, and dispute resolution professionals; and provides mediation for Supreme Court litigants, Ohio Court of Claims litigants, and Ohio public officials.

The commission advises the Court and its staff on these activities.

More information on the 2020 Dispute Resolution Conference, including a list of morning and afternoon breakout session topics, is available in the conference brochure.

If you have questions, email DisputeResolution@sc.ohio.gov.

PUCO Nominating Council seeks applicants for commissioner position

The Public Utilities Commission of Ohio (PUCO) Nominating Council is seeking applications for the position of commissioner of the PUCO to fill a five-year term that begins on April 11, 2020. Applications must be delivered to the Nominating Council no later than 5 p.m. EST on Jan. 9.

The PUCO Nominating Council is a broad based 12-member panel that screens candidates for the position of PUCO commissioner. The PUCO is comprised of five commissioners appointed to rotating, five-year terms by the governor. The commissioners are responsible for regulating Ohio's investor-owned public utilities.

After reviewing the résumés of all applicants, the Nominating Council will narrow the list to those most qualified for the position. On Jan. 23 the Nominating Council will meet to interview the selected applicants and recommend four finalists to Gov. Mike DeWine. The gov-

ernor will have 30 days to either appoint a commissioner from the list or request a new list from the Nominating Council. The governor's appointment is subject to confirmation by the Ohio Senate.

For additional information about the PUCO appointment process please visit www.PUCO.ohio.gov.

The full text of the commissioner position posting is provided below:

REQUEST FOR APPLICATIONS FOR COMMISSIONER

PUBLIC UTILITIES COMMISSION OF OHIO

The Public Utilities Commission of Ohio Nominating Council (Nominating Council) is seeking applications for the position of commissioner of the Public Utilities Commission of Ohio (Commission) to fill a vacancy for the term commencing on April 11, 2020, and ending on April 10, 2025. This is a full-time position with a salary range of \$73,715 to \$195,728. While the

Nominating Council seeks and evaluates applicants, the appointment itself is made by the Governor with the advice and consent of the Senate and a commissioner's actual salary will be determined by the Governor. The normal state of Ohio benefits package will be provided.

The Commission is responsible for regulating investor-owned public utilities in the state of Ohio. The Ohio Revised Code requires that a commissioner have a minimum of three years' experience in one or more of the following fields: economics, law, finance, accounting, engineering, physical or natural sciences, natural resources, or environmental studies. No person employed by a public utility subject to regulation by the Commission or holding stocks or bonds of a regulated public utility may be appointed a commissioner. A commissioner must be a resident of Ohio.

(See POSITION page 2)

Ohio paddling courses receive verification from National Boating Association

The Ohio Department of Natural Resources (ODNR) Division of Parks and Watercraft is the first organization in the country to have three human-propelled skills courses independently verified by the National Association of State Boating Law Administrators (NASBLA).

Last month, Ohio's kayak and stand-up paddleboarding instructor courses each earned verification by NASBLA. The courses will be used to train and certify natural resources officers, naturalists, local boating education partners, and other staff in kayak and standup paddleboard instruction. Earlier this year, the division's canoe instructor course was approved for national verification.

"Paddlesports are increasingly popular and safety is our number one priority," said ODNR Director Mary Mertz. "ODNR is proud to offer more nationally verified courses for Ohioans to learn and improve their paddling skills."

ODNR's course content was reviewed by a third-party assessment panel and confirmed that the course content conforms to the American National Standards for on-the-water skills. The course standards identify fundamental skills that entry level recreational paddlers should be able to demonstrate after receiving instruction.

The ODNR Division of Parks and Watercraft administers Ohio's

boating programs. The funding to support boating safety, education, and law enforcement comes from the state's Waterways Safety Fund, which is comprised of the state motor fuel tax, watercraft registration and titling fees, as well as funds provided by the U.S. Coast Guard. For more information about boating safety and education, please visit watercraft.ohiodnr.gov.

The ODNR Division of Parks and Watercraft is responsible for managing Ohio's 75 state parks and providing the finest outdoor recreational opportunities, including first-class boating services, facilities and law enforcement for users of Ohio's waterways and public lands.

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New Suits, Judges Orders
Current Business
Domestic Relations Court
New Suits (Divorces)
Dissolutions of Marriage
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Recorder's Office
Real Estate Transfers
Vendor's Licenses
Legal Notices
Abstracts
Sheriff Sale Results
Building Permits
Liens
Invitations to Bid
(These listed items appear on a regular basis in the Daily Court Reporter but not necessarily every day.)

Calendar of Events

JANUARY 4 & 5

DAYTON BRIDAL EXPO
Call for times
WSU, Nutter Center

JANUARY 7

HANDS AND PAWS
6 pm - 7:30 pm
SICSA Pet Adoption Center

JANUARY 10 & 11

DAYTON PHILHARMONIC
Fri & Sat 8 pm
The Schuster Centre

JANUARY 14

ADULT NATURE WALK
9 am - 11 am
Englewood MetroPark

JANUARY 17 - 20

YOUNG'S 150TH BIRTHDAY
Call for times
Young's Jersey Dairy

JANUARY 23

RIVERSCAPE ICE SKATING
2:30 pm
Riverscape MetroPark

JANUARY 25 & 26

LEBANON ANTIQUE SHOW
Call for times
Warran County Fairgrounds

If you would like to publish an event in this calendar, please contact (937) 222-6000.

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COMMENTS ON CONGRESS



In praise of competence

Lee Hamilton
Center on Representative Government

Not long ago, I was in a meeting to talk about a public policy issue. It was a little complex, and as we considered the various angles I began to think about what it would take to translate talk into change on the ground. I wasn’t analyzing the politics of it — I was focused on the types of people who’d have to roll up their sleeves.

What I came away with was a list of skills, none of them unusual, but all of them vital to getting things done in the increasingly complicated world that government faces. Here’s some of what it takes:

- You need a legislative draftsman, someone who understands the specialized language of bill-writing and how to translate ideas into law;
- You’ll almost certainly need several lawyers involved to steer clear of legal shoals, as well as budget experts who can handle cost estimates and projections;
- It’s helpful to have someone who understands what constitutes ethical and unethical behavior in the field you’re addressing;
- There are a lot of subject matters that play a role in

almost any major problem: environmental, financial, security and military, logistics, health, education, international dimensions — and you’ll want to be able to consult with experts in all of them;

- Because, almost invariably, you’re dealing with computer systems or actual machinery, it’s helpful to have the appropriate types of engineers on hand;
- It’s often helpful to work with a historian or two who can put the problem in context;
- You need people who are familiar with the private sector and understand what businesses and corporations can and cannot reasonably achieve, since so many issues today involve both the public and private sectors;
- You have to be able to understand and cover the politics of your approach, meaning you need people who can bridge the White House and Congress or the governor’s office and the legislature;
- Somewhere along the line you’ll need PR experts who understand radio, print, TV,

and social media, since you’ll have to enlist the public, or at least win its support;

- And, of course, you’ll need to figure out how to raise the money you’ll need, both through the public purse and from the private and nonprofit worlds.

My point is simple: To make our system and this country work, we need a lot of experts and competent bureaucrats to deal with the problems that come cascading down on government. And here’s what I can tell you, after decades of close contact with federal civil servants: We have them. By and large, this country is served by a professional and dedicated group of public employees, whether you’re talking about the National Weather Service, the Foreign Service, the Environmental Protection Agency, the Defense Department... We’re blessed with a lot of talented people.

Which is why I’ve never shared the contempt and outright hostility toward federal bureaucrats that is so often expressed in the public arena these days. They deal with very tough problems and they’re usually good at what they do. They just don’t toot their own horns about it.

This was on full display in the recent House Intelligence Committee hearings on impeachment. As New York Times columnist David Brooks put it recently, “[T]he civil servant

witnesses answering questions inspired a lot more confidence than the elected officials who were asking them.” He went on to quote political scientist Hugh Heclo, “It is when you deal with someone who does not perform in a ‘professional’ manner that you learn to appreciate those who do.”

This doesn’t mean that there aren’t some bad apples within the bureaucracy. There always are, but they’re rare. And most of the time, inspectors general, administrative processes, and, when it’s working, congressional oversight address the problems reasonably well. Attacking cabinet officials and civil service employees publicly, the way President Trump seems to enjoy doing, seems counter-productive. These are, after all, the very people he has to depend on to move his programs forward.

In the face of the many challenges we confront, the professionalism, talent, and competence of our civil servants matter. We’ve been fortunate: many of them have withstood attacks on themselves and the systems they depend on for support. So far.

Lee Hamilton is a Senior Advisor for the Indiana University Center on Representative Government; a Distinguished Scholar at the IU Hamilton Lugar School of Global and International Studies; and a Professor of Practice at the IU O’Neill School of Public and Environmental Affairs. He was a member of the U.S. House of Representatives for 34 years.

Continued from pg. 1 ...

POSITION

The Revised Code also specifies that the Commission may consist of no more than three members of the same political affiliation. Political affiliation is based upon one’s vote in the last primary election as defined under Sections 3513.19 and 3513.05 of the Ohio Revised Code. Based upon the present composition of the Commission, this position may be filled by an applicant of any political affiliation. Appointments are subject to a background check by the Ohio State Highway Patrol.

Applicants are required to send 16 copies of a current resume with a one-

page cover letter attached to each resume. The cover letter and resume shall be stapled once in the upper left-hand corner. In the cover letter, the applicant must (1) indicate the applicant’s expertise in the areas of energy, transportation, or communications technology, if any; (2) explain why the applicant’s prior experience makes him or her qualified to be a commissioner or why the applicant is otherwise qualified to be a commissioner; and (3) state his or her political party affiliation or independent status.

Applications including the required resumes must be sent or delivered to: Public Utilities Commission Nominating Council, c/o Public Utilities Commission of Ohio, 180 E. Broad

Continued from pg. 1 ...

PROJECTS

Surgere Inc., City of Green (Summit Co.), expects to create 93 full-time positions, generating \$7.6 million in new annual payroll and retaining \$4.7 million in existing payroll as a result of the company’s new project in Green. Surgere develops software, in part using artificial intelligence, to help users track shipments via rail or truck. The TCA approved a 1.698 percent, eight-year Job Creation Tax Credit for this project.

Zilker Technology LLC, City of Cleveland (Cuyahoga Co.), expects to create 56 full-time positions, generating \$7 million in new annual payroll and retaining \$1.6 million in existing payroll as a result of the company’s new project in Cleveland. Zilker Technology develops and modifies computer software and bundles it with hardware to provide an integrated system. The TCA approved a 2.11 percent, eight-year Job Creation Tax Credit for this project.

NORTHWEST
Axiom Engineered Systems

LLC (Axiom Group), City of Toledo (Lucas Co.), expects to create 250 full-time positions, generating \$9.9 million in new annual payroll as a result of the company’s new project in Toledo. Axiom Group designs and manufactures interior auto parts, such as window regulators, dash boards, and interior door panels. The TCA approved a 1.442 percent, eight-year Job Creation Tax Credit for this project.

Fresh Products LLC (Fresh), Perrysburg Township (Wood Co.), expects to create 91 full-time positions, generating \$4.2 million in new annual payroll and retaining \$9.8 million in existing payroll as a result of the company’s expansion project in Perrysburg Township. Fresh manufactures odor control and air-freshening products. The TCA approved a 1.391 percent, seven-year Job Creation Tax Credit for this project.

SOUTHWEST
Losant IoT Inc., City of Cincinnati (Hamilton Co.), expects to create 100 full-time positions, generating \$10 million in new annual payroll and retaining \$3.4 million in existing payroll

Street, 11th Floor, Columbus, Ohio 43215-3793. To be considered, mailed or hand-delivered applications must be received by the Nominating Council by 5:00 p.m. on Thursday, January 9, 2020. Faxed applications will not be considered.

For further information, contact the Nominating Council coordinator, Angela Hawkins, at (614) 466-0122 or visit: www.puco.ohio.gov.

The members of the Nominating Council will review the applications and select individuals to be interviewed for this position. Interested persons may submit comments to the members of the Nominating Council regarding any of the applicants. Comments should be

submitted to the Nominating Council coordinator. Persons interested in receiving a list of the names of persons submitting applications or selected to be interviewed should notify the Nominating Council coordinator at the above address or telephone number. Governor DeWine will select the commissioner after the Nominating Council determines the four most qualified persons.

About the Public Utilities Commission of Ohio

The role of the PUCO is to assure all residential, business and industrial consumers have access to adequate, safe and reliable utility services at fair prices while facilitating an environment that provides competitive choices.

The TCA approved a 1.796 percent, eight-year Job Creation Tax Credit for this project.

LOCATION TBD
Callibrity Solutions LLC, (Location TBD), expects to create 95 full-time positions, generating \$9 million in new annual payroll and retaining \$2.8 million in existing payroll as a result of the company’s expansion project in a to-be-determined location. Callibrity Solutions is an IT consulting firm. The TCA approved a 1.982 percent, eight-year Job Creation Tax Credit for this project.

About the Ohio Tax Credit Authority

The Ohio Tax Credit Authority (Authority) is a five-member independent board consisting of taxation and economic development professionals from throughout the state. The Authority is charged with reviewing and approving applications for tax credit assistance. In addition, the Authority has oversight responsibilities that include annual monitoring and reporting the progress of approved tax credit projects.

Montgomery County

SHERIFF SALE

Public

Welcome!

Section B, Part 1

Auctions

LOCATION OF SALE

Real estate foreclosure sales are held in the **Montgomery County Administration Building, 451 W. 3rd St., 10th Floor Hearing Room, Dayton, OH** starting at 10:00 a.m. most Fridays. Check the list of properties for the exact sale date.

INFORMATION

The sheriff's Office does not mail or give away a list of properties or information about purchasing foreclosed property.

The property is **not** available for tour or inspection. The buyer gets the property "as is," caveat emptor (let the buyer beware). The Sheriff's Office does **not** have information on liens or taxes.

Real Estate tax information can be found on the Treasurer's web site, www.mctreas.org. The entire case file, including the lists of liens against the property, can be viewed by going to the Clerk of Courts's web site at www.clerk.co.montgomery.oh.us.

TERMS OF SALE

Down payment required; if the appraisal value is:

- Less than or equal to \$10,000 = \$2,000 deposit
- Greater than \$10,000 but less than or equal to \$200,000 = \$5,000 deposit
- Greater than \$200,000 = \$10,000 deposit.

By Court order, the minimum raise permitted during bidding is \$100.00

We will accept cash, certified check or a personal check with proper ID and signed in our presence for the deposit. The personal check must be drawn off of a local bank. If you wish to put the property in a persons name not attending the sale you must have power of attorney to do so. The unpaid balance of the purchase price must be paid to the Montgomery County Sheriff by certified or cashier's check within thirty (30) days of the filing of the confirmation entry. The plaintiff's attorney will prepare the confirmation entry and the deed. The Montgomery County Sheriff's Office will transfer and record all deeds.

For additional information call 937-496-7993 or visit www.mcohio.org/sheriff.

SHERIFF'S SALE
Improved Property
U.S. Bank National Association As Trustee Succes vs. Kathy Williams as an Individual and as Trustee of, et al.
Montgomery County Common Pleas Court. Case No. **2019CV00400**

In pursuance of an order issued from Common Pleas Court, within and for the County of Montgomery, State of Ohio, made at the **May** term thereof, **2019**, and to me directed, I will offer for sale at Public Auction in the Lower Level Auditorium of the Montgomery County Administration Building, 451 West Third Street in the City of Dayton, Ohio 45402 on **Friday, January 31, 2020 at 10 o'clock A.M. of said day.**

DEPOSIT REQUIRED BY ORC 2329.211. THE PURCHASER WILL BE RESPONSIBLE FOR THE COSTS, ALLOWANCES AND TAXES THAT THE PROCEEDS OF SALE ARE INSUFFICIENT TO COVER. SUBJECT TO MOTION BY PLAINTIFF IN THE EVENT OF A NO SALE FOR LACK OF BIDDERS THERE SHALL BE A PROVISIONAL SECOND SALE DATE UNDER ORC 2329.52(B) WHICH SHALL BE HELD TWO WEEKS SUBSEQUENT TO THIS SALE DATE.

The following Real Estate, to-wit:
THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE CITY OF DAYTON, COUNTY OF MONTGOMERY, STATE OF OH, AND IS DESCRIBED AS FOLLOWS:

BEING TWENTY TWO (22) FEET TAKEN BY PARALLEL LINES OFF THE EAST SIDE OF LOT NUMBERED SEVENTY THOUSAND FIVE HUNDRED ONE (70,501) AND THIRTY FOUR (34) FEET TAKEN BY PARALLEL LINES OFF THE WEST SIDE OF LOT NUMBERED SEVENTY THOUSAND FIVE HUNDRED TWO (70,502) BOTH LOTS OF THE CONSECUTIVE NUMBERS OF LOTS ON THE REVISED PLAT OF THE CITY OF DAYTON.

BEING KNOWN AS 4705 KINGS HIGHWAY, DAYTON, OH 45406.

BEING THE SAME PROPERTY CONVEYED TO KATHY WILLIAMS, AS TRUSTEE OF THE KATHY WILLIAMS REVOCABLE TRUST, DATED DECEMBER 18, 2008 BY DEED FROM KATHY WILLIAMS AS TRUSTEE OF THE CARLTON H. WILLIAMS, SR. AND KATHY WILLIAMS REVOCABLE TRUST DATED AUGUST 30, 2006 RECORDED 01/09/2009 AS INSTRUMENT NUMBER 2009-00007586, IN THE RECORDER'S OFFICE OF MONTGOMERY COUNTY, OH.
BEING THE SAME PROPERTY CONVEYED TO CARLTON H. WILLIAMS, SR. AND KATHY WILLIAMS REVOCABLE TRUST DATED AUGUST 30, 2006 BY DEED FROM CARLTON WILLIAMS AND KATHY WILLIAMS, HUSBAND AND WIFE RECORDED 09/07/2006 AS INSTRUMENT NUMBER 2006-00083980, IN THE RECORDER'S OFFICE OF MONTGOMERY COUNTY, OH.

BEING THE SAME PROPERTY CONVEYED TO CARLTON H. WILLIAMS AND KATHY WILLIAMS, HUSBAND AND WIFE BY DEED FROM CHARLES E. WALKER, MARRIED RECORDED 11/17/1995 AS INSTRUMENT NUMBER 1995-00023281 AT DEED BOOK 95-00710 PAGE E04, IN THE RECORDER'S OFFICE OF MONTGOMERY COUNTY, OH.

Parcel No. **R72 15903 0058**
Improved 1-story single family home, 6 rooms (4 bedrooms, 2 bath), asbestos/wood exterior, full basement, gas forced heat, central air, built in 1949.

Located at **4705 KINGS HIGHWAY, DAYTON, OH 45406**

Said property has been appraised at **\$12,000.00** and cannot sell for less than two-thirds of appraisement. This appraisal is based upon a visual inspection of that part of the premises to which access was readily available. The appraisal did not include an examination of the interior of the property. The appraisers assume no responsibility for, and give no weight to, unknown legal matters, including, but not limited to, concealed or latent defects, and/or the presence of harmful or toxic chemicals, pollutants, or gases.

Terms of Sale: Down payment required; if the appraisal value is: Less than or equal to \$10,000 = \$2,000 deposit; Greater than

\$10,000 but less than or equal to \$200,000 = \$5,000 deposit; Greater than \$200,000 = \$10,000 deposit. Personal check acceptable if buyer has a valid driver's license or ID card, the check is drawn on a local bank, and the check signed in our presence. Cashier's check or cash accepted for deposit. The unpaid balance of the purchase price must be paid to the Montgomery County Sheriff by certified or cashier's check within fifteen (15) days of the filing date of the confirmation of sale and distribution entry.

Rob Streck, Sheriff
of Montgomery County, Ohio
Stacey M Piepmeier, Attorney
Shapiro, Van Ess, Phillips & Barragate
4805 Montgomery Road, Suite 320
Cincinnati, OH 45212
513-396-8100
12-20, 12-27-2019, 01-03-2020 3Fri

SHERIFF'S SALE
Improved Property
Bank United NA vs. ROBERT M HOOVER, et al
Montgomery County Common Pleas Court. Case No. **2019CV01746**

In pursuance of an order issued from Common Pleas Court, within and for the County of Montgomery, State of Ohio, made at the **September** term thereof, **2019**, and to me directed, I will offer for sale at Public Auction in the Lower Level Auditorium of the Montgomery County Administration Building, 451 West Third Street in the City of Dayton, Ohio 45402 on **Friday, January 31, 2020 at 10 o'clock A.M. of said day.**

DEPOSIT REQUIRED BY ORC 2329.211. THE PURCHASER WILL BE RESPONSIBLE FOR THE COSTS, ALLOWANCES AND TAXES THAT THE PROCEEDS OF SALE ARE INSUFFICIENT TO COVER. SUBJECT TO MOTION BY PLAINTIFF IN THE EVENT OF A NO SALE FOR LACK OF BIDDERS THERE SHALL BE A PROVISIONAL SECOND SALE DATE UNDER ORC 2329.52(B) WHICH SHALL BE HELD TWO WEEKS SUBSEQUENT TO THIS SALE DATE.

The following Real Estate, to-wit:
SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF MONTGOMERY AND THE STATE OF OHIO AND BEING LOT NUMBER 812 FOREST RIDGE FOUR, SECTION SEVEN, AS RECORDED IN PLAT BOOK 93, PAGES 11 AND 12 OF THE PLAT RECORDS OF MONTGOMERY COUNTY, OHIO.

Parcel No. **I39300220 0019**
Improved 1-story single family home, 7 rooms (3 bedrooms, 1.5 bath), brick/aluminum exterior, full basement, electric heat, central air, wood burning fireplace, built-in 2 car garage, built in 1973.
Located at **4125 QUAIL BUSH DRIVE, DAYTON, Ohio 45424**

Said property has been appraised at **\$114,000.00** and cannot sell for less than two-thirds of appraisement. This appraisal is based upon a visual inspection of that part of the premises to which access was readily available. The appraisal did not include an examination of the interior of the property. The appraisers assume no responsibility for, and give no weight to, unknown legal matters, including, but not limited to, concealed or latent defects, and/or the presence of harmful or toxic chemicals, pollutants, or gases.

Terms of Sale: Down payment required; if the appraisal value is: Less than or equal to \$10,000 = \$2,000 deposit; Greater than \$10,000 but less than or equal to \$200,000 = \$5,000 deposit; Greater than \$200,000 = \$10,000 deposit. Personal check acceptable if buyer has a valid driver's license or ID card, the check is drawn on a local bank, and the check signed in our presence. Cashier's check or cash accepted for deposit. The unpaid balance of the purchase price must be paid to the Montgomery County Sheriff by certified or cashier's check within fifteen (15) days of the filing date of the confirmation of sale and distribution entry.

Rob Streck, Sheriff
of Montgomery County, Ohio
Stacey M Piepmeier, Attorney
Shapiro, Van Ess, Phillips & Barragate
4805 Montgomery Road, Suite 320
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513-396-8100
12-20, 12-27-2019, 01-03-2020 3Fri

GENERAL

LEGAL NOTICES

Section B, Part 2

COMMON PLEAS

FORECLOSURE

AUCTIONS

LEGAL NOTICE
SALE OF REAL ESTATE

Miami County Foreclosure Auction. Case# 15 CV 00562.

Wilmington Trust, National Association, not in its individual capacity but as Trustee of ARLP Securitization Trust, Series 2014-2 vs Charles A Graham, et al.

The description of the property to be sold is as follows:

Property Address: 131 North 1st Street, Tipp City, Miami, Ohio, 45371.

Legal Description: Full Legal Listed on Public Website; Parcel Number: G15-000140

Bidding will be available only on [www. Auction.com](http://www.Auction.com) opening on 01/21/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 02/04/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code 15 CV 00562 into the search bar.

01-03, 01-10, 01-17-2020 3Fri

LEGAL NOTICE
SALE OF REAL ESTATE

Greene County Foreclosure Auction. Case# 2016 CV 0292.

PNC Bank, National Association vs Jeffrey H. Tuttle, et al.

The description of the property to be sold is as follows:

Property Address: 103 W. ROUTZONG DRIVE, Fairborn, Greene, Ohio, 45324.

Legal Description: Full Legal Listed on Public Website; Parcel Number: A02000200050002000

Bidding will be available only on [www. Auction.com](http://www.Auction.com) opening on 01/21/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 02/04/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code 2016 CV 0292 into the search bar.

01-03, 01-10, 01-17-2020 3Fri

LEGAL NOTICE
SALE OF REAL ESTATE

Butler County Foreclosure Auction. Case# CV 2018 01 0152.

U.S. Bank National Association as successor by merger of U.S. Bank National Association ND vs Donald E. Ripley, Jr., et al.

The description of the property to be sold is as follows:

Property Address: 7659 Red Fox Run, Hamilton, Butler, Ohio, 45011.

Legal Description: Full Legal Listed on Public Website; Parcel Number: P6461063000035

Bidding will be available only on [www. Auction.com](http://www.Auction.com) opening on 01/07/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/21/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code CV 2018 01 0152 into the search bar.

12-20, 12-27-2019, 01-03-2020 3Fri

LEGAL NOTICE
SALE OF REAL ESTATE

Miami County Foreclosure Auction. Case# 18 CV 00273.

Bank of America, N.A. vs Stephanie M. Belko, et al.

The description of the property to be sold is as follows:

Property Address: 202 North 3rd Street, Tipp City, Miami, Ohio, 45371.

Legal Description: Full Legal Listed on Public Website; Parcel Number: G15-009130

Bidding will be available only on [www. Auction.com](http://www.Auction.com) opening on 01/07/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/21/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code 18 CV 00273 into the search bar.

12-20, 12-27-2019, 01-03-2020 3Fri

LEGAL NOTICE
SALE OF REAL ESTATE

Greene County Foreclosure Auction. Case# 2018CV0497.

Federal National Mortgage Association (Fannie Mae), a corporation organized and existing under the laws of the United States of America vs In Ki Lee, et al.

The description of the property to be sold is as follows:

Property Address: 2694 Laurelwood Court, Beavercreek, Greene, Ohio, 45431.

Legal Description: Full Legal Listed on Public Website; Parcel Number: B42000400090026500

Bidding will be available only on [www. Auction.com](http://www.Auction.com) opening on 01/21/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 02/04/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$10000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code 2018CV0497 into the search bar.

01-03, 01-10, 01-17-2020 3Fri

FORECLOSURE HELP

First call your mortgage company. 50% of all foreclosures can be halted by calling the loss mitigation department of your mortgage company.

Who Can Help

- United Way's helplink 2-1-1 or 937-225-3000
- Advocates for Basic Legal Equality (ABLE), 937-228-8104
- Graceworks Luthern Services/Consumer Credit Counseling
Dayton 937-643-9970
Springfield 937-325-3358
- Housing & Urban Development (HUD), 888-476-1229
- Legal Aid of Western Ohio, 888-534-1432
- Miami Valley Fair Housing, 937-222-9671

**LEGAL NOTICE
SALE OF REAL ESTATE**
Greene County Foreclosure Auction. Case# 2018 CV 0646.
U.S. Bank National Association vs Baldwin, Robert, et al.

The description of the property to be sold is as follows:

Property Address: 4776 Gravel Pit Road, Cedarville, Greene, Ohio, 45314.

Legal Description: Full Legal Listed on Public Website; Parcel Number: D08000100110002900

Bidding will be available only on www. Auction.com opening on 01/21/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 02/04/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code 2018 CV 0646 into the search bar.

12-20, 01-10, 01-17-2020 3Fri

**LEGAL NOTICE
SALE OF REAL ESTATE**
Butler County Foreclosure Auction. Case# CV 2018 09 2175.
Union Savings Bank vs Charles R. Server, et al.

The description of the property to be sold is as follows:

Property Address: 1605 Florence Street, Middletown, Butler, Ohio, 45044.

Legal Description: Full Legal Listed on Public Website; Parcel Number: Q6542044000092

Bidding will be available only on www. Auction.com opening on 01/14/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/28/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code CV 2018 09 2175 into the search bar.

12-27-2019, 01-03, 01-10-2020 3Fri

**LEGAL NOTICE
SALE OF REAL ESTATE**
Butler County Foreclosure Auction. Case# CV 2018 11 2519.
U.S. Bank National Association as successor by merger to U.S. Bank National Association ND vs Walters, Ronald, et al.

The description of the property to be sold is as follows:

Property Address: 620 Catalpa Drive, Middletown, Butler, Ohio, 45042.

Legal Description: Full Legal Listed on Public Website; Parcel Number: Q6532032000070

Bidding will be available only on www. Auction.com opening on 01/14/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/28/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code CV 2018 11 2519 into the search bar.

12-27-2019, 01-03, 01-10-2020 3Fri

**LEGAL NOTICE
SALE OF REAL ESTATE**
Butler County Foreclosure Auction. Case# CV 2018 11 2599.

Federal National Mortgage Association (Fannie Mae), a corporation organized and existing under the laws of the United States of America vs Malone, Robert, et al.

The description of the property to be sold is as follows:

Property Address: 7721 WHITEHALL CIRCLE WEST, WEST CHESTER, Butler, Ohio, 45069.

Legal Description: Full Legal Listed on Public Website; Parcel Number: M5620178000005

Bidding will be available only on www. Auction.com opening on 01/07/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/21/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$10000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code CV 2018 11 2599 into the search bar.

12-20, 12-27-2019, 01-03-2020 3Fri

**LEGAL NOTICE
SALE OF REAL ESTATE**
Shelby County Foreclosure Auction. Case# 19CV000006.
U.S. BANK NATIONAL ASSOCIATION vs MICHAEL CORNER, et al.

The description of the property to be sold is as follows:

Property Address: 108 Canal Street, Port Jefferson, Shelby, Ohio, 45360.

Legal Description: Full Legal Listed on Public Website; Parcel Number: 42-19-15-114.009 and 42-19-15-114.008

Bidding will be available only on www. Auction.com opening on 01/14/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/28/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code 19CV000006 into the search bar.

12-27-2019, 01-03, 01-10-2020 3Fri

**LEGAL NOTICE
SALE OF REAL ESTATE**
Butler County Foreclosure Auction. Case# CV2019010056.
Self Help Ventures Fund vs Deanna L. Grace, et al.

The description of the property to be sold is as follows:

Property Address: 709 Millville Avenue, Hamilton, Butler, Ohio, 45013.

Legal Description: Full Legal Listed on Public Website; Parcel Number: P6412016000051 P6412016000052

Bidding will be available only on www. Auction.com opening on 01/07/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/21/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code CV2019010056 into the search bar.

12-20, 12-27-2019, 01-03-2020 3Fri

**LEGAL NOTICE
SALE OF REAL ESTATE**
Greene County Foreclosure Auction. Case# 2019 CV 0102.
Wells Fargo Bank, N.A., successor by merger to Wells Fargo Home Mortgage, Inc. vs Willda K. Rumpke, et al.

The description of the property to be sold is as follows:

Property Address: 4032 Rushton Drive, BEAVERCREEK, Greene, Ohio, 45431.

Legal Description: Full Legal listed on Public Website; Parcel Number: B42000100040003500

Bidding will be available only on www. Auction.com opening on 01/21/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 02/04/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code 2019 CV 0102 into the search bar.

01-03, 01-10, 01-17-2020 3Fri

**LEGAL NOTICE
SALE OF REAL ESTATE**
Greene County Foreclosure Auction. Case# 2019CV0137.

Quicken Loans Inc. vs Celia Parsons, et al.
The description of the property to be sold is as follows:

Property Address: 333 Archer Drive, Fairborn, Greene, Ohio, 45324.

Legal Description: Full Legal Listed on Public Website; Parcel Number: A02000100190009400

Bidding will be available only on www. Auction.com opening on 01/07/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/21/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code 2019CV0137 into the search bar.

12-20, 12-27-2019, 01-03-2020 3Fri

**LEGAL NOTICE
SALE OF REAL ESTATE**
Greene County Foreclosure Auction. Case# 2019 CV 0187.
Wells Fargo Bank, N.A. vs Maclean, Scott N., et al.

The description of the property to be sold is as follows:

Property Address: 121 Schneider Drive, Fairborn, Greene, Ohio, 45324.

Legal Description: Full Legal Listed on Public Website; Parcel Number: A02-1-10-97

Bidding will be available only on www. Auction.com opening on 01/07/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/21/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code 2019 CV 0187 into the search bar.

12-20, 12-27-2019, 01-03-2020 3Fri

**LEGAL NOTICE
SALE OF REAL ESTATE**
Shelby County Foreclosure Auction. Case# 19CV000198.
Freedom Mortgage Corporation vs Coronati, Jennifer M., et al.

The description of the property to be sold is as follows:

Property Address: 105 SOUTH 2ND STREET, ANNA, Shelby, Ohio, 45302.

Legal Description: Full Legal Listed on Public Website; Parcel Number: 14-05-33-126-014 14-05-33-126-017

Bidding will be available only on www. Auction.com opening on 01/14/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/28/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code 19CV000198 into the search bar.

12-27-2019, 01-03, 01-10-2020 3Fri

**LEGAL NOTICE
SALE OF REAL ESTATE**
Shelby County Foreclosure Auction. Case# 19CV000220.
JPMorgan Chase Bank, National Association sbm Chase Home Finance LLC vs Charles E. Miller, Jr., et al.

The description of the property to be sold is as follows:

Property Address: 8242 Lochard Road, Sidney, Shelby, Ohio, 45365.

Legal Description: Full Legal Listed on Public Website; Parcel Number: 44-19-16-302-007

Bidding will be available only on www. Auction.com opening on 01/14/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/28/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code 19CV000220 into the search bar.

12-27-2019, 01-03, 01-10-2020 3Fri

**LEGAL NOTICE
SALE OF REAL ESTATE**
Butler County Foreclosure Auction. Case# CV 2019 02 0235.

Granby Station Condominium Owners Association, Inc. vs Spurlock, Melody, et al.

The description of the property to be sold is as follows:

Property Address: 7703 GRANBY WAY 130, WEST CHESTER, Butler, Ohio, 45069.

Legal Description: Full Legal Listed on Public Website; Parcel Number: M5620167000123

Bidding will be available only on www. Auction.com opening on 01/07/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/21/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code CV 2019 02 0235 into the search bar.

12-20, 12-27-2019, 01-03-2020 3Fri

**LEGAL NOTICE
SALE OF REAL ESTATE**
Miami County Foreclosure Auction. Case# 19 CV 00259.

U.S. Bank National Association successor by merger to The Leader Mortgage Company, LLC successor by merger to The Leader Mortgage Company vs David R. Trucksis, et al.

The description of the property to be sold is as follows:

Property Address: 339 SOUTH 3RD STREET, TIPP CITY, Miami, Ohio, 45371.

Legal Description: Full Legal Listed on Public Website; Parcel Number: G15-003550

Bidding will be available only on www. Auction.com opening on 01/21/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 02/04/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code 19 CV 00259 into the search bar.

01-03, 01-10, 01-17-2020 3Fri

**LEGAL NOTICE
SALE OF REAL ESTATE**
Miami County Foreclosure Auction. Case# 19 CV 00261.

Bank of America, N.A. vs Susan A. Kubiak, aka Susan Kubiak aka Susan A. Tubbs aka Susan Tubbs, et al.

The description of the property to be sold is as follows:

Property Address: 1258 Skylark Drive, Troy, Miami, Ohio, 45373.

Legal Description: Full Legal Listed on Public Website; Parcel Number: D08-057369

Bidding will be available only on www. Auction.com opening on 01/21/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 02/04/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code 19 CV 00261 into the search bar.

01-03, 01-10, 01-17-2020 3Fri

**LEGAL NOTICE
SALE OF REAL ESTATE**
Butler County Foreclosure Auction. Case# CV 2019 02 0266.

RoundPoint Mortgage Servicing Corporation vs Brian Short, et al.

The description of the property to be sold is as follows:

Property Address: 654 FAIRVIEW AVENUE, HAMILTON, Butler, Ohio, 45015.

Legal Description: Full Legal Listed on Public Website; Parcel Number: P6461047000027

Bidding will be available only on www. Auction.com opening on 01/07/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/21/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code CV 2019 02 0266 into the search bar.

12-20, 12-27-2019, 01-03-2020 3Fri

**LEGAL NOTICE
SALE OF REAL ESTATE**
Clark County Foreclosure Auction. Case# 19CV0288.
Nationstar Mortgage LLC d/b/a Mr. Cooper vs Shirley Wilcoxon aka Shirley A. Wilcoxon, et al.

The description of the property to be sold is as follows:

Property Address: 1837 South Sweetbriar Lane, Springfield, Clark, Ohio, 45505.

Legal Description: Full Legal Listed on Public Website; Parcel Number: 340-07-00027-218-015

Bidding will be available only on www. Auction.com opening on 01/21/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 02/04/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code 19CV0288 into the search bar.

01-03, 01-10, 01-17-2020 3Fri

**LEGAL NOTICE
SALE OF REAL ESTATE**
Butler County Foreclosure Auction. Case# CV 2019 02 0326.
Freedom Mortgage Corporation vs Price, Stephen W., et al.

The description of the property to be sold is as follows:

Property Address: 1205 Vanderveer Ave, Hamilton, Butler, Ohio, 45011.

Legal Description: Full Legal Listed on Public Website; Parcel Number: P6441015000007

Bidding will be available only on www. Auction.com opening on 01/14/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/28/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code CV 2019 02 0326 into the search bar.

12-27-2019, 01-03, 01-10-2020 3Fri

**LEGAL NOTICE
SALE OF REAL ESTATE**
Clark County Foreclosure Auction. Case# 19CV0356.
RoundPoint Mortgage Servicing Corporation vs Jason D. Hall, et al.

The description of the property to be sold is as follows:

Property Address: 4821 Ashley Circle, Springfield, Clark, Ohio, 45503.

Legal Description: Full Legal Listed on Public Website; Parcel Number: 2200300021111011

Bidding will be available only on www. Auction.com opening on 01/21/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 02/04/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code 19CV0356 into the search bar. 01-03, 01-10, 01-17-2020 3Fri

LEGAL NOTICE
SALE OF REAL ESTATE

Clark County Foreclosure Auction. Case# 19CV0406.

The Bank of New York Mellon Trust Company, National Association as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2003-KS7 vs Timothy J. Doane, aka Timothy Joseph Doane, et al.

The description of the property to be sold is as follows:

Property Address: 2515 Hillside Avenue, Springfield, Clark, Ohio, 45503.

Legal Description: Full Legal Listed on Public Website; Parcel Number: 3400700023313012

Bidding will be available only on www.Auction.com opening on 01/07/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/21/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code 19CV0406 into the search bar. 12-20, 12-27-2019, 01-03-2020 3Fri

LEGAL NOTICE
SALE OF REAL ESTATE

Greene County Foreclosure Auction. Case# 2019 CV 0430.

CitiMortgage, Inc. vs Schum, Jr. John W., et al.

The description of the property to be sold is as follows:

Property Address: 3897 East Patterson Road, Beavercreek, Greene, Ohio, 45430.

Legal Description: Full Legal Listed on Public Website; Parcel Number: B42000200150021000

Bidding will be available only on www.Auction.com opening on 01/07/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/21/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code 2019 CV 0430 into the search bar. 12-20, 12-27-2019, 01-03-2020 3Fri

LEGAL NOTICE
SALE OF REAL ESTATE

Butler County Foreclosure Auction. Case# CV 2019 03 0562.

Freedom Mortgage Corporation vs Compton, Dustin J., et al.

The description of the property to be sold is as follows:

Property Address: 818 Ginger Ridge Drive, Trenton, Butler, Ohio, 45067.

Legal Description: Full Legal Listed on Public Website; Parcel Number: R8500067000021

Bidding will be available only on www.Auction.com opening on 01/07/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/21/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code CV 2019 03 0562 into the search bar. 12-20, 12-27-2019, 01-03-2020 3Fri

LEGAL NOTICE
SALE OF REAL ESTATE

Greene County Foreclosure Auction. Case# 2019 CV 0574.

JPMorgan Chase Bank, National Association vs Thompson, Charles A., et al.

The description of the property to be sold is as follows:

Property Address: 887 STOVER DRIVE BOX 334, Wilberforce, Greene, Ohio, 45384.

Legal Description: Full Legal Listed on Public Website; Parcel Number: M36000200280010700

Bidding will be available only on www.Auction.com opening on 01/21/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 02/04/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code 2019 CV 0574 into the search bar. 01-03, 01-10, 01-17-2020 3Fri

LEGAL NOTICE
SALE OF REAL ESTATE

Butler County Foreclosure Auction. Case# CV2019081590.

Nationstar Mortgage LLC d/b/a Mr. Cooper vs Susan L. McKinney, et al.

The description of the property to be sold is as follows:

Property Address: 3711 MACK ROAD UNIT H6, Fairfield, Butler, Ohio, 45014.

Legal Description: Full Legal Listed on Public Website; Parcel Number: A0700196000045

Bidding will be available only on www.Auction.com opening on 01/14/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/28/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code CV2019081590 into the search bar. 12-27-2019, 01-03, 01-10-2020 3Fri

LEGAL NOTICE
SALE OF REAL ESTATE

Butler County Foreclosure Auction. Case# CV2019081702.

M&T Bank vs Carol Clair, et al.

The description of the property to be sold is as follows:

Property Address: 1015 North B Street, Hamilton, Butler, Ohio, 45013.

Legal Description: Full Legal Listed on Public Website; Parcel Number: P6411035000062

Bidding will be available only on www.Auction.com opening on 01/07/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/21/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code CV2019081702 into the search bar. 12-20, 12-27-2019, 01-03-2020 3Fri

S	A	S	S		L	A	G		C	A	S	E
U	N	I	T		R	I	L	L		S	A	C
V	A	N	E		O	T	T	O		T	R	A
			G	R	I	S	H	A	M		O	T
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E	D	O		R	A	D	I	O	S		N	E
M	I	N	C	E		U	T	E		A	D	D
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LEGAL NOTICE
SALE OF REAL ESTATE

Butler County Foreclosure Auction. Case# CV 2019 08 1761.

Wells Fargo Bank, N.A. vs Howard, Cindy, et al.

The description of the property to be sold is as follows:

Property Address: 4003 LEWIS STREET, MIDDLETOWN, Butler, Ohio, 45044.

Legal Description: Full Legal Listed on Public Website; Parcel Number: Q6542049000125

Bidding will be available only on www.Auction.com opening on 01/07/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/21/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code CV 2019 08 1761 into the search bar. 12-20, 12-27-2019, 01-03-2020 3Fri

LEGAL NOTICE
SALE OF REAL ESTATE

Butler County Foreclosure Auction. Case# CV 2019 09 1840.

Wells Fargo Bank, N.A. vs Reeves, Paulette A., et al.

The description of the property to be sold is as follows:

Property Address: 27 Carousel Circle, Fairfield, Butler, Ohio, 45014.

Legal Description: Full Legal Listed on Public Website; Parcel Number: A0700163000086

Bidding will be available only on www.Auction.com opening on 01/14/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/28/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$10000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code CV 2019 09 1840 into the search bar. 12-27-2019, 01-03, 01-10-2020 3Fri

LEGAL NOTICE
SALE OF REAL ESTATE

Butler County Foreclosure Auction. Case# CV 2019 09 1868.

CitiMortgage, Inc. vs Walp, Carl R., et al.

The description of the property to be sold is as follows:

Property Address: 6741 Franklin Madison Road, Middletown, Butler, Ohio, 45042.

Legal Description: Full Legal Listed on Public Website; Parcel Number: E2220049000004

Bidding will be available only on www.Auction.com opening on 01/14/2020 at 10:00 AM for a minimum of 7 days.

Property may be sold on a provisional sale date should the third party purchaser fail to provide their deposit within the allotted time.

Provisional Sale date: 01/28/2020 at 10:00 AM. Sales subject to cancellation. The deposit required is \$5000.00 to be paid by wire transfer within 2 hours of the sale ending. No cash is permitted.

Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

To view all sale details and terms for this property visit www.Auction.com and enter the Search Code CV 2019 09 1868 into the search bar. 12-27-2019, 01-03, 01-10-2020 3Fri

2	6	3	1	5	8	9	4	7
9	7	8	2	4	3	1	6	5
4	1	5	9	6	7	3	8	2
3	8	2	5	7	4	6	1	9
7	5	1	6	8	9	2	3	4
6	9	4	3	1	2	5	7	8
8	3	6	7	9	5	4	2	1
5	2	7	4	3	1	8	9	6
1	4	9	8	2	6	7	5	3

COMMON PLEAS
LEGAL NOTICES
& FORECLOSURES

LEGAL NOTICE

Nationstar Mortgage LLC d/b/a Mr. Cooper -vs- KELEEN A. LEAR et al.

Keleen A. Lear, whose last place of residence is known as 2860 E State Route 55, Troy, OH 45373, but whose present place of residence is unknown and Unknown Spouse, if any, of Keleen A. Lear, whose present place of residence is unknown, will take notice that on October 24, 2019, Nationstar Mortgage LLC d/b/a Mr. Cooper filed its Complaint in Case No. 19 CV 00426 in the Court of Common Pleas of Miami County, 201 W. Main St., Third Floor, Troy, OH 45373, seeking foreclosure and alleging that the Defendants Keleen A. Lear and Unknown Spouse, if any, of Keleen A. Lear have or claim to have an interest in the real estate described below:

Permanent Parcel #: F11-001480

Property Address: 5 Burton Road, Casstown, OH 45312

The Defendant(s) named above are required to answer on or before the 31st day of January, 2020.

Nationstar Mortgage LLC d/b/a Mr. Cooper BY: Shapiro, Van Ess, Phillips & Barragate, LLP
Christopher G. Phillips
4805 Montgomery Road, Suite 320
Norwood, OH 45212
(513) 396-8100
12-20, 12-27-2019, 01-03-2020 3Fri

LEGAL NOTICE

Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association (formerly known as Norwest Bank Minnesota, National Association), not in its individual or banking capacity, but solely in its capacity as Trustee for the Merrill Lynch Mortgage Investors Trust, Series 2006-HE1 -vs- SHEILA M. HUMPHREY-MORRIS et al.

Sheila M. Humphrey-Morris, whose last place of residence is known as 5135 Greystone Dr, Spring Hill, FL 34609, but whose present place of residence is unknown and Patrick W. Morris, whose last place of residence is known as 5135 Greystone Dr, Spring Hill, FL 34609, but whose present place of residence is unknown, will take notice that on September 9, 2019, Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association (formerly known as Norwest Bank Minnesota, National Association), not in its individual or banking capacity, but solely in its capacity as Trustee for the Merrill Lynch Mortgage Investors Trust, Series 2006-HE1 filed its Complaint in Case No. 19CV0429 in the Court of Common Pleas of Clark County, 101 N. Limestone Street, Springfield, OH 45502, seeking foreclosure and alleging that the Defendants Sheila M. Humphrey-Morris and Patrick W. Morris have or claim to have an interest in the real estate described below:

Permanent Parcel #: 340-07-00034-333-004

Property Address: 31 W Johnny Lytle Ave, Springfield, OH 45506

The Defendant(s) named above are required to answer on or before the 31st day of January, 2020.

Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association (formerly known as Norwest Bank Minnesota, National Association), not in its individual or banking capacity, but solely in its capacity as Trustee for the Merrill Lynch Mortgage Investors Trust, Series 2006-HE1 BY: Shapiro, Van Ess, Phillips & Barragate, LLP
Stacey M. Piepmeier
4805 Montgomery Road, Suite 320
Norwood, OH 45212
(513) 396-8100
12-20, 12-27-2019, 01-03-2020 3Fri

LEGAL NOTICE

CARRINGTON MORTGAGE SERVICES, LLC -vs- JOHNNY SMITH et al.

Tammy Smith, whose last place of residence is known as 432 N 5TH, Tipp City, OH 45371, but whose present place of residence is unknown, will take notice that on November 19, 2019, CARRINGTON MORTGAGE SERVICES, LLC filed its Complaint in Case No. 19 CV 00458 in the Court of Common Pleas of Miami County, 201 W. Main St., Third Floor, Troy, OH 45373, seeking foreclosure and alleging that the Defendants Tammy Smith have or claim to have an interest in the real estate described below:

Permanent Parcel #: N44-004940

Property Address: 332 Park Avenue, Piqua, OH 45356

The Defendant(s) named above are required to answer on or before the 14th day of February, 2020.

CARRINGTON MORTGAGE SERVICES, LLC
BY: Shapiro, Van Ess, Phillips & Barragate, LLP
Christopher G. Phillips
4805 Montgomery Road, Suite 320
Norwood, OH 45212
(513) 396-8100
01-03, 01-10, 1-17-2020 3Fri

LEGAL NOTICE FOR SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS MONTGOMERY COUNTY, OHIO Case No. 2019 CV 05269.

Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A, Plaintiff vs.
Lessie R. Baker aka Lessie Baker, et al., Defendant(s)
Judge: Mary Lynn Wiseman

The Court finds that the service of summons cannot be made other than by publication on Defendants: Lessie R. Baker aka Lessie Baker, Unknown Spouse, if any, of Lessie R. Baker aka Lessie Baker, whose last known place of residence are: Addresses Unknown, Each of you will take notice that on November 7, 2019, Plaintiff filed a Complaint for Foreclosure in the Montgomery County Court of Common Pleas, being 2019 CV 05269 alleging that there is due to Plaintiff the sum of \$56,662.39 plus interest at 5.0000% per annum from April 18, 2018, plus late charges, pre-payment penalties, title charges, court costs and expenses as applicable to the terms of the Promissory Note secured by a mortgage on the real property, which has a street address of 442 Anna Street, Dayton, Ohio, 45417 being permanent parcel number R72 12505 0066.

Plaintiff further alleges that by reason of a default in payment of said Promissory Note, the conditions of said Mortgage have been broken and the same has become absolute.

Plaintiff prays that the Defendant(s) named above be required to answer and assert any interest in said property of be forever barred from asserting any interest therein, for foreclosure of said mortgage, marshalling of liens, and the sale of said real property, and the proceeds of said sale be applied according to law.

Said Defendant(s) are required to file an Answer within twenty-eight (28) days after last publication which shall be published once a week for three (3) consecutive weeks, or they might be denied a hearing in this case.

Submitted by:
Susana E. Lykins (0075603)
Ellen L. Fornash (0085284)
Patricia Johnson (0076669)
Attorneys for Plaintiff
Anselmo Lindberg & Associates LLC
1771 W. Diehl, Suite 120
Naperville, Illinois 60563
Voice: (630) 453-6960
Fax: (630) 428-4620
Email: ohpleadings@AnselmoLindberg.com
12-20, 12-27-2019, 01-03-2020 3Fri

LEGAL NOTICE FOR SERVICE BY PUBLICATION

IN THE COURT OF COMMON PLEAS BUTLER COUNTY, OHIO CASE NO. CV 2019 06 1207.

WALDEN PONDS HOME OWNERS' ASSOCIATION, INC., Plaintiff vs.

UNKNOWN ADMINISTRATOR, EXECUTOR OR FIDUCIARY, UNKNOWN HEIRS, NEXT OF KIN, UNKNOWN SPOUSES, DEWISEES, LEGATEES, CREDITORS AND BENEFICIARIES OF ESTATE OF JOHNNIE DAVIS, DECEASED, et al., Defendants
JUDGE: CHARLES L. PATER

To: Unknown Administrator, Executor or Fiduciary, Unknown Heirs, Next of Kin, Unknown Spouses, Deviseses, Legatees, Creditors and Beneficiaries of Estate of Johnnie Davis, Deceased, you will take notice that on the 26th day of November, 2019, Plaintiff, filed an Amended Answer and Crossclaim for foreclosure in the Butler County Court of Common Pleas, 315 High Street, Hamilton, OH 45011, being Case No. CV 2019 06 1207, alleging that there is due to the Plaintiff the sum of \$278,209.56, plus interest at 4.75% per annum from April 1, 2019, plus late charges and attorney fees applicable to the terms of a Promissory Note secured by a Mortgage on the real property, which has a street address of 6134 Creekside Way, Hamilton, OH 45011, being permanent parcel number A0300128000034

Plaintiff further alleges that by reason of a default in payment of said Promissory Note, the conditions of said Mortgage have been broken and the same has become absolute.

Plaintiff prays that the Defendant named above be required to answer and assert any interest in said real property or be forever barred from asserting any interest therein, for foreclosure of said mortgage, marshalling of liens, and the sale of said real property, and that the proceeds of said sale be applied according to law.

Said Defendant is required to file an Answer on or before the 31st day of January, 2020.

By Ricardo L. Johnstone
Attorney for Plaintiff Chemical Bank
c/o Weltman, Weinberg & Reis Co., LPA
525 Vine Street, Suite 800
Cincinnati, OH 45202
12-20, 12-27-2019, 01-03-2020 3Fri

a) A bond for the full amount of the bid, conditioned that, if the bid is accepted, the bidder after the awarding or the recommendation for awarding the contract will enter into a proper contract based upon the bid; (FAXED COPIES ARE UNACCEPTABLE); or,

b) A certified check, cashier's check, electronic bid bond or letter of credit pursuant to Chapter 1305, Ohio Revised Code, in the amount of TEN PERCENT (10%) of the bid. If a TEN PERCENT (10%) GUARANTY is submitted, provided that if the bid is accepted, the bidder will, after the awarding or recommendation for awarding the contract, enter into a proper contract, and indemnify the County against all damage suffered by failure to perform the contract by supplying a performance bond in accordance with Section 153.54(2), et seq. of the Ohio Revised Code for the FULLAMOUNT OF THE CONTRACT. (FAXED COPIES ARE UNACCEPTABLE).

Only those contractors which are currently pre-qualified in the proper work type(s) by the Ohio Department of Transportation will be eligible to submit bids for the construction of this project. A bidder must possess work types equal to at least 50% of the total amount of the submitted bid price.

Refer to Special Provisions section of Bid Submittal Documents for project specific information.

Proposals, plans, and specifications are on file and may be secured from the Bid Express website (www.bidexpress.com). Contractors and sub-contractors can view and download information free of charge. Only contractors that have obtained a digital ID from Bid Express will be able to submit a bid via Bid Express. A digital ID may be obtained at no cost. However, it should be obtained in advance of submitting a bid as it may take several days to receive. Submission of a bid also requires a payment to Bid Express of \$25 per bid, or a monthly subscription of \$50 for unlimited bidding.

Domestic steel use requirements as specified in Section 153.011 of the Revised Code apply to this project. Copies of Section 153.011 of the Revised Code can be obtained from any of the offices of the Department of Administrative Services.

OHIO PRODUCTS: The Contractor and all subcontractors are encouraged to use Ohio products, materials, services, and labor in connection with this project.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO:

Kyle Kolopanis, Purchasing Director
01-03, 01-10-2020 2Fri

NOTICE TO CONTRACTORS

Bids will be received via the Bid Express website (www.bidexpress.com) or paper bids in a sealed envelope until 1:30 PM, WEDNESDAY, JANUARY 22, 2020 for the DECHANT ROAD (MOT-CR140-1.10) & WOLF CREEK PIKE (MOT-CR230-3.45) BRIDGE RECONSTRUCTION PROJECTS, JACKSON & PERRY TOWNSHIPS, JOB #2018-11 & JOB #2018-17. Said bids will be read aloud soon thereafter in the Purchasing Department, 9th Floor, County Administration Building, 451 West Third Street, Dayton, OH 45422-1260. Performance of all work incident thereto in accordance with the plans and specifications.

For bidders preferring to submit paper bids, the bidder is responsible to contact the Office of the Montgomery County Engineer to make arrangements for pickup and payment of bid documents. Bidders shall allow the County up to three business days for printing of paper bid documents. Paper bids are then to be submitted in a sealed envelope to the Purchasing Department at the aforementioned address.

Pursuant to Section 153.54, et seq. of the Ohio Revised Code, the Bidder shall submit a BID GUARANTY in the form of either:

a) A bond for the full amount of the bid, conditioned that, if the bid is accepted, the bidder after the awarding or the recommendation for awarding the contract will enter into a proper contract based upon the bid; (FAXED COPIES ARE UNACCEPTABLE); or

b) A certified check, cashier's check, electronic bid bond or letter of credit pursuant to Chapter 1305, Ohio Revised Code, in the amount of TEN PERCENT (10%) of the bid. If a TEN PERCENT (10%) GUARANTY is submitted, provided that if the bid is accepted, the bidder will, after the awarding or recommendation for awarding the contract, enter into a proper contract, and indemnify the County against all damage suffered by failure to perform the contract by supplying a performance bond in accordance with Section 153.54(2), et seq. of the Ohio Revised Code for the FULLAMOUNT OF THE CONTRACT. (FAXED COPIES ARE UNACCEPTABLE).

Only those contractors which are currently pre-qualified in the proper work type(s) by the Ohio Department of Transportation will be eligible to submit bids for the construction of this project. A bidder must possess work types equal to at least 50% of the total amount of the submitted bid price.

Refer to Special Provisions section of Bid Submittal Documents for project specific information.

Proposals, plans, and specifications are on file and may be secured from the Bid Express website (www.bidexpress.com). Contractors and sub-contractors can view and download information free of charge. Only contractors that have obtained a digital ID from Bid Express will be able to submit a bid via Bid Express. A digital ID may be obtained at no cost. However, it should be obtained in advance of submitting a bid as it may take several days to receive. Submission of a bid also requires a payment to Bid Express of \$35 per bid, or a monthly subscription of \$50 for unlimited bidding.

Domestic steel use requirements as specified in Section 153.011 of the Revised Code apply to this project. Copies of Section 153.011 of the Revised Code can be obtained from any of the offices of the Department of Administrative Services.

OHIO PRODUCTS: The Contractor and all subcontractors are encouraged to use Ohio products, materials, services, and labor in connection with this project.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO:

Kyle Kolopanis, Purchasing Director
01-03, 01-10-2020 2Fri

ADVERTISEMENT FOR BIDS
Bid No. 20-001

The Five Rivers MetroParks (FRMP, Owner) will receive sealed bid proposals for the REGIONAL BIKE TRAIL RENOVATIONS - VARIOUS LOCATIONS PID 101476, Bid No. 20-001 until JANUARY 28, 2020 at 11:00 a.m., local time, at Five Rivers MetroParks Main Office, 409 E. Monument Avenue, Third Floor, Dayton, Ohio, 45402-1374. The bids will be publicly opened and read aloud on JANUARY 28, 2020 at 11:00 a.m., local time, at Five Rivers MetroParks Main Office, 409 E. Monument Avenue, Third Floor, Dayton, Ohio, 45402-1374.

The construction cost estimate is \$897,290.00.

Copies of the Bid Documents may be obtained at the Five Rivers MetroParks bid management website at:

https://www.metroparks.org/about/do-business-with-us/#bid-on-active-projects

Bidders must provide contact information including a valid email address in order to download a PDF containing the Bid Documents and to receive Bid Addenda.

Potential bidders are advised to carefully review the Project Experience requirements described in the Information for Bidders, Section 9.0, "Statement of Qualifications."

A pre-bid meeting will be held JANUARY 7, 2020 at 1:00 p.m., local time, at 409 E. Monument Ave., Third Floor, Dayton OH 45402. The purpose is for FRMP and the Owner's Representative to review the Contract Documents and answer any questions.

Provide bid proposals in a sealed envelope as described in the Invitation to Bidders and in the Information for Bidders. Each proposal shall be accompanied by a 100% Bid Guaranty and Contract Bond, or by a certified check, cashier's check or letter of credit in the amount of ten percent (10%) of the bid, made payable to Five Rivers MetroParks as a guarantee that if the proposal is accepted, a contract will be entered into and its performance properly secured by a satisfactory bond in amount of one hundred percent (100%) of the contract price.

The proposals must be made on the forms provided in the Contract Documents, or a copy thereof.

Questions concerning the Contract Documents should be directed to Joseph R. Zimmerman, Project Manager (Owner's Representative), at 937-277-4825 or by email at joseph.zimmerman@metroparks.org.

The Owner reserves the right to accept or reject any or all proposals; to waive any informalities or irregularities in the bids received or to accept any proposal which is deemed most favorable to Five Rivers MetroParks, an equal opportunity employer. 12-20, 12-27-2019, 01-03-2020 3Fri

LEGAL ADVERTISEMENT

Sealed bids will be received in the 9th-floor Purchasing Department, Board of County Commissioners, County Administration Building, 451 West Third Street, Dayton, Ohio 45422, until 1:30 p.m., January 22, 2020, for Montgomery County Fairgrounds Main Event Roof Repair Project. Said bids will be opened by the Purchasing Director as soon thereafter as the opening can begin in the 9th Floor conference room of the Montgomery County Administration Building.

Specifications are available at the Administrative Services Department, 7th floor, County Administration Building at a cost of Fifty Dollars (\$50.00) non-refundable, for one set of documents, made payable to the Montgomery County Treasurer. The drawings and specifications may also be downloaded for FREE at http://www.mcoho.org/departments/purchasing/bids/Registration is required.

Pursuant to Section 153.54 et. seq., of the Ohio Revised Code, the bidder shall submit a BID GUARANTY in the form of either:

a) A bond for the full amount of the bid; or
b) A certified check, cashier's check, or letter of credit pursuant to Chapter 1305, Ohio Revised Code, in the amount of TEN PER CENT (10%) of the bid. The successful vendor must replace the ten percent (10%) bid bond with a one-hundred percent (100%) Performance Bond upon award of the bid.

A mandatory pre-bid conference will be conducted on January 8, 2020, at 10:00 a.m. at the Fairgrounds Building Conference Area. A site tour will follow. All potential bidders are required to attend this conference and shall pay particular attention to the following provisions:

a) The bidder shall examine the plans and specifications prior to the pre-bid conference and be ready to raise questions concerning any unclear matter in the bidding process.

b) The bidder recognizes that the purpose of the pre-bid conference is to resolve ambiguities, inconsistencies, errors

or omissions in the contract documents, and interpretations thereof shall be made with a preference to the accomplishment of the purpose of the contract, without additional cost to the Board.

Bids shall be enclosed in a sealed envelope identified as "Fairgrounds Main Event Roof Repair Project" and MUST HAVE THE FULL NAME AND ADDRESS of the bidder on the envelope.

The county commissioners reserve the right to reject any or all bids and to waive any irregularity of bids, should same be to the advantage of the county.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO:
Kyle Kolopanis, Purchasing Director
12-27-2019, 01-03-2020 2Fri

LEGAL ADVERTISEMENT

Sealed bids will be received in the 9th-floor Purchasing Department, Board of County Commissioners, County Administration Building, 451 West Third Street, Dayton, Ohio 45422, until 1:30 p.m., February 5, 2020, for Montgomery County Court Security Ph I Project. Said bids will be opened by the Purchasing Director as soon thereafter as the opening can begin in the 9th Floor conference room of the Montgomery County Administration Building.

Specifications are available at the Administrative Services Department, 7th floor, County Administration Building at a cost of Forty Dollars (\$40.00) non-refundable, for one set of documents, made payable to the Montgomery County Treasurer. The drawings and specifications may also be downloaded for FREE at http://www.mcoho.org/departments/purchasing/bids/Registration is required.

Pursuant to Section 153.54 et. seq., of the Ohio Revised Code, the bidder shall submit a BID GUARANTY in the form of either:

a) A bond for the full amount of the bid; or

b) A certified check, cashier's check, or letter of credit pursuant to Chapter 1305, Ohio Revised Code, in the amount of TEN PER CENT (10%) of the bid. The successful vendor must replace the ten percent (10%) bid bond with a one-hundred percent (100%) Performance Bond upon award of the bid.

A mandatory pre-bid conference will be conducted on January 22, 2020, at 10:00 a.m. at the Common Pleas Court Lower Level Conference Room located at 41 N. Perry Street, Dayton OH 45422. A site tour will follow. All potential bidders are required to attend this conference and shall pay particular attention to the following provisions:

a) The bidder shall examine the plans and specifications prior to the pre-bid conference and be ready to raise questions concerning any unclear matter in the bidding process.

b) The bidder recognizes that the purpose of the pre-bid conference is to resolve ambiguities, inconsistencies, errors or omissions in the contract documents, and interpretations thereof shall be made with a preference to the accomplishment of the purpose of the contract, without additional cost to the Board.

Bids shall be enclosed in a sealed envelope identified as "Montgomery County Court Security Ph I Project" and MUST HAVE THE FULL NAME AND ADDRESS of the bidder on the envelope.

The county commissioners reserve the right to reject any or all bids and to waive any irregularity of bids, should same be to the advantage of the county.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF MONTGOMERY COUNTY, OHIO:
Kyle Kolopanis, Purchasing Director
01-03, 01-10-2020 2Fri

LEGAL NOTICE

Notice is hereby given that a Public Hearing will be held on January 14, 2020, on or after 6:00 p.m. in the meeting room of City Hall, 6131 Taylorsville Road, Huber Heights, Ohio by the Planning Commission for Case 20-02. The applicant is Goodwill Easterseals. The applicant is requesting approval of a Special Use Adult Day Care at property located at 5285 Brandt Pike.

The application is on file at the Huber Heights Zoning Office located at City Hall, 6131 Taylorsville Road, Huber Heights, Ohio and may be examined between the hours of 9 a.m. and 4 p.m. Monday through Friday. Interested persons may appear and be heard with respect to this request.

Terry Walton, Chairman
Planning Commission, City of Huber Heights

01-03-2020 1Fri

ADVERTISEMENT FOR BIDS
Bid No. 20-002

The Five Rivers MetroParks (FRMP, Owner) will receive sealed bid proposals for the WESLEYAN METROPARK EXPANSION BUILDING DEMOLITION AND SITE WORK, Bid No. 20-002 until FEBRUARY 3, 2020 at 3:00 p.m., local time, at Five Rivers MetroParks Main Office, 409 E. Monument Avenue, Third Floor, Dayton, Ohio, 45402-1374, at which time and place the bids will be publicly opened and read aloud.

The project cost estimate is \$130,286.00. Copies of the Bid Documents may be obtained for no cost at the Five Rivers MetroParks bid management website at:

https://www.metroparks.org/about/do-business-with-us/#bid-on-active-projects

Bidders must provide contact information including a valid email address in order to download a PDF containing the Bid Documents and to receive Bid Addenda.

Potential bidders are advised to carefully review the Project Experience requirements described in the Information for Bidders, Section 9.0, "Statement of Qualifications."

A pre-bid meeting will be held JANUARY 21, 2020 at 10:00 a.m., local time, at 2222 N. James H. McGee Blvd, Dayton OH 45417-9544. A site visit will follow. The purpose is for FRMP and the Owner's Consultant to review the Contract Documents and answer any questions.

Provide bid proposals in a sealed envelope as described in the Invitation to Bidders and in the Information for Bidders. Each proposal shall be accompanied by a 100% Bid Guaranty and Contract Bond, or by a certified check, cashier's check or letter of credit in the amount of ten percent (10%) of the bid, made payable to Five Rivers MetroParks as a guarantee that if the proposal is accepted, a contract will be entered into and its performance properly secured by a satisfactory bond in amount of one hundred percent (100%) of the contract price.

The proposals must be made on the forms provided in the Contract Documents, or a copy thereof.

Questions concerning the Contract Documents should be directed to Alex Clark, Park Landscape Architect (Owner's Project Manager), at 937-274-3106 or by email at alex.clark@metroparks

The Owner reserves the right to accept or reject any or all proposals; to waive any informalities or irregularities in the bids received or to accept any proposal which is deemed most favorable to Five Rivers MetroParks, an equal opportunity employer. 01-03, 01-10, 1-17-2020 3Fri

NOTICE TO BIDDER

The City of Vandalia will receive sealed proposals for the mechanical and maintenance service for police patrol vehicles and unmarked vehicles for the Division of Police. The bids will be publicly opened and read aloud on Monday, January 13, 2020, at 1:30 p.m. in the Justice Center Community Room.

Copies of the specifications are on file and may be obtained in the office of the Police Chief at 245 James E. Bohanan Memorial Drive, Vandalia, Ohio. They may be picked up on Monday through Friday, 8 a.m. to 5 p.m.

The proposal shall be signed by the full name and business address of each person or company interested in same.

The proposals must be made on forms provided therefore in the specification packet, or a copy thereof, with a price quoted for all equipment. Bidders must specify service center location and include warranty term. Envelopes should be marked "Vehicle Maintenance Bid."

The City of Vandalia reserves the right to accept or reject any and all proposals; to waive any informality in the bidding; and to enter into contract with the bidder who in its consideration offered the lowest and best proposal.

The City of Vandalia has a desire to award contracts involving City concerns and funded by City money, to individuals and businesses that are located within the City of Vandalia. Where a preliminary analysis of the bids identifies a bid from a Vandalia individual or business, city council may give a preference to the Vandalia bid and award the contract to the Vandalia bidder when: (i) such bid is within 5% of the lowest bid price (for a low bid of \$50,000 or less) or within 2% of the lowest bid price (for a low bid price over \$50,000), and (ii) but for the bid price, the Vandalia bid would otherwise be considered the lowest and best bid by the City in its normal evaluation procedures in deciding whether or not to award the contract.

All successful bidders must comply with Ohio House Bill 694 effective April 4, 2007.

Kurt E. Althouse, Chief of Police
01-03-2020 1Fri

Legal Notice
Change in Location for Public Hearing

Notice is hereby given that the location has changed for the Dayton City Commission Public Hearing on Wednesday, January 15, 2020. The hearing will now be held in the City Commission Chambers on the Second Floor of City Hall, 101 West Third Street, Dayton, Ohio. The hearing will still begin at 6:00 P.M., or as soon thereafter as the hearing can begin. The subject of the hearing will also remain the same:

Official Zoning Map Amendment
Case: PLN2019-00586
Repeal existing Planned Development PD-53, replace it with Planned Development PD-177, and zone all property within the boundaries of PD-177 EGC Eclectic General Commercial. This will allow the SugarCreek company to reuse the former Kroger store at 900 North Gettysburg Avenue for the warehousing and storage of equipment and other uses associated with the business.
The proposed Official Zoning Map Amendment is available for public inspection in the Office of the City Commission and with the Secretary to the City Plan Board. Please direct inquiries on this subject to Abigail Free in the Department of Planning and Community Development at 937-333-3635 or abigail.free@daytonohio.gov.

By order of the City Commission of the City of Dayton, Ohio.
RASHELLA LAVENDER, CLERK
OFFICE OF THE CITY COMMISSION
01-03-2020 1Fri

NEW SUITS &
DOCKETS FOR STATE
& FEDERAL COURT
SYSTEMS OF OHIO
Section C

U.S.
BANKRUPTCY
COURT
Southern District of Ohio

Hon. Jeffery P. Hopkins
Cincinnati, OH (Chief Judge)
Hon. Charles M. Caldwell
Columbus, OH
Hon. John E. Hoffman, Jr.
Columbus, OH
Hon. Guy R. Humphrey
Dayton, OH
Hon. Beth A. Buchanan
Cincinnati, OH
Hon. C. Katherine Preston
Columbus, OH
Hon. Beth A. Buchanan
Dayton, OH

Richard B. Jones, Clerk
Dayton, OH (937) 225-2516
Cincinnati, OH (513) 684-2572
Columbus, OH (614) 469-6638
Mecca S Carter, Ph.D.
Deputy In Charge
Columbus, OH (614) 469-6638
Tolanda Gilmer
Deputy In Charge
Dayton, OH (937) 225-2516

PETITIONS &
SCHEDULES
IN BANKRUPTCY
IN THE FOLLOWING
December 23, 2019

3:19-bk-33928 (7) In Re: Faith L Fletcher 432 Warren Dr., Springfield, OH 45503 County: CLARK-OH
3:19-bk-33929 (13) In Re: Corissa Britten 10 Shady Pines Avenue, Springboro, OH 45066 County: WARREN-OH
3:19-bk-33930 (13) In Re: Linda Grimes 2438 Arlene Ave, Dayton, OH 45406-1347 County: MONTGOMERY-OH
3:19-bk-33931 (13) In Re: Melissa Campbell 2829 Keenan Ave, Dayton, OH 45414-4913 County: MONTGOMERY-OH
3:19-bk-33932 (7) In Re: Eberechukwu Cooper and Tierra Cooper 3592 Valencia St, Dayton, OH 45404-1472 County: MONTGOMERY-OH
3:19-bk-33933 (7) In Re: Billy L. Jarvis and Priscilla S. Jarvis 675 Humock Ct., Maineville, OH 45039 County: WARREN-OH

3:19-bk-33934 (7) In Re: Elmer Hampton 828 Lakengren Dr, Eaton, OH 45320-2544 County: PREBLE-OH
3:19-bk-33935 (7) In Re: John H. Houck Jr. and Cheryl A. Houck 801 E. Northern Avenue, Springfield, OH 45503 County: CLARK-OH
3:19-bk-33936 (7) In Re: Karen Elaine Cargle 225 S Ardmore Ave, Dayton, OH 45417 County: MONTGOMERY-OH
3:19-bk-33937 (13) In Re: Brian Edward Lowe and Kellie Anne Lowe 4100 Dayton-Springfield Road, Springfield, OH 45502 County: CLARK-OH

3:19-bk-33938 (7) In Re: Joseph L Back 12 Center Street, Miamisburg, OH 45342 County: MONTGOMERY-OH
3:19-bk-33939 (7) In Re: Ronnie L. Piatt 117 W. Clay Street, Sidney, OH 45365 County: SHELBY-OH
3:19-bk-33940 (7) In Re: Sandra D Conway 5637 Folkestone Dr., Dayton, OH 45459 County: MONTGOMERY-OH
3:19-bk-33941 (13) In Re: Randy Merial 209 Marrett Farm Road, Englewood, OH 45322 County: MONTGOMERY-OH
3:19-bk-33942 (7) In Re: Jonathan M. Lacroix 661 Wake Forest Rd., Riverside, OH 45431-2830 County: MONTGOMERY-OH
3:19-bk-33943 (7) In Re: Jason D. Spiers 1600 Mars Hill Dr., West Carrollton, OH 45449 County: MONTGOMERY-OH
3:19-bk-33944 (7) In Re: Daniel J. Cooper and Natalie Cooper 3142 Bell Drive, Fairborn, OH 45324 County: GREENE-OH
December 24, 2019

3:19-bk-33945 (7) In Re: Barry James Fear and Mavis Kricke Fear 1724 Rutland Avenue, Springfield, OH 45505 County: CLARK-OH
3:19-bk-33946 (7) In Re: Dianne M. Nagy 4530 Penhurst Place, Huber Heights, OH 45424 County: MONTGOMERY-OH

December 26, 2019
3:19-bk-33947 (7) In Re: Vickie A Wright
6742 W. National Rd, New Carlisle, OH 45344
County: CLARK-OH
3:19-bk-33948 (7) In Re: Erin Nicole
Macy 525 W. Cumberland St., Apt 3D,
Lewisburg, OH 45338 County: PREBLE-OH
3:19-bk-33949 (7) In Re: Stefanie M.
Lyons 6808 Park Vista Rd, Englewood, OH
45322 County: MONTGOMERY-OH
3:19-bk-33950 (7) In Re: Peter Mauro
9597 Paragon Rd., Dayton, OH 45458
County: MONTGOMERY-OH
3:19-bk-33951 (7) In Re: Clyde H Brewer
Jr and Jacqueline W Brewer 4419 Bascule
Bridge Apt # 1317, Dayton, OH 45440 County:
MONTGOMERY-OH
3:19-bk-33952 (7) In Re: Karen S.
Preston 850 Crescent Drive, Urbana, OH
43078 County: CHAMPAIGN-OH
December 27, 2019
3:19-bk-33953 (7) In Re: Shamar'ee K.
Middlebrooks 2777 Corlington Dr., Kettering,
OH 45440 County: MONTGOMERY-OH
3:19-bk-33954 (13) In Re: Gwendolyn
Holden 2815 Athens Ave, Dayton, OH 45406-
4325 County: MONTGOMERY-OH
3:19-bk-33955 (7) In Re: Terry Hill Jr
1120 W Hillcrest Ave # 4, Dayton, OH 45406
County: MONTGOMERY-OH
3:19-bk-33956 (13) In Re: Samuel
Rohrss Mays 4235 Bellemeade Dr, Bellbrook,
OH 45305 County: GREENE-OH
3:19-bk-33957 (13) In Re: Virgil Maxwell
4641 Dayton Liberty Road, Dayton, OH 45417
County: MONTGOMERY-OH
3:19-bk-33958 (7) In Re: Karen Kittle
117 E Wadsworth St, Eaton, OH 45320-2351
County: PREBLE-OH
3:19-bk-33959 (13) In Re: David E Barton
and Valerie N Barton 565 Pine St., Tipp City,
OH 45371 County: MIAMI-OH
3:19-bk-33960 (7) In Re: Melani N.
Moore 7944 Herrington, Dayton, OH 45415
County: MONTGOMERY-OH
3:19-bk-33961 (13) In Re: Charles R
Dobbins Jr 5944 Dogwood Dr, Urbana, OH
43078 County: CHAMPAIGN-OH
3:19-bk-33962 (13) In Re: Maria Elizab
Woerl 134 Ellington Rd, Riverside, OH 45431
County: MONTGOMERY-OH
December 28, 2019
3:19-bk-33963 (7) In Re: Retha P. Phillips
5512 Rockdell Court, Dayton, OH 45424
County: MONTGOMERY-OH
3:19-bk-33964 (13) In Re: Bruce
W Atwater and Cheryl A Atwater 2317
Crew Circle, Dayton, OH 45439 County:
MONTGOMERY-OH
3:19-bk-33965 (13) In Re: Katrina E.
Stewart 4252 Elliot Avenue, Dayton, OH
45410 County: MONTGOMERY-OH
DISCHARGES GRANTED
SOUTHERN DISTRICT
December 24, 2019
3:19-bk-32432 (7) In Re: Tyrel E. Coffey
3:19-bk-32484 (7) In Re: Robert G
Erbaugh and Lynn C Erbaugh
3:19-bk-32598 (7) In Re: Brent Edward
Gerbig
3:19-bk-32599 (7) In Re: Dorian Nedels
Stovall and Brandy Lynn Stovall
3:19-bk-32617 (7) In Re: Tammy Mechel
Meadows
3:19-bk-32619 (7) In Re: Judy Herron
3:19-bk-32621 (7) In Re: Gloria A.
Ubersox
3:19-bk-32622 (7) In Re: Susan Elizab
Milovich
3:19-bk-32623 (7) In Re: Amy Marie Burg
3:19-bk-32625 (7) In Re: Laetitia Festus-
Abibo
3:19-bk-32626 (7) In Re: Zachary J.
Harrison and Samantha P. Harrison
3:19-bk-32627 (7) In Re: Kendra Shawnt
Sawyers
3:19-bk-32629 (7) In Re: Roger W
Denney
3:19-bk-32636 (7) In Re: Trenton Christ
Bruner
3:19-bk-32638 (7) In Re: Donald E.
Pendell
3:19-bk-32639 (7) In Re: David Corbitt
3:19-bk-32641 (7) In Re: Thomas Jay
Brooks and Marcia Lynn Brooks
3:19-bk-32643 (7) In Re: Sharrekha D.
Whitmore
3:19-bk-32644 (7) In Re: Sheri Yarbrough
3:19-bk-32646 (7) In Re: Kaneisha Nicole
Pulaski
3:19-bk-32651 (7) In Re: David Allen
Hammann and Janet Lee Hammann
3:19-bk-32653 (7) In Re: Maher M
Hanandeh
3:19-bk-32730 (7) In Re: Brian P. Wagner
3:19-bk-32971 (7) In Re: Charleen
Macken Hartman
December 27, 2019
3:14-bk-34257 (13) In Re: Renee France
Jones
3:15-bk-33665 (13) In Re: Regina Y Cole
3:16-bk-31623 (13) In Re: Vicki L. Lucas-
Cervenece
3:16-bk-31686 (13) In Re: Rhonda M.
Lippencott
3:18-bk-32676 (13) In Re: Jeremy L.
Newbauer
3:19-bk-30693 (7) In Re: Samuel N Bunn
3:19-bk-32695 (7) In Re: Kimberly Jo
Bramlette

DISMISSED PETITIONS
SOUTHERN DISTRICT
Week of December 23, 2019
3:17-bk-30545 (13) In Re: John V.
Compton and Ann R. Compton
3:17-bk-33231 (13) In Re: Darlene G. Kurtz
3:17-bk-33798 (13) In Re: Carl Steven
Plumer and Kristen Ann Plumer
3:18-bk-32423 (13) In Re: Donald
Schutrum and Marsha Schutrum
3:18-bk-32921 (13) In Re: Regina G
Watkins
3:19-bk-33465 (13) In Re: Betsy Jane
Pauley
3:19-bk-33827 (13) In Re: April Michel
Quillen
3:14-bk-33823 (13) In Re: Eric Matthe Lash
and Cindy Renee Lash
3:16-bk-33575 (13) In Re: John V Perkins
and Kelly S. Perkins
3:17-bk-30231 (13) In Re: William Pearl
Weatherspoon and Tonja Ann Weatherspoon
3:17-bk-30411 (13) In Re: Ronald E. Pierce
II and Tressa L. Pierce
CLOSED PETITIONS
SOUTHERN DISTRICT
Week of December 23, 2019
3:18-bk-33079 (7) In Re: Robert C
Cotterman
3:18-bk-33623 (7) In Re: Angela K Rayner
3:19-bk-30500 (7) In Re: Holly Ann
Hissong
3:19-bk-30547 (7) In Re: Jay S. Moen and
Lisa M. Moen
3:19-bk-32212 (7) In Re: Jonathon D
McAdams
3:19-bk-32280 (7) In Re: Shekinah Nicole
Clay
3:11-bk-36362 (7) In Re: Kenneth Michae
Ross and Cynthia Jo Ross
3:15-bk-32912 (7) In Re: Charles Anthon
Dean and Chastity Ann Dean
3:18-bk-32826 (7) In Re: Angela Marie York
3:18-bk-32875 (7) In Re: Kevin L. Forrer
and Karen L. Forrer

OHIO
SUPREME
COURT

65 South Front Street
Columbus, Ohio 43215-3431

JUDGES:
Hon. Maureen O'Connor
(Chief Justice)
Hon. Sharon L. Kennedy
Hon. Judith L. French
Hon. Patrick F. Fischer
Hon. R. Patrick DeWine
Hon. Michael P. Donnelly
Hon. Melody J. Stewart

Telephone 614-387-9000
* * * * *

APPEALS
ACCEPTED FOR REVIEW
Week of December 23, 2019
2019-1104. State v. Gideon.
Allen App. Nos. 1-18-27, 1-18-28, and
1-18-29, 2019-Ohio-2482. Appeal and cross-
appeal accepted.
Kennedy, J., would not accept the cross-
appeal.
O'Connor, C.J., and Donnelly, J., dissent.
2019-1275. Smith v. Euclid.
Cuyahoga App. No. 107771, 2019-Ohio-
3099. Appeal accepted on proposition of law
No. I.
Fischer, DeWine, and Stewart, JJ., would
accept the appeal on both propositions of law.
O'Connor, C.J., and Kennedy and
Donnelly, JJ., dissent.

APPEALS NOT
ACCEPTED FOR REVIEW
Week of December 23, 2019
2019-1256. State v. Lewis.
Logan App. No. 8-19-08, 2019-Ohio-
3031.
Fischer, Donnelly, and Stewart, JJ.,
dissent.

MEDIATION MATTERS
Week of December 23, 2019
The court refers the following case to
mediation under S.Ct.Prac.R. 19.01 and stays
all filing deadlines for this case until further
order of this court. The court will not issue
any decision on the merits of this case until
mediation has concluded.
2019-1735. State ex rel. Miller v. Mt.
Healthy Community Improvement Corp.
In Mandamus.

MERIT DECISIONS
WITH OPINIONS
Week of December 23, 2019
2017-0770. Columbus Bar Assn. v.
Striff, Slip Opinion No. 2019-Ohio-5285.
On Certified Report by the Board
of Professional Conduct, No. 2017-019.
Respondent, Christopher William Striff Jr.,
Attorney Registration No. 0085421, last known
business address in Delta, Ohio, indefinitely
suspended from the practice of law, with no
credit for time served under interim suspension.
O'Connor, C.J., and Kennedy, French,
Fischer, DeWine, Donnelly, and Stewart, JJ.,
concur.

2018-1764. Disciplinary Counsel v.
Cheselka, Slip Opinion No. 2019-Ohio-5286.
On Certified Report by the Board
of Professional Conduct, No. 2017-050.
Respondent, Michael Joseph Cheselka
Jr., Attorney Registration No. 0076667,
last known business address in Cleveland,
Ohio, suspended from the practice of law for
two years, with the second year stayed on
conditions.
O'Connor, C.J., and French and Fischer,
JJ., concur.
Kennedy, J., concurs in part and dissents
in part, with an opinion joined by DeWine, J.
Donnelly and Stewart, JJ., not
participating.
2019-0800. Disciplinary Counsel v.
Walden, Slip Opinion No. 2019-Ohio-5287.
On Certified Report by the Board
of Professional Conduct, No. 2018-059.
Respondent, Derek James Walden, Attorney
Registration No. 0083730, last known
business address in Columbus, Ohio,
suspended from the practice of law for two
years, with 18 months conditionally stayed.
O'Connor, C.J., and Kennedy, French,
Fischer, DeWine, Donnelly, and Stewart, JJ.,
concur.
2019-0804. Toledo Bar Assn v. Bishop,
Slip Opinion No. 2019-Ohio-5288.
Board of Professional Conduct, No.
2018-054. Respondent, Jerry James Bishop
II, Attorney Registration No. 0016287, last
known business address in Toledo, Ohio,
suspended from the practice of law in Ohio for
two years, with the second year conditionally
stayed.
O'Connor, C.J., and Kennedy, French,
Fischer, DeWine, Donnelly, and Stewart, JJ.,
concur.

MERIT DECISIONS
WITHOUT OPINIONS
Week of December 23, 2019
2019-0592. State ex rel. Stuart v.
Greene.
In Mandamus. Sua sponte, alternative
writ granted. The following briefing schedule
is set for the presentation of evidence and
filing of briefs pursuant to S.Ct.Prac.R. 12.05:
The parties shall file any evidence they intend
to present within 20 days, relator shall file
a brief within 10 days after the filing of the
evidence, respondent shall file a brief within
20 days after the filing of relator's brief, and
relator may file a reply brief within 7 days after
the filing of respondent's brief.
O'Connor, C.J., and Kennedy, French,
Fischer, DeWine, Donnelly, and Stewart, JJ.,
concur.
2019-0842. State ex rel. Skurla v.
Miday.
In Prohibition. On respondent's motion
to dismiss. Motion granted. Richard Plishka's
motion to intervene denied. Cause dismissed.
O'Connor, C.J., and Kennedy, French,
DeWine, Donnelly, and Stewart, JJ., concur.
Fischer, J., dissents.
2019-1138. State ex rel. Cramer v.
Heldman.
In Prohibition. Sua sponte, cause
dismissed for failure to state a claim.
O'Connor, C.J., and Kennedy, French,
Fischer, DeWine, Donnelly, and Stewart, JJ.,
concur.
2019-1192. State ex rel. Vision Group
Holdings v. Dinkelacher.
In Prohibition. On relators' motion to stay
proceedings in the court of common pleas.
Motion denied. Motions of LCA-Vision, Inc.,
to intervene, for judgment on pleadings, and
to strike relators' motion to stay proceedings
denied.
O'Connor, C.J., and Kennedy, French,
Fischer, DeWine, Donnelly, and Stewart, JJ.,
concur.
2019-1212. State ex rel. McDougald v.
Sehlmeyer.
In Mandamus. On respondent's motion
to dismiss. Motion denied. Relator's motions
for leave to amend complaint and to file
supplemental pleadings granted.
Sua sponte, alternative writ granted.
The following briefing schedule is set for the
presentation of evidence and filing of briefs
pursuant to S.Ct.Prac.R. 12.05: The parties
shall file any evidence they intend to present
within 20 days, relator shall file a brief within
10 days after the filing of the evidence,
respondent shall file a brief within 20 days
after the filing of relator's brief, and relator
may file a reply brief within 7 days after the
filing of respondent's brief.
Kennedy, French, DeWine, Donnelly, and
Stewart, JJ., concur.
O'Connor, C.J., and Fischer, J., dissent.
2019-1223. State v. Mixon.
Miscellaneous case. On respondent's
motion to dismiss. Motion granted. Relator's
motion for discovery denied as moot. Relator's
"motion and writ" denied. Cause
dismissed.
O'Connor, C.J., and Kennedy, French,
Fischer, DeWine, Donnelly, and Stewart, JJ.,
concur.
2019-1271. State ex rel. Davis v. Jones.
In Mandamus. On respondent's motion
to dismiss. Motion granted. Cause dismissed.
O'Connor, C.J., and Kennedy, French,
Fischer, DeWine, Donnelly, and Stewart, JJ.,
concur.
2019-1301. State ex rel. Townsend v.
Gaul.
In Mandamus. On respondents' motions to
dismiss. Motions granted. Cause dismissed.
O'Connor, C.J., and Kennedy, French,
Fischer, DeWine, and Donnelly, JJ., concur.
Stewart, J., not participating.

2019-1334. State ex rel. Yanasak v.
Kimber.
In Procedendo. On respondent's
motion to dismiss. Motion granted. Cause
dismissed.
O'Connor, C.J., and Kennedy, French,
Fischer, DeWine, Donnelly, and Stewart, JJ.,
concur.
2019-1340. State ex rel. Evans v. Vivo.
In Mandamus. On respondent's motion
to dismiss. Motion granted. Cause dismissed.
O'Connor, C.J., and Kennedy, French,
Fischer, DeWine, Donnelly, and Stewart, JJ.,
concur.
2019-1344. State ex rel. Hillman v.
O'Brien.
In Mandamus. On respondent's motion
to dismiss. Motion granted. Cause dismissed.
O'Connor, C.J., and Kennedy, Fischer,
DeWine, Donnelly, and Stewart, JJ., concur.
French, J., not participating.
2019-1346. State ex rel. Felton v. Miller.
In Mandamus. On respondent's motion
to dismiss. Motion granted. Cause dismissed.
O'Connor, C.J., and Kennedy, French,
Fischer, DeWine, Donnelly, and Stewart, JJ.,
concur.
2019-1358. Heisa v. Butler Cty. Sheriff
Dept.
In Mandamus. On respondent's motion
to dismiss. Motion granted. Cause dismissed.
O'Connor, C.J., and Kennedy, French,
Fischer, and Donnelly, JJ., concur.
DeWine, J., dissents and would grant an
alternative writ as to damages.
Stewart, J., dissents and would grant an
alternative writ.
2019-1360. State ex rel. Clark v.
D'Apolito.
In Mandamus and Prohibition. On
respondent's motion to dismiss. Motion
granted. Cause dismissed.
O'Connor, C.J., and Kennedy, French,
Fischer, DeWine, Donnelly, and Stewart, JJ.,
concur.
2019-1361. State ex rel. Jones v.
Hamilton Cty. Court of Common Pleas.
In Mandamus and Prohibition. On motion
to dismiss of respondents Wells Fargo Bank,
N.A., Thompson Hine L.L.P., the Hamilton
County respondents, and Specialized Loan
Servicing, L.L.C. Motion granted. Cause
dismissed.
O'Connor, C.J., and Kennedy, French,
Fischer, DeWine, Donnelly, and Stewart, JJ.,
concur.
2019-1375. State ex rel. Hill v. Navarre.
In Mandamus. On respondent's motion
to dismiss. Motion granted. Cause dismissed.
O'Connor, C.J., and Kennedy, French,
Fischer, DeWine, Donnelly, and Stewart, JJ.,
concur.
2019-1409. State ex rel. Israfil v. Craig.
In Mandamus. On respondents' motion
to dismiss. Motion granted. Relator's motion
for preliminary injunction denied as moot.
Cause dismissed.
O'Connor, C.J., and Kennedy, French,
Fischer, DeWine, and Donnelly, JJ., concur.
Stewart, J., dissents and would deny the
motion to dismiss, grant an alternative writ
as to request No. 4, and deny the motion for
preliminary injunction.
2019-1415. Dugas v. Adult Parole Auth.
In Mandamus. On respondent's motion
to dismiss. Motion granted. Cause dismissed.
O'Connor, C.J., and Kennedy, French,
Fischer, DeWine, and Stewart, JJ., concur.
Donnelly, J., dissents and would grant an
alternative writ.
2019-1447. Ohioans Against Corporate
 Bailouts, L.L.C. v. LaRose.
Certified Question of State Law, United
States District Court, Southern District of
Ohio, Eastern Division, No. 2:19-CV-4466.
On review pursuant to S.Ct.Prac.R. 9.05, the
court will answer the following questions: "(1)
Whether the right to referendum set forth in
Article II, Section 1 of the Ohio Constitution
guarantees those circulating petitions in
support of a referendum a full ninety days
solely for the purpose of circulating petitions?
(2) If so, whether R.C. 3519.01 violates
the Ohio Constitution by shortening the
ninety days to accommodate the fair-and-
truthful review? (3) If the Ohio Constitution
guarantees a petitioner ninety days to
circulate petitions, whether the number of
days attributable to a petitioner's own errors
in submitting a referendum petition under
R.C. 3519.01 is "credited" to the petitioner,
or deducted from the ninety days? (4)
Whether a petitioner who does not claim to
be "aggrieved" by the fair-and-truthful
determination and thus fails to appeal the
denial of a certification under R.C. 3519.01(C)
is entitled to credit toward the ninety days for
the time spent fixing deficiencies in a fair-and-
truthful statement? (5) Whether a petitioner
gets credit toward the ninety days for the time
before, or between, a petition submission
when the Attorney General and Secretary of
State do not have a petition to review and
consider under R.C. 3519.01?"
Petitioner shall file its merit brief within
40 days, and the parties shall otherwise
proceed in accordance with S.Ct.Prac.R.
16.02 through 16.04 and S.Ct.Prac.R. 9.07.
O'Connor, C.J., and Kennedy, Donnelly,
and Stewart, JJ., concur.
French, Fischer, and DeWine, JJ., not
participating.

MISCELLANEOUS
DISMISSALS
Week of December 23, 2019
2019-1504. State ex rel. Clark v.
Gilson.
In Mandamus. On relator's application
for dismissal. Application granted. Cause
dismissed.

MOTION AND
PROCEDURAL RULINGS
Week of December 23, 2019
2019-0273. In re Complaint of Wingo
v. Nationwide Energy Partners, L.L.C.
Public Utilities Commission, No.
17-2002-EL-CSS. On intervening appellee's
motion to strike appellant's merit brief and to
dismiss proposition of law Nos. I through V.
Motion granted in part and denied in part.
Motion granted as to proposition of law No. V
and granted in part as to proposition of law No.
III. Proposition of law No. V and appellant's
challenge to intervening appellee's affidavit
dismissed. Remainder of motion denied.
Appellee's motion to dismiss proposition
of law Nos. V and VI granted in part and
denied in part. Proposition of law No. V
dismissed. Remainder of motion denied.
French, J., would also grant intervening
appellee's motion as to proposition of law Nos.
I and IV and would dismiss those propositions
of law.
2019-0493. State ex rel. AWMS Water
Solutions, L.L.C. v. Zehringer.
Trumbull App. No. 2016-T-0085, 2019-
Ohio-923. On appellants' request for oral
argument. Request granted.
2019-0594. State v. Groce.
Franklin App. No. 18AP-51, 2019-Ohio-
1007. On appellee/cross-appellant's motion
to dissolve stay and set a briefing schedule.
Motion granted. The parties shall brief this
case in accordance with the Rules of Practice
of the Supreme Court of Ohio.
O'Connor, C.J., and DeWine and
Stewart, JJ., dissent.
2019-1347. State v. Tucker.
Lorain App. No. 14CA010704, 2016-
Ohio-1354. On appellant's motion for delayed
appeal. Motion denied.
Kennedy, Donnelly, and Stewart, JJ.,
dissent.
2019-1485. In re S.M.
Logan App. Nos. 8-18-46, 8-18-47,
8-18-55, and 8-18-56, 2019-Ohio-3721. On
appellants' motion for stay of court of appeals'
judgment. Motion denied.
O'Connor, C.J., and Fischer, J., dissent.
2019-1502. State v. DeGarmo.
Muskingum App. No. CT2018-0061,
2019-Ohio-4050. On appellant's motion to
stay. Motion denied.
Fischer and Donnelly, JJ., dissent.
2019-1588. State v. Diehl.
Wood App. No. WD-18-041, 2019-Ohio-
3818. On appellant's motion for stay of court
of appeals' judgment. Motion denied.
2019-1539. State v. Orozco-Islas.
Stark App. No. 2019CA00127. On
appellant's motion for leave to respond to
memorandum in response. Motion stricken
as prohibited by S.Ct.Prac.R. 7.04(C).
2019-0295. Bey v. Rasaweahr.
Mercer App. Nos. 10-18-02 and 10-18-
03, 2019-Ohio-57. On motion of amici curiae
Electronic Frontier Foundation et al. for leave
to split oral-argument time with appellant.
Motion granted. Amici curiae shall share the
time allotted to appellant.
2019-1623. State v. DeVore.
Ashland App. No. 19-COA-017, 2019-
Ohio-4035. On appellant's motion pursuant
to S.Ct.Prac.R. 3.11(E)(2). Motion denied as
moot.
2019-1693. Griffith v. Chelsea
Condominium.
Cuyahoga App. No. 108988. On
appellants' motion for leave to file
memorandum in support of jurisdiction under
seal. Motion granted.
2019-1772. State ex rel. Neguse v.
Crawford.
Franklin App. No. 18AP-526, 2019-
Ohio-4950. On appellant's memorandum in
support of jurisdiction. This cause originated
in the court of appeals and should proceed
as an appeal of right pursuant to S.Ct.Prac.R.
5.01. The clerk shall issue an order for the
transmission of the record from the Court of
Appeals for Franklin County, and the parties
shall otherwise proceed in accordance with
S.Ct.Prac.R. 16.02 through 16.07.

In re Staats.
On May 22, 2019, this court found Gary
C. Staats to be a vexatious litigator under
S.Ct.Prac.R. 4.03(B). This court further
ordered that Staats was prohibited from
continuing or instituting legal proceedings
in the court without obtaining leave. On
December 23, 2019, Staats presented a
motion for "leave of court to proceed with
the petition for rehearing." Motion for leave
denied.

RECONSIDERATION
OF PRIOR DECISIONS
Week of December 23, 2019
2018-0097. Cleveland v. State.
Cuyahoga App. No. 105500, 2017-
Ohio-8882. Reported at __ Ohio St.3d __,
2019-Ohio-3820, __ N.E.3d __. On motion
for reconsideration. Motion denied.
O'Connor, C.J., and Donnelly and
Stewart, JJ., dissent.
2019-0923. In re A.M.
Hamilton App. No. C-190027, 2019-Ohio-
2028. Reported at 157 Ohio St.3d 1406,
2019-Ohio-3731, 131 N.E.3d 77. On motion
for reconsideration. Motion granted. Appeal
accepted on proposition of law No. I. The
parties shall brief this case in accordance with
the Rules of Practice of the Supreme Court of
Ohio.
Kennedy, Fischer, and DeWine, JJ.,
dissent.

OHIO COURT OF APPEALS

Second Judicial District

DAYTON-MONTGOMERY

County Courts Building

5th Floor

41 N. Perry Street

Dayton, Ohio 45422-2155

Judges:

Hon. Jeffrey M. Welbaum
(Presiding and
Administrative Judge)

Hon. Jeffrey E. Froelich

Hon. Michael Tucker

Hon. Mary E. Donovan

Hon. Michael T. Hall

Telephone 937-225-4464

* * * * *

DECISIONS

December 27, 2019

State v. Howard
28328

The trial court did not err in denying without a hearing appellant's post-sentence motion to withdraw his guilty pleas. Appellant's 20-year unexplained delay in filing his motion weighed heavily against a finding of a manifest injustice. No manifest injustice was shown based on the plea hearing, the State's unwillingness to agree to a no contest plea, the State's alleged failure to provide full discovery, appellant's apparent absence from a hearing on one of his motions to suppress, his allegation that there was insufficient evidence to support his convictions, or the trial court's improper notification regarding post-release control for his aggravated murder charge. Judgment affirmed.

Froelich
Montgomery

State v. Loeber
28410

Appellant's conviction for driving under the influence was supported by sufficient evidence where the circumstantial evidence presented by the State was sufficient to establish that appellant operated his vehicle while under the influence of alcohol. Judgment affirmed.

Welbaum
Montgomery

S.L.E. Real Estate, L.L.C. v. Scott
28466

The trial court erred in awarding the appellee \$1,200 for one month of unpaid rent. The appellants' payment obligation to the appellee under a land contract terminated on June 30, 2018, when the parties signed a written land contract cancellation and release of their land contract. Thereafter, the appellants remained in the appellee's residence for two full months as month-to-month tenants. The record contains two \$1,200 cancelled checks from the appellants corresponding to those two months. Therefore, the record does not support the trial court's determination that the appellants owed the appellee another \$1,200. The record also contains a minor arithmetic error in the amount of the trial court's judgment, which we correct. Judgment against the appellants and in favor of the appellee modified from \$2,018.57 plus interest and costs to \$821.21 plus interest and costs. As so modified, the trial court's judgment is affirmed.

Hall
Montgomery

NOTICE

Real Estate Transfers
are available on-line at

www.

dailycourt.com/realestate.php

Transfers can be
searched by:
BUYER
SELLER
CITY
ZIP
ADDRESS or
SOLD DATE

Any questions, call at
937-222-6000
Daily Court Reporter

BUSINESS AND STATISTICAL INFORMATION



Section D

RECORDER'S OFFICE



Brandon C. McClain, Recorder
Montgomery County

U.S. TAX LIENS

December 23 – December 27, 2019

INSTRUMENT; DATE; AMOUNT; MORTGAGOR(S); ADDRESS; MORTGAGEE
2019-00072294; 12/26/2019; \$54,635.38; NATIONAL ALLIED COATINGS INC; 6077 FAIR HILLS AVE STE 197, DAYTON, OH 45459; USA

2019-00072295; 12/26/2019; \$27,450.22; MICHAEL S KLOPF & DENISE R KLOPF; 2975 N DIAMOND MILL RD, DAYTON, OH 45426; USA

2019-00072296; 12/26/2019; \$11,115.11; BRIAN BLEVINS; 1144 BERMUDA DR, MIAMISBURG, OH 45342; USA

RELEASED

U.S. TAX LIENS

December 23 – December 27, 2019

INSTRUMENT; DATE; AMOUNT; MORTGAGOR(S); ADDRESS; MORTGAGEE(S); REFERENCE

2019-00072297; 12/26/2019; \$35,598.06; USA; NOT LISTED; RICHARD A BEATTY; 2014-00049706

2019-00072298; 12/26/2019; \$12,480.16; USA; NOT LISTED; STEVEN M MC GINNIS & KORNELIA M MC GINNIS; 2010-00023665

MECHANIC'S LIENS

December 23 – December 27, 2019

INSTRUMENT; DATE; AMOUNT; MORTGAGOR(S); ADDRESS; MORTGAGEE(S)

2019-00071776; 12/23/2019; NOT LISTED; JENNIE THOMPSON; CRAINS RUN S12 (LOTS 349 - 372) Lot/Unit: 362; SOUTHERN OHIO REMODELING LLC
2019-00072520; 12/27/2019; NOT LISTED; SYLVIA MOORE; SHILOH GARDENS S05 (LOTS 185 - 240) Lot/Unit: 239; VAN MARTIN WINDOWS & ROOFING LLC

RELEASED

MECHANIC'S LIENS

December 23 – December 27, 2019

INSTRUMENT; DATE; AMOUNT; MORTGAGOR(S); ADDRESS; MORTGAGEE(S); REFERENCE INSTRUMENT

2019-00071691; 12/23/2019; NOT LISTED; FRISBY CONSTRUCTION LLC; DAYTON Lot: 10669; MARK D SPARACO & WILLIAM RICHSEN; 2018-00014557

2019-00072381; 12/26/2019; NOT LISTED; MIDWEST COMMERCIAL BATH; GREEN MEADOWS S07 (LOTS 142 - 0) Lot/Unit: 142; KETTERING OH LLC; 2019-00065837

2019-00072382; 12/26/2019; NOT LISTED; BASIC ELECTRICAL SERVICES INC; GREEN MEADOWS S07 (LOTS 142 - 0) Lot/Unit: 142; AMERICAN PRESERVATION BUILDERS LLC; 2019-00051714

VENDOR'S LICENSES



Karl L. Keith, Auditor
Montgomery County

License No.; Applicant Name; Business Name; Business Address

December 23, 2019

205522; CREAGER KYLE; THE HONEY LOTT; 2220 LOS ARROW DR

December 24, 2019

205523; FAR HILL PEST CONTROL & HOME L; FAR HILL PEST CONTROL & HOM L; 4908 FAR HILLS AVE

December 26, 2019

205527; GIBBS LAWRENCE E; LARRY GIBBS; 5158 BEAR CREEK RD

December 27, 2019

205528; FONTANA LLC; FONTANA LLC; 2667 S DIXIE AVE

REAL ESTATE SALES & TRANSFERS

Week of December 16, 2019

Parcel ID; Sale Date; Price; Address; City; Seller; Buyer; Class

N64 01313 0055; 12/20/19; \$0.00; 3899 KINGSWOOD DR; DAYTON OH 45420; LIN GEORGE Y M AND; LIN HARK WAH AND; R
N64 01410 0082; 12/20/19; \$128,500.00; 2565 TALISMAN DR; DAYTON OH 45420; REDAVIDE ROCCO; SEVERASHLEY D AND; R

N64 01807 0047; 12/20/19; \$0.00; 3308 BRADDOCK ST; DAYTON OH 45420 1203; FRANTZ JAMES G AND; FRANTZ CAROLYN M; R

N64 04001 0001; 12/20/19; \$250,000.00; 3091 3097 STROOP RD; DAYTON OH 45440; H & H PREFERRED PROPERTIES LLC; BACON LAMAR; R

O67 21512 0006; 12/20/19; \$0.00; 1308 BRITTANY HILLS DR; DAYTON OH 45459; HILL RICHARD LAND; HILL KATHRYN E; R

O67 22103 0007; 12/20/19; \$425,000.00; 1890 ALEXANDERSVILLE BELLBROOK RD; DAYTON OH 45459; MURPHY MICHAEL G TR AND; FOSTER RYAN AND; R

O67 28112 0004; 12/20/19; \$0.00; 9046 PAYNE FARM LN; DAYTON OH 45430; KING NANCY H; KING SAMUEL P; R

O67 50306 0017; 12/20/19; \$78,000.00; 8712 WASHINGTON COLONY DR; DAYTON OH 45458; KRAFKA KARA M; MCGUIRE BRIAN AND; R

O67 50621 0059; 12/20/19; \$135,000.00; 650 PINE NEEDLES DR; DAYTON OH 45458; REED LINDA L; GABRINGER GAY J; R

O68 01203 0005; 12/20/19; \$329,900.00; 9685 GREENSIDE CT; DAYTON OH 45458; HICKMAN WILLIAM G AND; MERCKER THOMAS H; R

O68 50005 0070; 12/20/19; \$144,000.00; 1357 TATTERSALL RD; DAYTON OH 45459 4825; NELSON JILL B AND; WILLIAMSON HENRY B III AND; R

P70 01115 0020; 12/20/19; \$141,000.00; 7239 CLAYBECK DR; DAYTON OH 45424; MASKE BRUCE A SR; JOHNSON JOEL R JR AND; R

Q71 01307 0013; 12/20/19; \$189,000.00; 150 E HADLEY AVE; DAYTON OH 45419; MAYEUX JENNIFER RENEE; BUSTLE MATTHEW D AND; R

Q71 01405 0020; 12/20/19; \$409,000.00; 105 FORRER BLVD; DAYTON OH 45419; HUELSMAN BRIAN D AND; HOSKINS LAURA; R

R72 00207 0061; 12/20/19; \$350,000.00; 135 N PATTERSON BLVD; DAYTON OH 45402 5626; FOSTER RYAN M; ALLBRIGHT THOMAS E AND; R

R72 01511 0038; 12/20/19; \$0.00; 304 BROWN ST; DAYTON OH 45410; ERVIN SCOTT M; ERVIN SCOTT M TR AND; R

R72 01511 0039; 12/20/19; \$0.00; 110 JONES ST; DAYTON OH 45410; ERVIN SCOTT M; ERVIN SCOTT M TR AND; R

R72 02410 0013; 12/20/19; \$6,000.00; 1151 DEMPHLE AVE; SPRINGBORO OH 45066; FREEAT FOURTY LTD; FANARANATE AND; R

R72 03602 0015; 12/20/19; \$42,000.00; 1127 PRITZ AVE; DAYTON OH 45410; CANTU ANASTACIO; GBPB PROPERTIES LLC; R

R72 03602 0016; 12/20/19; \$42,000.00; PRITZ AVE; DAYTON OH 45410; CANTU ANASTACIO; GBPB PROPERTIES LLC; R

R72 03910 0011; 12/20/19; \$16,000.00; 636 PRITZ AVE; DALLAS TX 75254; CC1 OH REO LLC; PARAGON SOLUTIONS CONSTRUCTION LLC; R

R72 06602 0047; 12/20/19; \$19,220.00; 920 922 HARVARD BLVD; DAYTON OH 45426; NORTH GREGORY L; SMITH DEBORAH A; R

R72 08202 0093; 12/20/19; \$14,999.00; 128 N MARION ST; DAYTON OH 45417 2208; CROOKS GEORGIA M; IRONRENT2 LLC; R

R72 09611A0005; 12/20/19; \$0.00; 2350 GERMANTOWN ST; FORT WORTH TX 76155; FEDERAL NATIONAL MORTGAGE ASSOC; BENWARD HOUSEING LLC; R

R72 09611A0028; 12/20/19; \$0.00; GERMANTOWN ST; FORT WORTH TX 76155; FEDERAL NATIONAL MORTGAGE ASSOC; BENWARD HOUSEING LLC; R

R72 09702 0006; 12/20/19; \$5,000.00; 501 S KILMER ST; DAYTON OH 45408; LYNN FREEMAN WILLIE MAE; STUTZMAN RON; R

R72 09702 0006; 12/20/19; \$0.00; 501 S KILMER ST; DAYTON OH 45408; LYNN FREEMAN WILLIE MAE ET AL 5; STUTZMAN RON; R

R72 10910 0061; 12/20/19; \$41,000.00; 205 FERNWOOD AVE; DAYTON OH 45406; LECKEY DONALD; WHEATLEY JEFFREY AND; R

R72 11202 0001; 12/20/19; \$35,000.00; 400 HILLCREST AVE; DAYTON OH 45406; LECKEY DONALD; WHEATLEY JEFFREY AND; R

R72 11203 0055; 12/20/19; \$44,000.00; 2354 ALPINE WAY; DAYTON OH 45406; LECKEY DONALD; WHEATLEY JEFFREY AND; R

R72 11303 0010; 12/20/19; \$66,000.00; 2427 CATALPA DR; DAYTON OH 45406 2156; EMMONS HARLEY RAY; PAYNE MICHAEL R; R

R72 11406 0009; 12/20/19; \$40,000.00; 2233 RUSTIC RD; DAYTON OH 45406; LECKEY DONALD; WHEATLEY JEFFREY AND; R

R72 12112 0233; 12/20/19; \$35,000.00; 1449 KIPLING DR; CANAL WINCHESTER OH 43110; MYERS JOHN MICHAEL II; HUFF GERALD W AND; R

R72 12602 0022; 12/20/19; \$50,000.00; 256 SHOOP AVE; DAYTON OH 45417 2348; UPSHAW A M E CH; BURKE LORENZO; E

R72 12907 0009; 12/20/19; \$0.00; 4636 LAUREL DR; DAYTON OH 45417; ALLEN CAROL A AND; ALLEN CAROL A ET AL 5; R

R72 13809 0024; 12/20/19; \$138,000.00; 437 KREBS AVE; DAYTON OH 45419; DAVIS CORY W; WALKER ANNIE AND; R

R72 14309 0044; 12/20/19; \$57,200.00; 2454 KING AVE; DAYTON OH 45402; DAYTON FIREFIGHTERS FEDERAL CREDIT UNION; EVETS PROPERTIES LLC; R

R72 14609 0003; 12/20/19; \$0.00; 2233 2235 NILL AVE; DAYTON OH 45420 2368; MCCULLOUGH MILDRED M; MCCULLOUGH JAMES M AND; R

R72 14609 0004; 12/20/19; \$0.00; NILL AVE; DAYTON OH 45420 2368; MCCULLOUGH MILDRED M; MCCULLOUGH JAMES M AND; R

R72 14609 0006; 12/20/19; \$0.00; 2243 NILL AVE; DAYTON OH 45420; MC CULLOUGH MILDRED M; MCCULLOUGH JAMES M AND; R

R72 14609 0007; 12/20/19; \$0.00; 2239 NILL AVE; DAYTON OH 45420; MC CULLOUGH MILDRED M; MCCULLOUGH JAMES M AND; R

R72 14611 0022; 12/20/19; \$30,000.00; 2267 FAUVER AVE; WAPAKONETA OH 45895; HOFFMAN ROBERT P AND; EROS INVESTMENTS LLC; R

R72 14809 0067; 12/20/19; \$87,500.00; 3508 WAYNE AVE; DAYTON OH 45420; CONNELLY EMILY O AND; PBS REAL ESTATE; R

R72 15407 0021; 12/17/19; \$0.00; 1935 TUTTLE AVE; NEW LEBANON OH 45345; MOHR ROSINA ET AL; MOHR RALF HANS; R

R72 15815 0030; 12/18/19; \$0.00; 3920 MIDDLEHURST LN; DAYTON OH 45417; DAYTON OHIO CITY OF; DYER DAMIAN JAMILLE; E

R72 15818 0020; 12/17/19; \$0.00; 4706 WOODLAKE DR; DAYTON OH 45406; DAYTON CITY OF; HERRON THADDEUS LEE; E

R72 15903 0002; 12/16/19; \$0.00; 4718 GENESEE AVE; DAYTON OH 45406 3221; WARDEN JERRY; WARDEN JERRY; R

R72 15904 0057; 12/20/19; \$25,360.00; 1973 ARLENE AVE; LOS ANGELES CA 90047; MOORE TROI; CHACE FOUNDATION LLC; R

R72 16009 0006; 12/17/19; \$0.00; 4215 FREE PIKE; DAYTON OH 45416; RODDY ROXANNA; RODDY NATHANIEL; R

R72 16009 0006; 12/17/19; \$0.00; 4215 FREE PIKE; DAYTON OH 45416; RODDY JUAN; RODDY NATHANIEL; R

R72 16201 0040; 12/16/19; \$28,000.00; 1628 WESLEYAN RD; DALLAS TX 75219; RINGER MICHELLE Y; ADAMS MELVIN C; R

R72 16207 0067; 12/16/19; \$10,500.00; 1801 KIPLING DR; BROOKVILLE OH 45309; JONES VALITA K; OKINBIA INVESTMENT PROPERTIES; R

R72 16702 0112; 12/20/19; \$35,000.00; 2601 STANLEY AVE; DAYTON OH 45404 2732; DANDO SCOTT E AND; MAKHMUDOV ALI AND; C

R72 16808 0011; 12/20/19; \$15,500.00; 3906 PALMERSTON AVE; OAKLAND CA 94607; ENTRUST ADMINISTRATION INC; MANN THERESA; R

R72 16810 0011; 12/17/19; \$0.00; 3924 CONE CT; DAYTON OH 45408; HUGUELY RUTH; BROCKMAN DON; R

R72 16810 0011; 12/17/19; \$49,000.00; 3924 CONE CT; DAYTON OH 45408; HUGUELY RUTH; BROCKMAN DON; R

R72 17618 0003; 12/17/19; \$24,000.00; 1356 HUFFMAN AVE; MASON OH 45040; DIGIORGIO TINA K; WINKLER BEVERLY; R

R72516921 0012; 12/19/19; \$75,000.00; 790 ACCENT PARK DR; DAYTON OH 45427; MORROW LUCILLE C TRUSTEE; BEMBRY CRAIG J AND; R

R72617308 0035; 12/18/19; \$145,000.00; 4837 SPARROW DR; DAYTON OH 45424; PECK RHONDA K; COLEMAN JAMES RAND; R

Week of December 23, 2019

Parcel ID; Sale Date; Price; Address; City; Seller; Buyer; Class

B02 00116 0009; 12/23/19; \$93,000.00; 291 INVERNESS AVE; LONGMONT CO 80501; SMITH WHITNEY R; TURNER JESSI L AND; R

B02 00214 0017; 12/23/19; \$65,000.00; 523 AMOR PL; FARMERSVILLE OH 45325; HUBLER-BROCKERT LISA A AND; ROSEBERRY ROBBIN L; R

B02 00518 0004; 12/23/19; \$0.00; 1049 WOODLAND MEADOWS DR; CLAYTON OH 45315; GIBSON ERNEST R AND; GIBSON MARY JANE; R

E20 24319 0003; 12/23/19; \$0.00; 4366 FAIR OAKS RD; RANCHO CUCAMONGA CA 91730; LIVING LIFE CAUSALLY LLC; LIVING LIFE CAUSALLY LLC; C

F24 00318 0009; 12/23/19; \$94,625.00; 319 DOROTHY LN; NEW LEBANON OH 45345 1616; WILDER LESTER LEE AND; HUTTON DYLAN L AND; R

G27 18312 0004; 12/23/19; \$0.00; 6794 DAYTON FARMERSVILLE RD; DAYTON OH 45418 2223; GLASS ARTHUR SR AND; GLASS RUTH; R

H33 01203 0005; 12/23/19; \$12,000.00; 1062 GRAYSTONE DR; COPPELL TX 75019; STUART DOROTHY A; WILMINGTON SAVINGS FUND SOCIETY FSB; R

H33300809 0067; 12/23/19; \$9,000.00; 234 LANSDOWNE AVE; DAYTON OH 45417; SAHAKYAN ARUSYAK; ESHELMAN DONNIE DEE; R

H33300809 0068; 12/23/19; \$9,000.00; 234 LANSDOWNE AVE; DAYTON OH 45417; SAHAKYAN ARUSYAK; ESHELMAN DONNIE DEE; R

H33300809 0069; 12/23/19; \$9,000.00; 120 LANSDOWNE AVE; DAYTON OH 45417; SAHAKYAN ARUSYAK; ESHELMAN DONNIE DEE; R

I39401317 0036; 12/23/19; \$100,000.00; 1203 GRIDLEY DR; DAYTON OH 45432; LONG PENNY E TR; HUMSTON MATTHEW STEVEN AND; R

I39401317 0036; 12/23/19; \$0.00; 1203 GRIDLEY DR; DAYTON OH 45432; LONG PENNY E TR; HUMSTON MATTHEW STEVEN AND; R

J44 04103 0091; 12/23/19; \$395,000.00; 2020 W DOROTHY LN; DAYTON OH 45439; DANNICK LLC; WRE HOLDINGS LLC; I

J44 04105 0084; 12/23/19; \$450,000.00; 2455 DRYDEN RD; MASON OH 45040; 2455 DRYDEN LLC; JAY BEDI INVESTMENTS LLC; C

N64 04210 0002; 12/23/19; \$80,000.00; W DOROTHY LN; DAYTON OH 45429; OHIO BELL TELEPHONE CO; SCHNURR DENNIS M ARCHBISHOP OF CINCINNAT; C
N64 04210 0002; 12/23/19; \$0.00; W DOROTHY LN; DAYTON OH 45429; OHIO BELL TELEPHONE CO; SCHNURR DENNIS M ARCHBISHOP OF CINCINNAT; C
N64 50214 0130; 12/23/19; \$0.00; 2250 COACH DR; MASON OH 45040; SHAI PROPERTIES LLC; EMUNAH REALTY LLC; R
N64 50214 0149; 12/23/19; \$0.00; 5685 COACH DR; MASON OH 45040; SHAI PROPERTIES LLC; EMUNAH REALTY LLC; R
N64 50710 0008; 12/23/19; \$0.00; 1304 DONSON CIR; KETTERING OH 45429 5758; TURNER DONALD A AND; TURNER MARGUERITE; R
O67 03810 0273; 12/23/19; \$399,240.00; COBBLE BROOK DR; DAYTON OH 45458; NVR INC; KUSNER NATHANIEL DAMIAN AND; R
O67 18503 0011; 12/23/19; \$279,900.00; 2000 FOX RUN RD; DAYTON OH 45459; HEIGEL ETHAN M AND; RATLIFF BILLY KEITH; R
O67 20807 0022; 12/23/19; \$235,000.00; 97 W RAHN RD; DAYTON OH 45429; WILSON GARTH J AND; BURGER JEANNETTE I; R
O67 50809 0079; 12/23/19; \$0.00; 9672 CENTERVILLE CREEK LN; DAYTON OH 45458; WORLEY KAREN J AND; WORLEY KAREN J; R
O68 50823 0027; 12/23/19; \$0.00; 6636 GOLF GREEN DR; DAYTON OH 45459; HUELSMAN ROBERT A AND; HUELSMAN JOYCE A TRUST; R
P70 02102 0003; 12/23/19; \$245,000.00; 4605 BELMONT CT; DAYTON OH 45424; MILLER MICHELLE WHITE; SAULT WILLIAM RANDOLPH AND; R
P70 02209 0048; 12/23/19; \$40,000.00; BALLAURE PL; DAYTON OH 45402; LIBERTY SAVINGS BANK FSB; NVR INC; R
P70 02212 0015; 12/23/19; \$244,060.00; PIMLICO PL; DAYTON OH 45424; NVR INC; WHITTEMORE SHAWN; R
P70 03905 0054; 12/23/19; \$0.00; BELLEFONTAINE RD; DAYTON OH 45424; DUCKETT PEARL; MOWEN STEVEN AND; R
P70 03905 0054; 12/23/19; \$0.00; BELLEFONTAINE RD; DAYTON OH 45424; MOWEN STEVEN AND; MOWEN STEVEN AND; R
P70 03905 0054; 12/23/19; \$0.00; BELLEFONTAINE RD; DAYTON OH 45424; MOWEN STEVEN AND; MOWEN STEVEN AND; R
P70 03905 0054; 12/23/19; \$0.00; BELLEFONTAINE RD; DAYTON OH 45424; DUCKETT PEARL ETAL 3; MOWEN STEVEN AND; R
P70 03909 0077; 12/23/19; \$0.00; 7060 BELLEFONTAINE RD; DAYTON OH 45424; DUCKETT PEARL AND; MOWEN STEVEN AND; R
P70 03909 0077; 12/23/19; \$0.00; 7060 BELLEFONTAINE RD; DAYTON OH 45424; DUCKETT PEARL ETAL 3; MOWEN STEVEN AND; R
P70 04008 0061; 12/23/19; \$49,500.00; PIMLICO PL; SPRINGBORO OH 45066; LEXINGTON PLACE PROJECT I LLC; NVR INC; R
P70 04008 0066; 12/23/19; \$49,500.00; BELMONT WAY; SPRINGBORO OH 45066; LEXINGTON PLACE PROJECT I LLC; NVR INC; R
Q71 01604 0049; 12/23/19; \$125,000.00; 920 ACORN DR; DAYTON OH 45419 3506; VAN VLIET LOUISE; MAYS ELLEN FRANCES AND; R
R72 00604 0031; 12/23/19; \$0.00; E 4TH ST; CINCINNATI OH 45202; CITY OF DAYTON; THE 503 QOZB LLC; C
R72 01209 0070; 12/23/19; \$0.00; 36 S JUNE ST; DAYTON OH 45403; TURRENTINE ANTHONY J AND; TURRENTINE ANTHONY JACK AND TRS; R
R72 02412 0022; 12/23/19; \$0.00; 1013 CLOVER ST; DAYTON OH 45410; FEDERAL HOME LOAN MORTGAGE CORP; NIEVE MONCADA GIRON; R
R72 03304 0070; 12/23/19; \$0.00; 168 MEDFORD ST; DAYTON OH 45419; JESSIE 833 LLC; JESSIE 833 LLC; R
R72 03701 0012; 12/23/19; \$0.00; 1314 ARBOR AVE; DAYTON OH 45420; ERIEWINE SARAH AND; ERLEWINE SARAH; R
R72 04201 0007; 12/23/19; \$0.00; 20 22 PARNELL AVE; RANCHO CUCAMONGA CA 91730; LIVING LIFE CAUSALLY LLC; LIVING LIFE CAUSALLY LLC; R
R72 04706 0037; 12/23/19; \$0.00; 44 S HARBINE AVE; RANCHO CUCAMONGA CA 91730; LIVING LIFE CAUSALLY LLC; LIVING LIFE CAUSALLY LLC; R
R72 04706 0037; 12/23/19; \$0.00; 44 S HARBINE AVE; RANCHO CUCAMONGA CA 91730; LIVING LIFE CAUSALLY LLC; LIVING LIFE CAUSALLY LLC; R
R72 05608 0085; 12/23/19; \$15,000.00; 629 EARL AVE; IRVINE CA 92618; JOHNSTON THOMAS D; J.P. MORGAN MORGAGE ACQUISITION CORP; R
R72 05709 0053; 12/23/19; \$0.00; 1713 1715 MACK AVE; RANCHO CUCAMONGA CA 91730; LIVING LIFE CAUSALLY LLC; LIVING LIFE CAUSALLY LLC; R
R72 05709 0053; 12/23/19; \$0.00; 1713 1715 MACK AVE; RANCHO CUCAMONGA CA 91730; LIVING LIFE CAUSALLY LLC; LIVING LIFE CAUSALLY LLC; R
R72 05709 0053; 12/23/19; \$0.00; 1713 1715 MACK AVE; RANCHO CUCAMONGA CA 91730; LIVING LIFE CAUSALLY LLC; LIVING LIFE CAUSALLY LLC; R

R72 06210 0018; 12/23/19; \$0.00; 106 E PARKWOOD DR; RANCHO CUCAMONGA CA 91730; LIVING LIFE CAUSALLY LLC; LIVING LIFE CAUSALLY LLC; R
R72 06210 0018; 12/23/19; \$0.00; 106 E PARKWOOD DR; RANCHO CUCAMONGA CA 91730; LIVING LIFE CAUSALLY LLC; LIVING LIFE CAUSALLY LLC; R
R72 06305 0011; 12/23/19; \$0.00; 341 E MAPLEWOOD AVE; DAYTON OH 45402; MONTGOMERY COUNTY LAND; CITY OF DAYTON; E
R72 06305 0012; 12/23/19; \$0.00; 337 E MAPLEWOOD AVE; DAYTON OH 45402; MONTGOMERY COUNTY LAND; CITY OF DAYTON; E
R72 06308 0034; 12/23/19; \$0.00; 43 E MAPLEWOOD AVE; DAYTON OH 45402; MONTGOMERY COUNTY LAND; CITY OF DAYTON; E
R72 06308 0052; 12/23/19; \$0.00; 54 E MAPLEWOOD AVE; DAYTON OH 45402; MONTGOMERY COUNTY LAND REUTILIZATION COR; CITY OF DAYTON; E
R72 06603 0007; 12/23/19; \$0.00; 522 GRAFTON AVE; DAYTON OH 45402; DAYTON CITY OF; MONTGOMERY COUNTY LAND REUTILIZATION COR; E
R72 06907 0029; 12/23/19; \$0.00; 969 MANHATTAN AVE; DAYTON OH 45402; DAYTON CITY OF; MONTGOMERY COUNTY LAND REUTILIZATION COR; E
R72 07603 0034; 12/23/19; \$0.00; 721 KUMLER AVE; DAYTON OH 45402 1911; MONIE COCHITA B; RICHARDSON DEBORAH A; R
R72 07603 0035; 12/23/19; \$0.00; 719 KUMLER AVE; DAYTON OH 45402 1911; MONIE COCHITA B; RICHARDSON DEBORAH A; C
R72 07906 0001; 12/23/19; \$150,000.00; 901 WINDSOR AVE; ENGLEWOOD OH 45322; FAITH DELIVERANCE CHURCH; FAITH DELIVERANCE CHURCH; E
R72 07906 0010; 12/23/19; \$150,000.00; W RIVERVIEW AVE; DAYTON OH 45415; FAITH DELIVERANCE CHURCH; FAITH DELIVERANCE CHURCH; I
R72 07909 0009; 12/23/19; \$150,000.00; 904 VERNON DR; ENGLEWOOD OH 45322; FAITH DELIVERANCE CHURCH; FAITH DELIVERANCE CHURCH; E
R72 07909 0010; 12/23/19; \$150,000.00; 2365 W RIVERVIEW AVE; ENGLEWOOD OH 45322; FAITH DELIVERANCE CHURCH; FAITH DELIVERANCE CHURCH; E
R72 07909 0011; 12/23/19; \$150,000.00; 2381 2183 W RIVERVIEW AVE; ENGLEWOOD OH 45322; FAITH DELIVERANCE CHURCH; FAITH DELIVERANCE CHURCH; E
R72 07909 0012; 12/23/19; \$150,000.00; 2355 W RIVERVIEW AVE; ENGLEWOOD OH 45322; FAITH DELIVERANCE CHURCH; FAITH DELIVERANCE CHURCH; E
R72 07909 0013; 12/23/19; \$150,000.00; 2351 W RIVERVIEW AVE; ENGLEWOOD OH 45322; FAITH DELIVERANCE CHURCH; FAITH DELIVERANCE CHURCH; E
R72 07909 0020; 12/23/19; \$150,000.00; 2414 W RIVERVIEW AVE; ENGLEWOOD OH 45322; FAITH DELIVERANCE CHURCH OF GOD IN; FAITH DELIVERANCE CHURCH; R
R72 07909 0021; 12/23/19; \$150,000.00; 2408 W RIVERVIEW AVE; ENGLEWOOD OH 45322; FAITH DELIVERANCE CHURCH OF GOD IN; FAITH DELIVERANCE CHURCH; R
R72 07909 0022; 12/23/19; \$150,000.00; 2404 W RIVERVIEW AVE; ENGLEWOOD OH 45322; FAITH DELIVERANCE CHURCH OF GOD IN; FAITH DELIVERANCE CHURCH; R
R72 07909 0023; 12/23/19; \$150,000.00; 2402 W RIVERVIEW AVE; ENGLEWOOD OH 45322; FAITH DELIVERANCE CHURCH OF GOD IN; FAITH DELIVERANCE CHURCH; R
R72 07909 0024; 12/23/19; \$150,000.00; 2354 W RIVERVIEW AVE; ENGLEWOOD OH 45322; FAITH DELIVERANCE CHURCH OF GOD IN; FAITH DELIVERANCE CHURCH; C
R72 07909 0025; 12/23/19; \$150,000.00; 2352 W RIVERVIEW AVE; ENGLEWOOD OH 45322; FAITH DELIVERANCE CHURCH OF GOD IN; FAITH DELIVERANCE CHURCH; C
R72 08211 0009; 12/23/19; \$0.00; 320 N JAMES H MCGEE BLVD; DAYTON OH 45402 1911; MONIE COCHITA B; RICHARDSON DEBORAH A; R
R72 09601 0027; 12/23/19; \$25,000.00; 2600 GREGORY ST; WESTLAKE OH 44145; PROPERTY RESOLUTION GROUP LLC; EQUITY TRUST COMPANY CUSTODIAN; R
R72 09808 0014; 12/23/19; \$15,000.00; DANNER AVE; DAYTON OH 45416; WHITE DLAQUAN; WILLIAMS TODD JR; R
R72 09808 0015; 12/23/19; \$15,000.00; 836 DANNER AVE; DAYTON OH 45416; WHITE DLAQUAN; WILLIAMS TODD JR; R
R72 10911 0006; 12/23/19; \$0.00; 421 E BRUCE AVE; RANCHO CUCAMONGA CA 91730; LIVING LIFE CAUSALLY LLC; LIVING LIFE CAUSALLY LLC; C
R72 10911 0006; 12/23/19; \$0.00; 421 E BRUCE AVE; RANCHO CUCAMONGA CA 91730; LIVING LIFE CAUSALLY LLC; LIVING LIFE CAUSALLY LLC; C
R72 11709 0011; 12/23/19; \$26,000.00; 306 NORMAN AVE; LAS VEGAS NV 89121; WHITLOCK SHANE; BEGYN NICHOLAS; R
R72 11801 0013; 12/23/19; \$0.00; 1901 SALEM AVE; DAYTON OH 45402; DAYTON CITY OF; MONTGOMERY COUNTY LAND REUTILIZATION COR; E
R72 12012 0032; 12/23/19; \$0.00; 1670 EARLHAM DR; DAYTON OH 45402; CITY OF DAYTON; MONTGOMERY COUNTY LAND REUTILIZATION COR; E
R72 12015 0036; 12/23/19; \$0.00; 1559 VANCOUVER DR; DAYTON OH 45402; DAYTON CITY OF; MONTGOMERY COUNTY LAND REUTILIZATION COR; E

R72 12016 0018; 12/23/19; \$0.00; 1793 VANCOUVER DR; DAYTON OH 45402; DAYTON CITY OF; MONTGOMERY COUNTY LAND REUTILIZATION COR; E
R72 12402 0038; 12/23/19; \$0.00; 732 N UPLAND AVE; DAYTON OH 45402; DAYTON CITY OF; MONTGOMERY COUNTY LAND REUTILIZATION COR; E
R72 13216 0044; 12/23/19; \$0.00; 679 LA SALLE DR; DAYTON OH 45402; DAYTON OHIO CITY OF; MONTGOMERY COUNTY LAND UTILIZATION CORPO; E
R72 14402 0033; 12/23/19; \$18,000.00; 2915 WHITTIER AVE; DAYTON OH 45420 1527; EVANS JOE; HARRSION VICKIE; R
R72 14501 0055; 12/23/19; \$65,000.00; 2720 FERNCLIFF AVE; DAYTON OH 45459; KILBY AARON; TUCKER ROBIN AND; R
R72 14508 0007; 12/23/19; \$0.00; 2634 HAZEL AVE; LEBANON OH 45036; POWELL JEFFREY D AND; POWELL JEFFREY D; R
R72 15819 0006; 12/23/19; \$0.00; 4430 BLUEBERRY AVE; RANCHO CUCAMONGA CA 91730; LIVING LIFE CAUSALLY LLC; LIVING LIFE CAUSALLY LLC; R
R72 15819 0006; 12/23/19; \$0.00; 4430 BLUEBERRY AVE; RANCHO CUCAMONGA CA 91730; LIVING LIFE CAUSALLY LLC; LIVING LIFE CAUSALLY LLC; R
R72 16210 0006; 12/23/19; \$0.00; 1900 SHAFTESBURY RD; LIBERTY HILL TX 78642; OORR INVESTMENTS LLC; LIVING LIFE CAUSALLY LLC; R
R72 16212 0008; 12/23/19; \$0.00; 1948 VICTORIA AVE; RANCHO CUCAMONGA CA 91730; LIVING LIFE CAUSALLY LLC; LIVING LIFE CAUSALLY LLC; C
R72 16212 0008; 12/23/19; \$0.00; 1948 VICTORIA AVE; RANCHO CUCAMONGA CA 91730; LIVING LIFE CAUSALLY LLC; LIVING LIFE CAUSALLY LLC; C
R72 16212 0072; 12/23/19; \$0.00; 2030 PARKHILL DR; DAYTON OH 45402; CITY OF DAYTON; MONTGOMERY COUNTY LAND REUTILIZATION COR; R
R72 16304 0088; 12/23/19; \$0.00; 2154 KENSINGTON DR; DAYTON OH 45402; DAYTON CITY OF; MONTGOMERY COUNTY LAND REUTILIZATION COR; E
R72 17147 0032; 12/23/19; \$173,150.00; 5325 ABBY LOOP WAY; DAYTON OH 45414; BRADING MICHAEL E AND; LOVE BRANDI; R
B02 00309 0097; 12/24/19; \$164,900.00; 521 DAMIAN ST; VANDALIA OH 45377; HOLLIDAY STUART AND; MULLINIX MICAH S; R
C05 00522 0018; 12/24/19; \$241,000.00; 701 MOUND ST; BROOKVILLE OH 45309; WARNER MICHAEL KAND; IZOR BRANDON AND; R
C05 00621 0009; 12/24/19; \$335,000.00; 772 KIMMEL TRL; BROOKVILLE OH 45309; STEWART SAMUEL L AND; BROOMHALL MARC A AND; R
H33 01118 0013; 12/24/19; \$0.00; 4535 GARDENDALE AVE; DAYTON OH 45426; ETTER JANETTE E; CITY OF TROTWOOD, OHIO; R
H33301009 0005; 12/24/19; \$0.00; 3553 GEIS RD; DAYTON OH 45426; FORD ALFRED; CITY OF TROTWOOD, OHIO; R
I39 00711 0071; 12/24/19; \$0.00; 204 PRINCE ALBERT BLVD; DAYTON OH 45420; NOERR RICKIE LEE; NOERR GUY H; R
I39 01303 0001; 12/24/19; \$180,000.00; 5732 MARBLEHEAD DR; DAYTON OH 45431; JOHNSON DENNIS A AND; HESS KYRA AND; R
K45 02610 0049; 12/24/19; \$0.00; 8999 MIAMISBURG SPRINGBORO PIKE; MIAMISBURG OH 45342; COUNTY CORP DEVELOPMENT; CITY OF MIAMISBURG; R
K45 18722 0002; 12/24/19; \$9,020,000.00; 3100 CONTEMPORARY LN; LOUISVILLE KY 40245; DAYTON LP; DRE NON-CORE LLC; C
K45 26610 0006; 12/24/19; \$232,000.00; 2215 FERNDOWN DR; MIAMISBURG OH 45342; MAIN SHARON R TRAND; NGUYEN SELENA; R
K45 28311 0001; 12/24/19; \$114,900.00; 2405 WINDSOR VILLAGE DR; MIAMISBURG OH 45342; TURNER DANITA AND; JACKSON GREGORY MASON; R
K45200126 0035; 12/24/19; \$255,000.00; 65 KITTY HAWK DR; SPRINGBORO OH 45066 3400; ALLGEIER ANDREW AND; CURTIS NATHAN M; R
K46 00221 0122; 12/24/19; \$194,000.00; 713 BUCKEYE ST; MIAMISBURG OH 45342; MILLIGAN TAYLOR AND; DETAMORE NICHOLE M; R
K46 00221 0122; 12/24/19; \$142,900.00; 713 BUCKEYE ST; MIAMISBURG OH 45342; MYERS LAWRENCE MAX JR AND; DETAMORE NICHOLE M; R
K47 23023 0006; 12/24/19; \$212,000.00; 5231 MALLET CLUB DR; DAYTON OH 45439 2529; HAYNES JARED T AND; SIMMS ROBERT KENT; R
K48 00103 0049; 12/24/19; \$122,000.00; 245 E PEASE AVE; DAYTON OH 45449; WHITE KENNETH R; WHITE CLAYTON R AND; R
K48 00905 0095; 12/24/19; \$85,000.00; 262 SILVER BUGLE LN; DAYTON OH 45449; MASON BRADLEY SAND; COBURN BRETT; R
M57 00207 0003; 12/24/19; \$55,000.00; 440 W WENGER RD; HAMILTON OH 45011; JOHNSON RAYMOND A AND; BED AND BREAKFAST PROPETY MANAGEMENT INC; R
M57 00207 0003; 12/24/19; \$63,000.00; 440 W WENGER RD; HAMILTON OH 45011; BREWER PROPERTY SERVICES LLC; BED AND BREAKFAST PROPETY MANAGEMENT INC; R
N64 00811 0082; 12/24/19; \$219,900.00; 1318 RIDGEVIEW AVE; DAYTON OH 45409 1235; WILT JULIA C; TURNER DENZIL R II AND; R

N64 01211 0140; 12/24/19; \$165,000.00; 1617 DUTCHESS AVE; DAYTON OH 45420; POPP JACOB M AND; SEVERYN JOSEPH A DN; R
N64 01714 0012; 12/24/19; \$147,000.00; 949 DONSON DR; DAYTON OH 45429 5625; HUDSON BENJAMIN REED; PETRY NICOLE J AND; R
N64 03305 0088; 12/24/19; \$125,000.00; 3481 OFFICE PARK DR; DAYTON OH 45439 2220; OFFICE PARK ASSOCIATES; KNERR L WILLIAM III; C
O67 20216 0011; 12/24/19; \$235,000.00; 302 SIGNALFIRE DR; DAYTON OH 45458 3633; MASING RUTH LAND; CHEN TESSA YING-JU AND; R
O67 21420 0004; 12/24/19; \$250,000.00; 5411 AYRSHIRE CT; DAYTON OH 45429; BRENNER MARGARET A; CHABUT JOHN C AND; R
O67 50014 0018; 12/24/19; \$97,000.00; 412 GWINNETT COMMONS; DAYTON OH 45459; PETT JENNIFER; ARELLANO APRIL M; R
O67 51409 0109; 12/24/19; \$91,500.00; 1782 WATERSTONE BLVD; DAYTON OH 45458; KORENYI-BOTH AMY; GOLTZENE SHAWN; R
O67 51409 0145; 12/24/19; \$91,500.00; WATERSTONE BLVD; DAYTON OH 45458; KORENYI-BOTH AMY; GOLTZENE SHAWN; R
O68 00501 0006; 12/24/19; \$233,000.00; 155 GLENBURN DR; DAYTON OH 45459 2114; BOSTWICK MARC D AND; KING ANDREW JUSTIN AND; R
O68 01002 0008; 12/24/19; \$214,900.00; 1544 LANGDON DR; DAYTON OH 45459 5007; LOHR JAYNE A; COLEMAN DUSTIN G AND; R
O68 01002 0008; 12/24/19; \$0.00; 1544 LANGDON DR; DAYTON OH 45459 5007; LOHR JAMES N AND; COLEMAN DUSTIN G AND; R
O68 01201 0021; 12/24/19; \$224,900.00; 1415 BLACK OAK DR; DAYTON OH 45459 4432; COLLINS AUBREY H; BELLAR RONALD A AND; R
O68 01711 0005; 12/24/19; \$0.00; 8071 PARK EAST CT; DAYTON OH 45458 9704; WEAVER MARK AND; WEAVER MARK TRUSTEE AND; R
O68 51119 0002; 12/24/19; \$0.00; 6781 TIFTON GREEN TRL; CENTERVILLE OH 45459; LANGE PAMELA K; LANGE RICHAR E CO TRUSTEE AND; R
P70 00510 0002; 12/24/19; \$0.00; 8889 MEADOWGATE CT; DAYTON OH 45424; MEEK PATRICK C AND; MEEK PATRICK C AND; R
P70 01009 0003; 12/24/19; \$99,000.00; 5983 TIBET DR; DAYTON OH 45424 5326; WAMSLEY DAVID A; DAVIS TYLER D; R
P70 01913 0040; 12/24/19; \$0.00; 7151 MAUFORD DR; DAYTON OH 45424; SEC OF HUD; HUYNH STEVEN; R
P70 02204 0016; 12/24/19; \$294,900.00; 4639 ELYSIAN WAY; DAYTON OH 45424; MAST RICHARD M; FRITCHMAN GUY J AND; R
P70 02211 0012; 12/24/19; \$0.00; 5921 OAK CREEK TRL; DAYTON OH 45424; TALDO WARREN J AND; TALDO WARREN J CO TRUSTEE AND; R
P70 04006 0168; 12/24/19; \$1,678,545.00; 8100 OLD TROY PIKE; SAN DIEGO CA 92130; ARCP MF HUBER HEIGHTS OH LLC; MDC COAST 19 LLC; C
R72 01310 0013; 12/24/19; \$4,000.00; 150 DRUMMER AVE; DAYTON OH 45403; SANTANA ALBA; WILLIAMS LINDA; R
R72 02811 0059; 12/24/19; \$15,500.00; 1569 WAYNE AVE; DAYTON OH 45410; CC1 OH REO LLC; MORAN SHELLEY; C
R72 04201 0020; 12/24/19; \$34,500.00; PARNELL AVE; MASON MI 48854; WILSON MILAGROS L; WILSON BILLY D; R
R72 04201 0021; 12/24/19; \$34,500.00; 78 PARNELL AVE; MASON MI 48854; WILSON MILAGROS L; WILSON BILLY D; R
R72 05004 0012; 12/24/19; \$15,500.00; 1220 VALLEY ST; DAYTON OH 45404; HOME OPPORTUNITY LLC; SCHNIEDERS VANESSA LYNN; R
R72 08106 0029; 12/24/19; \$34,000.00; 426 N KILMER ST; DAYTON OH 45406; JAMES-TRAMMELL EARLEEN; JAMES CLEO D; R
R72 08106 0030; 12/24/19; \$34,000.00; 422 KILMER ST; DAYTON OH 45406; JAMES DE EARLEEN; JAMES CLEO D; R
R72 12908 0024; 12/24/19; \$0.00; 4553 DAYVIEW AVE; DAYTON OH 45402; CITY OF DAYTON; MONTGOMERY COUNT LAND UTILIZATION CORPO; E
R72 13006 0020; 12/24/19; \$0.00; 115 ELMHURST RD; DAYTON OH 45402; CITY OF DAYTON; MONTGOMERY COUNTY LAND REUTILIZATION COR; E
R72 13201 0050; 12/24/19; \$0.00; 308 LOOKOUT AVE; DAYTON OH 45402; DAYTON CITY OF; MONTGOMERY COUNTY LAND UTILIZATION CORPO; R
R72 14001 0014; 12/24/19; \$0.00; 816 BUCKINGHAM RD; DAYTON OH 45419; BETHEL WAYNE D; BETHEL WAYNE D AND; R
R72 14005 0014; 12/24/19; \$165,000.00; 823 GREENMOUNT BLVD; DAYTON OH 45419; PRICE MARY A; KUSKOWSKI KAMMI N AND; R
R72 14308 0035; 12/24/19; \$88,500.00; 2644 WESTFIELD AVE; DAYTON OH 45420 2378; COLLINS KIMBERLY L; JOHNSON JAMES H SR; R
R72 15206 0017; 12/24/19; \$0.00; 3221 WELLINGTON DR; DAYTON OH 45402; DAYTON CITY OF; MONTGOMERY COUNTY LAND REUTILIZATION COR; E
R72 16208 0020; 12/24/19; \$100,000.00; 3532 3538 DORHAM PL; WILSONVILLE OH 97070; MAGNETIC MARKETING CORPORATION; LUCY DAYTON PROPERTIES LLC; C

R72 16208 0021; 12/24/19; \$100,000.00; 3540 3546 DORHAM PL; WILSONVILLE OH 97070; MAGNETIC MARKETING CORPORATION; LUCY DAYTON PROPERTIES LLC; C
R72 16209 0032; 12/24/19; \$0.00; 1859 KIPLING DR; DAYTON OH 45402; DAYTON CITY OF; MONTGOMERY COUNTY LAND REUTILIZATION COR; E
R72 16210 0033; 12/24/19; \$0.00; 1820 KENSINGTON DR; DAYTON OH 45402; DAYTON CITY OF; MONTGOMERY COUNTY LAND REUTILIZATION COR; E
B02 00213 0049; 12/26/19; \$0.00; 513 CLYDE PL; ENGLEWOOD OH 45322; CADEN ELISHEVA G; CADEN CURTIS C; R
B02 00602 0038; 12/26/19; \$199,900.00; CRESTWOOD HILLS DR; VANDALIA OH 45377; CALDWELL DAVID T; RIEKER RACHEL N AND; R
B02 00607 0002; 12/26/19; \$210,000.00; 516 ALKALINE SPRINGS RD; VANDALIA OH 45377; BONDURANT MATT A; KREMER DAVID B; R
B02 00809 0002; 12/26/19; \$199,900.00; 1224 CRESTWOOD HILLS DR; VANDALIA OH 45377; CALDWELL DAVID T; RIEKER RACHEL N AND; R
B02 01420 0003; 12/26/19; \$0.00; 708 WALDSMITH WAY; VANDALIA OH 45377; GREFE FREDERICK E TR; GREFE FREDERICK E TR AND; R
C05 00317 0022; 12/26/19; \$135,000.00; 408 ARLINGTON RD; BROOKVILLE OH 45309; BAILEY TIMOTHY RAYMOND; HEIMER EVELYN L; R
C06 00411 0008; 12/26/19; \$163,000.00; 10477 DAYTON GREENVILLE PIKE; BROOKVILLE OH 45309; PEYTON STEVEN AND; COOK JACOB C AND; R
D13 00302 0002; 12/26/19; \$664,895.00; 60 HILLCREST DR; CHARLESTON SC 29405; REX RESIDENTIAL PROPERTY OWNER LLC; PN RENTAL I LLC; R
D13 00304 0013; 12/26/19; \$0.00; 64 MCCALL RD; GERMANTOWN OH 45327; HUNTER ROBERT R; HUNTER ROBERT R; R
D13 00414 0018; 12/26/19; \$664,895.00; 8 HOOVER PL; CHARLESTON SC 29405; REX RESIDENTIAL PROPERTY OWNER LLC; PN RENTAL I LLC; R
D13 00419 0026; 12/26/19; \$16,000.00; MAXWELL CT; WEST CHESTER OH 45069; WEIDLE CORPORATION; CRISTO HOMES INC; R
E20 17002 0097; 12/26/19; \$51,000.00; 157 STAFFORD AVE; DAYTON OH 45405; YSKL HOLDINGS LLC; 157 STAFFORD LLC; R
E20 17002 0098; 12/26/19; \$51,000.00; 157 STAFFORD AVE; DAYTON OH 45405; YSKL HOLDINGS LLC; 157 STAFFORD LLC; R
E20 17004 0035; 12/26/19; \$10,000.00; 620 DALEVIEW AVE; DAYTON OH 45406; GABBYKRIS PROPERTY LLC; GORDON DIVERSIFIED LLC; R
E20 24110 0003; 12/26/19; \$134,000.00; 518 ELM GROVE DR; DAYTON OH 45415 2938; DOWNS THOMAS W AND; FULLER EDWIN L; R
G27 01703 0054; 12/26/19; \$53,900.00; 2198 INFIRMARY RD; DAYTON OH 45417; US BANK TRUST NA TR; CHURCH DEBORAH A; R
G27 18301 0065; 12/26/19; \$64,700.00; 1856 GERMANTOWN LIBERTY RD; NEW LEBANON OH 45345; MCPHERSON BRENT E; MCPHERSON BRENT E AND; R
G29 18203 0078; 12/26/19; \$0.00; 193 DAVENPORT AVE; DAYTON OH 45417; BOWSHIER KENNETH AND; VELAZQUEZ MELISSA; R
H33 00212 0005; 12/26/19; \$664,895.00; 215 STUBBS DR; CHARLESTON SC 29405; REX RESIDENTIAL PROPERTY; PN RENTAL I LLC; R
H33 00309 0025; 12/26/19; \$85,000.00; 1 ELMORE ST; DAYTON OH 45426 3603; SCHOONOVER RANDALL G AND; SMITH TWILA; R
H33 01405 0022; 12/26/19; \$0.00; 5215 SPRINGVIEW CIR; GERMANTOWN OH 45327; SEC OF VA; RIGGS LARRY C; R
H33300912 0109; 12/26/19; \$0.00; 4317 NATCHEZ AVE; DAYTON OH 45426; STARKS EDWARD S AND; STARKS NELL J; R
H33300912 0110; 12/26/19; \$0.00; NATCHEZ AVE; DAYTON OH 45426; STARKS EDWARD S AND; STARKS NELL J; R
H33300913 0

ACROSS

- 1. Fresh talk
- 5. Jet follower
- 8. Sherlock Holmes’ as-
signment
- 12. U in I.C.U.
- 13. Tiny river
- 14. Fires
- 15. Weather _____
- 16. *”How to Make an
American Quilt” author
- 17. Distinguishing feature
- 18. *Master of legal thriller
- 20. “Sittin’ on the Dock of
the Bay” singer
- 21. Keyboard key
- 22. G, in solfa
- 23. *Master of Western
fiction
- 26. Flavorful rice dish, pl.
- 30. Former name of Tokyo
- 31. Broadcasting devices
- 34. Whiskey without water
- 35. Dried fruit and spices,
in a pie
- 37. Member of Shoshon-
ean people
- 38. Discombobulate
- 39. Drawn to light
- 40. Young traveler’s inn
- 42. “____ it or lose it!”
- 43. Hindu spiritual retreat,
pl.
- 45. Chase away

- 47. Philosophical system
- 48. Single-cell protozoan
- 50. Home on a limb
- 52. *James Bond creator
- 54. Cafe option
- 55. Site of Taj Mahal
- 56. First queen of Carthage
- 59. Goes up or down
- 60. Jiffs
- 61. What accomplices do
- 62. 2 aspirin, e.g.
- 63. Old college one
- 64. Ash Wednesday to
Holy Saturday
- DOWN
- 1. Blazer or Explorer
- 2. Baptist leader?
- 3. *”I _____ The Body
Electric” by Whitman or
Bradbury
- 4. Sound setup
- 5. Like a ballerina
- 6. “I do” spot
- 7. Thief
- 8. *Master of romance and
particularly prolific
- 9. Palm tree berry
- 10. Sleigh runners
- 11. Is, in Paris
- 13. Podium
- 14. Counter seat
- 19. Habituate
- 22. Female sib
- 23. Helping theorem

- 24. Bye, in Castile
- 25. Calendar unit of time
- 26. *William Shakespeare
or Dr. Seuss
- 27. Sick and tired
- 28. Wrong answer adjec-
tive
- 29. *Her every novel was
a best-seller
- 32. Abbott and Costello,
Rocky and Bullwinkle, etc.
- 33. “_____ all fun and
games...”
- 36. *Master of detective
novel
- 38. “My wife can vouch
for me,” e.g.
- 40. Expression of doubt
- 41. Swellings
- 44. Daisy-like bloom
- 46. Summer shoe
- 48. *Master of the dime
novel
- 49. Bryan Stevenson’s
“Just _____”
- 50. Brussels’ org.
- 51. JFK or ORD postings
- 52. Like Usain Bolt
- 53. Hurtful remark
- 54. Dropped drug
- 57. Bear’s hibernation
place
- 58. Pro baseball’s “Master
Melvin”

Best-Selling Authors

CROSSWORD

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43				44				45		46		
			47				48	49				
	50	51				52				53		
54						55				56		57
59						60				61		
62						63				64		

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K47 23104 0015; 12/26/19; \$175,000.00; 2324 BRAHMS BLVD; DAYTON OH 45449; WEBER AARON C AND; MANTA MARIO MATHEW; R

K48 00504 0017; 12/26/19; \$105,000.00; 5955 NORWELL DR; DAYTON OH 45449 3109; NOBLE WILLETTA; ALDULAIMI RAAD SULBI; R

L55 02707 0031; 12/26/19; \$85,000.00; SCHOOL HOUSE RD; BROOKVILLE OH 45309 9716; LAYER GLENN T; FLORA BYRON B; A

M57 00517 0036; 12/26/19; \$664,895.00; 316 WESTERLY HILLS DR; CHARLESTON SC 29405; REX RESIDENTIAL PROPERTY OWNER LLC; PN RENTAL I LLC; R

M60 25420 0016; 12/26/19; \$0.00; 7230 ROBERT ULRICH AVE; CLAREMONT CA 91711 1662; GAISER CARL E; GAISER CARL E AND; R

N64 00810 0079; 12/26/19; \$168,700.00; 3130 FAIRWAY DR; DAYTON OH 45409; MORAN CHRISTINA M AND; FRAZIER LUCAS C AND; R

N64 02115 0024; 12/26/19; \$161,100.00; 1185 BERNA LN; DAYTON OH 45429; DUCKER DEANNA I; KOWAL ALEX L; R

N64 02410 0017; 12/26/19; \$119,900.00; 1460 RAYMONT DR; DAYTON OH 45429 5030; OLIVER RUSSELL M AND; WALL BRIAN M AND; R

N64 50904 0003; 12/26/19; \$155,000.00; 1460 CROSS CREEK CIR; DAYTON OH 45429 1328; KELLY DOROTHY ESTHER; WISSMAN PATRICIA A; R

O67 03607 0063; 12/26/19; \$0.00; 1110 MIAMISBURG CENTERVILLE RD; DAYTON OH 45459; WORKMAN JACK W; WORKMAN JACK W TR; C

O67 03607 0069; 12/26/19; \$0.00; MIAMISBURG CENTERVILLE RD; LOUISVILLE KY 40245; WORKMAN JACK W; WORKMAN JACK W TR; C

O67 03709 0025; 12/26/19; \$750,000.00; 5976 FAR HILLS AVE; CINCINNATI OH 45212; E E MILLER INVESTMENT; CINCINNATI CAPITAL PARTNRES 155 LLC; C

O67 21708 0010; 12/26/19; \$0.00; 8976 DEEP FOREST LN; DAYTON OH 45458; MESING PAUL R AND; MESING PAUL R; R

O67 21921 0003; 12/26/19; \$280,000.00; 473 MAPLE SPRINGS DR; DAYTON OH 45458; FORNSHELL BRIAN AND; STEWART ZACHARY M AND; R

O67 22341 0035; 12/26/19; \$0.00; 324 BECK DR; DAYTON OH 45458 9609; WAGNER THOMAS W AND; WAGNER THOMAS W AND; R

O67 22344 0052; 12/26/19; \$418,446.00; 2043 BUGLER'S SOUND; DAYTON OH 45458; CRISTO HOMES INC; SEKARDI BARRY A AND; R

O67 22344 0131; 12/26/19; \$140,000.00; BLACKSMITH WAY; WEST CHESTER OH 45069; MORGAN RHOADS GREEN LLC; CRISTO HOMES INC; R

O67 22344 0132; 12/26/19; \$140,000.00; BLACKSMITH WAY; WEST CHESTER OH 45069; MORGAN RHOADS GREEN LLC; CRISTO HOMES INC; R

O68 01731 0007; 12/26/19; \$0.00; 10273 BELLETERRACE PL; DAYTON OH 45458; BIEL THOMAS AND; BIEL CINDY L TRUSTEE; R

O68 01831 0011; 12/26/19; \$0.00; 641 MACKENZIE CT; DAYTON OH 45458; CHRISTEN ELLEN J; CHRISTEN ELLEN J TRUSTEE; R

P70 00611 0045; 12/26/19; \$74,000.00; 8286 BRIAR RIDGE CT; DAYTON OH 45424; BOOCHER JAMIE; MARQUEZ MAYLIN POLO; R

P70 00907 0002; 12/26/19; \$88,000.00; 4435 LESTON AVE; VALDOSTA GA 31605; TRENT BONNIE J AND; LIVELY CLAYTON LAJND; R

P70 01012 0036; 12/26/19; \$0.00; 5201 RYE DR; DAYTON OH 45424; CASSEL KERRY S; CASSEL KERRY S AND; R

P70 02203 0042; 12/26/19; \$290,000.00; 6070 LAUREL LANE; DAYTON OH 45424; CLAYWELL HAROLD GENE JR AND; SHAVKATOVA NAZILA AND; R

Q71 01405 0023; 12/26/19; \$84,675.00; 60 FORRER BLVD; DAYTON OH 45419; DAN SHAWN D AND; WIEMERS BRANDY DAWN; R

R72 00706 0001; 12/26/19; \$0.00; 418 E 1ST ST; DUBLIN OH 43017; DAYTON CHY AQUISITION III, LLC; DAYTON CHY AQUISITION III, LLC; C

R72 00706 0010; 12/26/19; \$0.00; E 1ST ST; DUBLIN OH 43017; DAYTON CHY AQUISITION III, LLC; DAYTON CHY AQUISITION III, LLC; I

R72 00706 0034; 12/26/19; \$0.00; 1ST ST; DUBLIN OH 43017; DAYTON CHY AQUISITION III, LLC; DAYTON CHY AQUISITION III, LLC; C

R72 02410 0003; 12/26/19; \$95,000.00; 1111 DEMPHLE AVE; JACKSONVILLE FL 32246; DAYMARK TRUSTEE LLC; BPDm PROPERTIES 2018-1 LLC; R

R72 02711 0033; 12/26/19; \$0.00; 152 154 PARK DR; MONROE OH 45050; KUEHNER SCOTT M AND; KUEHNER RENTALS LLC; C

R72 03406 0008; 12/26/19; \$0.00; 310 GUNCKEL AVE; DAYTON OH 45427; GOODMAN BRUCE D ET AL 3; GRIMALDO ISMAEL; R

R72 03406 0008; 12/26/19; \$0.00; 310 GUNCKEL AVE; DAYTON OH 45427; GOODMAN BRUCE D ET AL 3; GRIMALDO ISMAEL; R

R72 03406 0008; 12/26/19; \$1,000.00; 310 GUNCKEL AVE; DAYTON OH 45427; GOODMAN BRUCE D ET AL 3; GRIMALDO ISMAEL; R

R72 05407 0076; 12/26/19; \$23,000.00; 1212 KEIFER ST; DENVER CO 80211; DAVIS LAWRENCE R AND; PROSPECTOR HOMES LLC; R

R72 05701 0013; 12/26/19; \$0.00; 920 LEO ST; DONNELLSVILLE OH 45319; BACK JOHN K; BACK KEVIN ET AL 3; R

R72 06103 0010; 12/26/19; \$100,000.00; 307 E FAIRVIEW AVE; DAYTON OH 45406; GABBYKRIS PROPERTY LLC; GORDON DIVERSIFIED LLC; R

R72 06305 0010; 12/26/19; \$0.00; 345 E MAPLEWOOD AVE; DAYTON OH 45422; MONTGOMERY COUNTY LAND REUTILIZATION; CITY OF DAYTON; E

R72 06305 0030; 12/26/19; \$100,000.00; 340 POINTVIEW AVE; DAYTON OH 45406; GABBYKRIS PROPERTY LLC; GORDON DIVERSIFIED LLC; R

R72 06506 0029; 12/26/19; \$150,000.00; 515 N BELMONTE PARK; DAYTON OH 45405; FW GRAFTON LLC; SAMPSON MICHELLE A AND; C

R72 06702 0012; 12/26/19; \$30,000.00; 135 137 NEAL AVE; CEDARVILLE OH 45314; VAN STEEN MICHAEL R AND; SHAW KESCIA; R

R72 06804 0026; 12/26/19; \$100,000.00; 1146 1148 GRAFTON AVE; DAYTON OH 45406; GABBYKRIS PROPERTY LLC; GORDON DIVERSIFIED LLC; R

R72 06904A0008; 12/26/19; \$100,000.00; 931 FERNDAL AVE; DAYTON OH 45406; GABBYKRIS PROPERTY LLC; GORDON DIVERSIFIED LLC; R

R72 06904A0011; 12/26/19; \$100,000.00; 915 917 FERNDAL AVE; DAYTON OH 45406; GABBYKRIS PROPERTY LLC; GORDON DIVERSIFIED LLC; R

R72 07101 0008; 12/26/19; \$128,300.00; 1921 1931 N MAIN ST; DAYTON OH 45405; PRINCETON COMMERCIAL B HOLDINGS LLC; APOGEE CONSTRUCTION LLC; C

R72 10403A0035; 12/26/19; \$0.00; 1410 STEINER AVE; DAYTON OH 45416; BRIGHT BETTY G ET AL 9; BELL SUSAN ET AL 11; R

R72 11201 0007; 12/26/19; \$100,000.00; 2361 RUGBY RD; DAYTON OH 45406; GABBY KRIS PROPERTIES LLC; GORDON DIVERSIFIED LLC; R

R72 11201 0012; 12/26/19; \$100,000.00; 2341 RUGBY RD; DAYTON OH 45406; GABBYKRIS PROPERTY LLC; GORDON DIVERSIFIED LLC; R

R72 11201 0013; 12/26/19; \$100,000.00; 2337 RUGBY RD; DAYTON OH 45406; GABBYKRIS PROPERTY LLC; GORDON DIVERSIFIED LLC; R

R72 11202 0010; 12/26/19; \$100,000.00; 508 W HILLCREST AVE; DAYTON OH 45406; GABBYKRIS PROPERTY LLC; GORDON DIVERSIFIED LLC; R

R72 11206 0014; 12/26/19; \$100,000.00; 250 VALLEYVIEW DR; DAYTON OH 45406; GABBYKRIS PROPERTY LLC; GORDON DIVERSIFIED LLC; R

R72 12404 0049; 12/26/19; \$160,250.00; N GETTYSBURG AVE; WASHINGTON COURT HOU OH 43160; DRAGON PLAZA INC; SUGAR CREEK PACKING CO; C

R72 12411 0083; 12/26/19; \$0.00; 840 MIA AVE; DAYTON OH 45422; MONTGOMERY COUNTY LAND REUTILIZATION; CITY OF DAYTON; E

R72 12411 0085; 12/26/19; \$0.00; 832 MIA AVE; DAYTON OH 45422; MONTGOMERY COUNTY LAND; CITY OF DAYTON; E

R72 12601 0069; 12/26/19; \$0.00; 220 LORENZ AVE; DAYTON OH 45422; MONTGOMERY COUNTY LAND REUTILIZATION; CITY OF DAYTON; E

R72 12802 0018; 12/26/19; \$68,900.00; 109 N DECKER AVE; HAMILTON OH 45011; BED & BREAKFAST PROPERTY MANAGEMENT INC; MACBETH PATRICK E AND; R

R72 14809 0068; 12/26/19; \$102,000.00; 3512 3514 WAYNE AVE; DAYTON OH 45434; MASON TERRY S AND; 3512 WAYNE LLC; R

R72 15106 0063; 12/26/19; \$0.00; 817 ALVERNO AVE; DAYTON OH 45410; VOORHIS BENJAMIN; VOORHIS BENJAMIN AND; R

R72410823 0001; 12/26/19; \$184,900.00; 4322 TARNVIEW CT; DAYTON OH 45424; REDDINGTON KENDRA L; GRABIEL THOMAS E AND; R

A01 00309 0008; 12/27/19; \$0.00; 2601 LITTLE YORK RD; DAYTON OH 45414; BRATTON SANDRA J; BRATTON RANDALL S; C

B02 00113 0004; 12/27/19; \$99,000.00; 103 RANCHVIEW DR; VANDALIA OH 45377; LOOP DAVID W; SUSSMAN MICHAEL G; R

B02 00122 0044; 12/27/19; \$75,000.00; 155 DONORA DR; VANDALIA OH 45377; SUMNER CHRISTOPHER P; WHITE CEYLON; R

B02 00411 0019; 12/27/19; \$154,900.00; 138 HARTSHORN DR; VANDALIA OH 45377 2946; FINFROCK ANTHONY L; HERNDON STEPHANIE LYNN; R

B02 00808 0015; 12/27/19; \$0.00; 847 849 VIRGINIA AVE; VANDALIA OH 45377 3017; HURLEY MICHAEL L AND; HURLEY JANEL; R

C05 00206 0002; 12/27/19; \$175,000.00; 400 POPLAR ST; BROOKVILLE OH 45309 1725; ROESER ERNEST E AND; BRONNER AARON STEFAN; R

E20 17611 0008; 12/27/19; \$0.00; 40 KNOLLVIEW PL; DAYTON OH 45405 1124; BUYCKS JOHN O JR; BUYCKS JOHN O JR AND; R

F24 00321 0007; 12/27/19; \$165,000.00; 135 PARKVIEW DR; DAYTON OH 45419; SHADE HOLDING GROUP LLC; SAUNDERS MEGAN N AND; R

G27 01611 0022; 12/27/19; \$0.00; 1615 KIMMEL LN; DAYTON OH 45402; MONTGOMERY COUNTY LAND REUTILIZATION; JEFFERSON TOWNSHIP BOARD OF TRUSTEES; E

G27 01810 0050; 12/27/19; \$0.00; 8060 FARMERSVILLE WEST CARROLLTON RD; GERMANTOWN OH 45327 9502; COUCH RAYMOND AND; CARTER JUDY C; A

G27 18223 0031; 12/27/19; \$0.00; 5107 BALLARD DR; DAYTON OH 45402; MONTGOMERY COUNTY LAND REUTILIZATION; POWELL VICTORIA B; E

G27 24502 0004; 12/27/19; \$75,000.00; 1782 HOPEWELL AVE; DAYTON OH 45418 2245; YOUNG JACK C + WYNOLIA A; BLANKS TAMICA J; R

G28 01605 0008; 12/27/19; \$0.00; 8450 W THIRD ST; DAYTON OH 45417; DOMINGUEZ PETER AND; DOMINGUEZ PETER AND; R

H33 00305 0109; 12/27/19; \$30,000.00; 220 GRAND AVE; DAYTON OH 45426 1318; TURNER ROBERT E; CORDERO DIANA; R

H33 01203 0007; 12/27/19; \$0.00; 1086 GRAYSTONE DR; DAYTON OH 45426; CITY OF TROTWOOD COMMUNITY IMPROVEMENT; TOWNVIEW REALTY LTD; E

H33 01509 0033; 12/27/19; \$18,000.00; 5660 WESTCREEK DR; DAYTON OH 45426 1315; SIMMONS PETER E AND; ALLEN LOGAN TR; R

H33 02305 0008; 12/27/19; \$30,000.00; 8036 LITTLE RICHMOND RD; DAYTON OH 45426; MENDENHALL JAMES RUSSELL; DELLINGER DARIN; R

I39 00321 0029; 12/27/19; \$163,800.00; 4121 SPRUCE PINE CT; DAYTON OH 45424; GALVAN ISAAC; RANKINS ANDREW J; R

I39 00712 0021; 12/27/19; \$51,100.00; 2523 GUERNSEY DELL AVE; DAYTON OH 45424; BOWELL RICHARD A AND; OVERHOLTS TONYA; R

I39 01214 0019; 12/27/19; \$0.00; 5725 COTTONTAIL CT; LA FOLLETTE TN 37766; GOEDEKING VAN LYNN TRUSTEE; SHOLDER CHRISTIAN J AND; R

I39 01214 0019; 12/27/19; \$176,000.00; 5725 COTTONTAIL CT; LA FOLLETTE TN 37766; GOEDEKING VAN LYNN TRUSTEE; SHOLDER CHRISTIAN J AND; R

I39101511 0032; 12/27/19; \$0.00; 4340 BLUE ROCK RD; DAYTON OH 45432; CLOUSE DANIEL K; CLOUSE DANIEL K AND; R

I39101512 0001; 12/27/19; \$115,000.00; 4201 MORNINGSIDE BLVD; DAYTON OH 45432; RITCHEY MICHAEL R AND; WASSENICH ALICIA; R

K45 02503 0078; 12/27/19; \$0.00; 7815 LOWER MIAMISBURG RD; MIAMISBURG OH 45342 4017; OWSLEY DANIEL C AND; OWSLEY DANIEL C AND; R

K45 02503 0079; 12/27/19; \$0.00; LOWER MIAMISBURG RD; MIAMISBURG OH 45342 4017; OWSLEY DANIEL C AND; OWSLEY DANIEL C AND; R

K45 22921 0022; 12/27/19; \$186,500.00; 2345 VILLAGEWOOD CT; MIAMISBURG OH 45342; RILEY KAREN; BERG JUANITA J AND; R

K46 00219 0037; 12/27/19; \$123,900.00; 308 BUCKEYE ST; DAYTON OH 45458; MILLER PHILIP G AND; LINDSEY PENNY; R

K46 00705 0144; 12/27/19; \$126,500.00; 1755 E CENTRAL AVE; MIAMISBURG OH 45342; BALES GARY AND; PRESTON MICHAEL D; R

K47 22905 0016; 12/27/19; \$120,000.00; 2108 LEHIGH PL; DAYTON OH 45439; BRIDGES JEFFREY T AND; CAMPILLO CALI; R

K47 23003 0012; 12/27/19; \$161,000.00; 3026 PALM DR; DAYTON OH 45449; MOYER VIRGINIA MARIE; MORRIN JESSICA ANN AND; R

K47 23003 0028; 12/27/19; \$161,000.00; PALM DR; DAYTON OH 45449; MOYER VIRGINIA MARIE; MORRIN JESSICA ANN AND; R

K47 23115 0015; 12/27/19; \$159,900.00; 6190 TEAGARDEN CIR; DAYTON OH 45449; MEAD DAVID J AND; ROSZEL JAMES III AND; R

K48 00413 0006; 12/27/19; \$168,900.00; 1024 DEER CREEK CIR; DAYTON OH 45449; RANDOLPH STEPHEN M AND; RUNION ROBERT RAND; R

K48 00805 0010; 12/27/19; \$170,000.00; 1141 S ELM ST; DAYTON OH 45449; COLLINS STEFFEN W AND; RIDER KAMIA CHERIE; R

M57 01024 0036; 12/27/19; \$105,000.00; 1957 SWALLOWTAIL CT; TROY OH 45373; SLONE & BROWN LTD; WILLIS CLEO; R

M58 00225 0019; 12/27/19; \$278,000.00; 100 HALL HOLLOW CT; ENGLEWOOD OH 45322; PREWITT SHANE A AND; SHIVELY JANICE M TRUSTEE; R

M58 00226 0036; 12/27/19; \$125,200.00; 105 SPRINGHOUSE DR; ENGLEWOOD OH 45322; RENNER RICHARD L; RENNER JOHN R AND; R

Workers’ comp rate decrease proposed for Ohio local governments

Ohio Bureau of Workers’ Compensation (BWC) will reduce premium rates for public employers an average of 10% next year under a proposal discussed recently by BWC’s Board of Directors and backed by Ohio Governor Mike DeWine.

If approved by the board, the reduction would save Ohio’s 3,700 school districts, cities and other local government employers \$17.8 million over their 2019 premiums, said Chris Carlson, BWC Chief Actuarial Officer.

“This proposal would free up funds for these employers to invest in their communities, create jobs and hire staff,” Carlson told the board’s Actuarial Committee. “It also supports BWC’s goal of maintaining stable, predictable rates in the future.”

Governor DeWine lauded the proposal as a win for public employers and the state overall.

“These savings will help local governments invest in their communities at a time when resources

are stretched thin by the numerous natural disasters we’ve experienced this year and by our continuing battle with the substance-use crisis,” he said. “I applaud BWC for considering yet another action this year to help our state prosper.”

The proposal follows a 20% rate reduction for private employers that went into effect July 1. It also follows the board’s approval in June to send \$1.5 billion in agency revenue to employers in September because of strong

investment returns, falling claims and other savings.

The reduction — the agency’s 11th for public employers since 2009 and equal to the third largest since 1986 — would be effective Jan. 1, 2020, pending the board’s approval at its Aug. 23 meeting. It follows a 12% rate reduction for public employers that went into effect Jan. 1 this year.

Carlson said several factors make the 2020 reduction possible, including declining claims and relatively

low medical inflation costs. He noted the reduction represents a statewide average. The actual premium change for an individual public entity will differ based on several factors, including employer type or classification, recent claims history, and their participation in BWC rate discount programs.

Established in 1912, the Ohio Bureau of Workers’ Compensation is the exclusive provider of workers’ compensation insurance in Ohio and serves 242,000 public and private employers.

Attorney indefinitely suspended for disregarding client matters

Dan Trevas
Supreme Court of Ohio

A Westlake attorney was indefinitely suspended recently by the Ohio Supreme Court for taking payments from clients and not working on their cases, then lying to investigators about his interactions with the former clients.

In a unanimous per curiam opinion, the Supreme Court suspended Brendan E. Delay for violating multiple rules governing the professional conduct of Ohio lawyers. In addition to his suspension, Delay must pay nearly \$9,200 in restitution in the next 90 days to three of his past clients, and submit to an evaluation by the Ohio Lawyers Assistance Program (OLAP). The Office of the Disciplinary Counsel brought charges against Delay based on his representation of four clients, with some of the infractions taking place more than five years ago.

Family Fights Lawyer on Two Matters

Two of the four matters involved Delay’s longstanding client Brenda Riggs. Riggs and her husband, William, met with Delay around 2010 to discuss a modification or rescission of an oil-and-gas lease on their Harrison County property. About mid-2011, Delay told them they had a case and the couple signed a written fee agreement for Delay to negotiate a replacement lease.

Delay filed the lawsuit and, a few months later, the trial court stayed the action, noting that it was subject to arbitration. Delay did not inform Riggs of the decision or that he appealed the ruling to the Seventh District Court of Appeals. In February 2014, the appellate court determined the validity of the lease had to be resolved in arbitration. Rather than tell the Riggses about the decision, Delay told them the court agreed with his argument and that he received a \$5,000 settlement offer from the opposing attorney.

In November 2014, the trial court notified the Riggses that the case was being dismissed because they didn’t move forward with it. Riggs called Delay several times, and when she finally reached him, he said the case was not over. Riggs never heard from Delay again, and the couple paid \$401 in court costs following the dismissal of the suit.

In his defense, Delay said he sent three letters to the Riggses informing them of the arbitration and associated fees. Riggs testified that she never received the letters.

A few months before Delay’s last communication with Brenda Riggs, she suggested her daughter, Ashley Baker, hire Delay to represent her in an auto accident lawsuit. Baker said she never received a written fee agreement, although Delay testified he sent her one and she signed it. At his disciplinary hearing, he admitted he did not have the signed agreement.

Baker authorized her mother to communicate with Delay regarding

the claim, and Riggs left several messages with Delay’s secretary expressing Baker’s desire to settle the matter. After not hearing from Delay, Baker in April 2015 sent Delay a letter terminating his representation, and she sent a copy to the insurance company of the at-fault driver for the accident.

The insurance company reached Delay to confirm his termination and he denied it, informing the company that he was still entitled to a share of the settlement. The insurance company sought proof of his representation, which Delay never provided.

In May 2016, the insurance company notified Baker the statute of limitations on her personal injury case was about to expire and she agreed to settle. Delay then asked the insurance company for 30 percent of the amount, which the company declined to provide. Delay then sued the other two drivers involved in the accident without Baker’s consent and told Baker she had to appear at a court hearing regarding his lawsuits.

The Board of Professional Conduct found that Delay violated several rules while representing the Riggses and their daughter, including failure to provide competent representation, engaging in conduct that is prejudicial to the administration of justice, and engaging in conduct that adversely reflects on Delay’s fitness to practice law.

The board also noted that Delay did not cooperate with the disciplinary counsel’s investigation of the complaints filed by the family, including failing to respond to a subpoena and to attend a deposition.

Lost Debt Case Concealed

In 2015, Adam Karoub paid Delay a \$2,500 flat fee to represent him in a breach-of-contract case against him filed in Toledo Municipal Court. The plaintiff sought summary judgment against Karoub, and Delay said he sent a copy of the motion to Karoub and his business partner. The two said they never received a copy. Unknown to Karoub, the municipal court granted the plaintiff a \$13,000 judgment against him.

Instead of telling his client about the loss, Delay emailed Karoub’s business partner telling him the plaintiff wanted to settle for \$10,000. Karoub discovered the judgment against him about two months later.

During his disciplinary proceeding, Delay said he informed Karoub in writing that he did not carry malpractice insurance and that Karoub, who denied receiving the notice, sent back a signed copy. The signed copy Delay produced indicated the document was signed in September 2014, a year before Karoub first contacted Delay, and Karoub stated it did not appear to be his signature.

The board found Delay presented a fraudulent document to substantiate a false statement he made to the disciplinary counsel. The board concluded Delay did not act with

reasonable diligence in representing a client, failed to return an unearned fee, made a false statement in connection with a disciplinary matter, and engaged in conduct involving dishonesty, fraud, deceit, or misrepresentation.

Lawyer Disobeys Court Order

Delay was also sanctioned for accepting \$4,500 from Mato and Bosiljka Gracic, natives of Bosnia, who live in Harrison County. They hired Delay to file a lawsuit regarding a gas company lease on their property.

The couple met with Delay in August 2012 and after he agreed to take their case, the Gracics had trouble contacting Delay. In 2013, they received a request for written responses on a form from Delay that indicated it was for a case filed in neighboring Columbiana County. The forms did not include a case number or any explanations about how to fill them out.

When they couldn’t reach Delay, Bosiljka Gracic drove to the Columbiana County courthouse, where the clerk’s office informed her that no case had been filed on her matter. She drove to Delay’s office, waited four hours for him, and left because he never arrived.

After finally reaching him, Delay drafted a complaint for the couple to file in Harrison County Common Pleas Court, and he learned of a February 2014 hearing for the matter. At the hearing, the judge directed Delay to file a pretrial statement within seven days, which he did not do. Delay also failed to respond to the family’s request for information about the case, and they learned in April 2014 the case was dismissed.

The board found Delay violated several rules, including failure to return the unearned \$4,500 in fees and repeatedly failing to keep his clients informed about their matters.

Court Consider Sanction

The disciplinary counsel recommended the Court permanently disbar Delay, while Delay suggested that he pay restitution to some of his clients and be publicly reprimanded.

When considering recommending a sanction to the Court, the professional conduct board considers several factors including aggravating circumstances that could enhance a penalty and mitigating factors that could lead to a less-severe punishment

The board found several aggravating factors, including Delay’s dishonest and selfish motive, his lack of cooperation with the disciplinary process, his failure to make restitution, and his refusal to acknowledge the wrongful nature of his conduct. The only mitigating factor the board noted was that Delay had no prior disciplinary record.

The board panel hearing Delay’s matter recommended that he pay restitution to the Gracics, Karoub, and the Riggses totaling about \$9,200 and that because of his impaired judgment displayed at his hearing, that he submit to an OLAP evaluation.

The Court adopted the recommendation requiring Delay to pay the restitution and follow all recommendations made by OLAP should he seek to be reinstated.

The opinion can be found online at: <http://www.courtnewsOhio.gov/cases/2019/SCO/0723/181743.asp#.XTmbEnt7mUk>

2018-1743. Disciplinary Counsel v. Delay, Slip Opinion No. 2019-Ohio-2955.

Please note: Opinion summaries are prepared by the Office of Public Information for the general public and news media. Opinion summaries are not prepared for every opinion, but only for noteworthy cases. Opinion summaries are not to be considered as official headnotes or syllabi of court opinions. The full text of this and other court opinions are available online.

About the Supreme Court of Ohio

The Supreme Court is established by Article IV, Section 1 of the Ohio Constitution. Article IV, Section 2 of the Constitution sets the size of the Court and outlines its jurisdiction. Article IV, Section 5 of the Constitution grants rule making and other authority to the Court.

The Supreme Court is the court of last resort in Ohio. Most of its cases are appeals from the 12 district courts of appeals. The Court may grant leave to appeal felony cases from the courts of appeals and may direct a court of appeals to certify its record in any civil or misdemeanor case that the Court finds to be “of public or great general interest.”

The Supreme Court also has appellate jurisdiction in cases involving questions arising under the Ohio or United States Constitutions, cases originating in the courts of appeals, and cases in which there have been conflicting opinions on the same question from two or more courts of appeals. The Supreme Court hears all cases in which the death penalty has been imposed. These cases currently include both appeals from courts of appeals affirming imposition of the death penalty by a trial court and, for capital crimes committed on or after Jan. 1, 1995, appeals taken directly from the trial courts. Finally, the Supreme Court’s appellate jurisdiction extends to review of the actions of certain administrative agencies, including the Public Utilities Commission.

The Supreme Court has original jurisdiction to issue extraordinary writs. These include writs of habeas corpus (inquiring into the cause of an allegedly unlawful imprisonment or deprivation of custody), writs of mandamus (ordering a public official to perform a required act), writs of procedendo (compelling a lower court to proceed to judgment in a case), writs of prohibition (ordering a lower court to stop abusing or usurping judicial functions), and writs of quo warranto (issued against a person or corpora-

tion for usurpation, misuse, or abuse of public office or corporate office or franchise).

The Constitution grants the Supreme Court exclusive authority to regulate admission to the practice of law, the discipline of attorneys admitted to practice, and all other matters relating to the practice of law. In connection with this grant of authority, the Supreme Court has promulgated the Supreme Court Rules for the Government of the Bar of Ohio. These rules address, among other things, admission to practice, attorney discipline, attorney registration, continuing legal education, and unauthorized practice of law.

The Constitution also gives the Supreme Court authority to prescribe rules governing practice and procedure in all courts of the state and to exercise general superintendence over all state courts. Procedural rules promulgated by the Supreme Court become effective unless both houses of the General Assembly adopt a concurrent resolution of disapproval. Rules of superintendence over state courts set minimum standards for court administration. Unlike procedural rules, rules of superintendence do not have to be submitted to the General Assembly to become effective.

In connection with all of the rules for which it has responsibility, the Supreme Court generally solicits public comment before adopting new rules or amendments in final form. The Court first publishes its rules and amendments in proposed form. These proposals appear in both the Ohio State Bar Association Reports and the Ohio Official Advance Sheets and indicate the period open for comment and the staff member to whom comments should be directed. The Court reviews all comments submitted before it decides whether to adopt or amend a rule.

Pursuant to the Constitution, the Chief Justice or a Justice designated by the Chief Justice is responsible for ruling on the disqualification of appellate and common pleas court judges. The procedure for obtaining review of a claim of disqualification against an appellate or common pleas judge is commenced by the filing of an affidavit of disqualification with the Clerk of the Supreme Court. The Revised Code contains specific requirements governing the filing of affidavits of disqualification.

Article IV, Section 2 of the Constitution sets the size of the Court at seven -- a Chief Justice and six Justices, who are elected to six-year terms on a nonpartisan ballot. Two Justices are chosen at the general election in even-numbered years. In the year when the Chief Justice runs, voters pick three members of the Court.

A person must be an attorney with at least six years experience in the practice of law to be elected or appointed to the Supreme Court. Appointments are made by the Governor for vacancies that may occur between elections.

Ohio courts offer youth diversion alternatives to the juvenile justice system

Kathleen Maloney
Supreme Court of Ohio

About 15 percent of teens have shared a sexually explicit text message, image, or video electronically – known as sexting – and 27 percent have received them, a 2018 study found. Under child pornography laws in many states, juveniles can be convicted for creating, disseminating, or viewing such materials, even when they take and share an image of themselves.

State legislatures have grappled with whether, and how, to distinguish sexting by youth from the exploitation of minors through child pornography. In Ohio, a child pornography conviction for a juvenile of a certain age could lead to designation as a sex offender, which carries weighty consequences, such as required registration with authorities at least every year. It has left juvenile courts in the state sorting out what to do with young people caught in these predicaments.

At the Mahoning County Juvenile Court, staff thought youth and parents needed a better understanding of these laws. They started calling schools to set up visits with students to talk about the risks, including the legal ones, of sexting.

“The laws make juveniles sexual predators if they are involved in sexting,” said Judge Theresa Dellick. “We needed to do something to educate our youth to keep them out of court.”

In September 2015, the efforts were formalized into the court’s Cyber and Relational Diversion Program (C.A.R.D.), a partnership with the county prosecutor’s office that focuses on proactively informing youth about the personal and legal consequences of sexting, as well as cyber-bullying and sexual harassment.

C.A.R.D. was one of several initiatives recognized by the Ohio Supreme Court in the last year for diverting juveniles from the courts and into programs that try to address the array of issues in a child’s life that may steer them toward trouble. Because juvenile courts focus on rehabilitation rather than punishment and detention, “diversion” programs are key. With diversion programs, which tend to deal with youth involved in lesser offenses such as trespassing, shoplifting, unruliness, and truancy, courts direct youth away from the formal juvenile justice system and toward alternative options.

The five-week Mahoning County program, designated by the Supreme Court as a “promising practice,” requires the involvement of both the youth, ages 12 to 17, and the parents. It relies on referrals, which arrive from many corners, including law enforcement, counselors, teachers, and parents. Judge Dellick said evidence indicates that intervention with these issues in early adolescence is critical and parents must be involved to ensure long-lasting behavioral changes for the child and the family.

The weekly sessions in C.A.R.D. cover:

- Education about types of bullying, sexual harassment, and appropriate and inappropriate behavior

- Steps to take when bullying, sexting, and sexual harassment happens
- Possible charges against a juvenile and the child’s parents for the actions
- Potential legal consequences, such as probation or ankle monitors at the lesser end
- Descriptions of healthy relationships, and the importance of self-esteem and self-worth.

When parents and students first hear about the ramifications of these behaviors, a hush often descends across the room, Judge Dellick said. Then, there typically are a lot of questions and requests for advice.

Since 2015, more than 100 youths have completed the C.A.R.D. program. Only two juveniles were charged for their actions, Judge Dellick notes. Court staff continues to visit schools, educating about 750 students annually, she said.

Diversion Favored for Juveniles

Diverting youth from the juvenile and criminal justice systems isn’t new. In 1967, a presidential commission called for alternatives to court for juvenile offenders. Ohio adopted a rule for juvenile court proceedings (Juv.R. 9), effective in 1972, that states, “In all appropriate cases formal court action should be avoided and other community resources utilized to ameliorate situations brought to the attention of the court.”

Today, Ohio’s juvenile courts implement an assortment of diversion programs for youth. And they continue to gather information about what works and what doesn’t and to innovate, developing new strategies with the knowledge gained over the years.

Judges Sandra Stabile Harwood and Samuel Bluedorn of the Trumbull County Common Pleas Court have developed several programs for youth in its family court division, and four earned recent accolades from the Supreme Court. Court administrator Stacy Ziska said the court’s diversion department screens all youth to identify those eligible for any of the court’s programs. During their interactions, staff noticed that girls in contact with the court have some unique needs. To provide a safe space for them to have a voice and feel heard, the court formed Girls Circle in 2013, Ziska said.

The support group, which follows curriculum from the national non-profit One Circle Foundation, addresses issues girls face, such as body image, voicing feelings, female friendship, and healthy sexuality. Ziska said setting life goals and learning about positive relationships are central components.

The Girls Circle focus on defining and establishing healthy relationships resonated with Judge Stabile Harwood, who joined the family court the year the initiative began. During her four terms as a state legislator, Judge Stabile Harwood worked on a teen dating-violence bill and found that many girls didn’t understand what a healthy relationship looked like, she said.

“The Girls Circle program has been able to provide an environment

for the girls to feel confident to express their thoughts in a judgement-free zone,” Judge Stabile Harwood said.

The benefits of the approach are borne out by research. Studies have shown that the gender-specific model not only reduces recidivism, alcohol use, and self-harm, but also improves body image and self-reliance and increases social connections and commitment to school.

Girls Circle participants in Trumbull County – four to six girls in each group – meet for eight to 10 sessions, usually once a month. Projects, such as designing journal covers or crafting blankets to donate to others, foster an environment that facilitates conversations, Ziska notes.

Among the feedback, girls report that they learn they aren’t alone in the situations they encounter, Ziska said. Of the 60 girls who have participated to date, only four were adjudicated for a new offense within six months after completing the program, according to court records. This year, the court adopted a program from the same foundation for boys.

Family Focus Essential to Success in Many Cases

The Trumbull County court staff also works with families, not just individual juveniles. The court identifies youths whose family dynamics may play a role in their behavioral struggles and offers family counseling. The counseling sessions take place in the family’s home or their community, rather than within the formal setting of the courthouse.

“Our Multi-Systemic Therapy Program is the first time capturing a lot of parents who never learned the tools to address issues any differently,” Judge Stabile Harwood said. “It engages the whole family.”

Other courts dealing with juveniles in trouble find it essential to involve family members in substantive ways as well. The Coshocton County Probate and Juvenile Court’s youth diversion program, overseen by Judge Van Blanchard II, is multi-layered and starts with a course called “Nurturing Parent.”

Court administrator Doug Schonauer said the two-week, four-hour course, based on a national curriculum designed in part to reduce delinquency, is geared toward improving parent-and-child communication with a focus on teen issues and brain development.

The family signs a contract to participate in the court’s voluntary diversion program, which also incorporates drug and alcohol screenings, homework and school attendance requirements, and eight hours of community service, said Schonauer. For community service, participants may assist churches or local nonprofits, or assist at one of the county’s well-known events, such as the Chocolate Extravaganza or Taste of Coshocton. Mentioning the kids’ enthusiasm sampling foods at the Taste event that they’ve never had before, Schonauer said these activities are the first exposure some of them have to cultural events.

The court is particularly observant, though, of how youths in the program adjust to school expectations. “Education is our barometer,”

Schonauer said. “We relate school success to overall success.”

While highly engaged youth and families might complete their contract in about 90 days, the program more typically is completed in five or six months, he said. Once finished, the court notifies the juvenile that the legal complaint won’t be filed with the court, no court hearing will occur, and the youth will have no record.

The Coshocton County Juvenile Court, and numerous juvenile courts statewide, collect data about the number of youths participating in these types of programs, along with youth demographics, types of offenses, sources of referrals, and outcomes. The data can help to secure funding from the Ohio Department of Youth Services RECLAIM initiative (Reasoned and Equitable Community and Local Alternatives to the Incarceration of Minors). Last month, about 30 juveniles took part in the Coshocton County court’s diversion program, Schonauer said.

Designing Diversion Based on Each Youth’s Circumstances

Years ago, the diversion program for juveniles in Delaware County Juvenile Court was roughly 90 days across the board, regardless of the mistake or offense, said Eddie Parker, diversion coordinator. Parker, who started working at the court in 2000 and has assisted with juvenile diversion efforts for the last 10 years, thought the one-size-fits-all approach lacked evidence for its effectiveness. Inspired by courts in Michigan and Alaska, he wanted to try creative solutions tailored to each child.

“How can we be a change agent for these kids?” he asked.

In one case, a 17-year-old caught with other teens drinking at a party arrived in the diversion program. Parker did a risk assessment, which came back low, indicating that “this was not a problem kid,” he said.

But, Parker recalls, the youth was “despondent” because her father recently died. When the school was informed the student had been drinking illegally, it suspended her from the sports team she loved. Parker put her in the court’s “fast-track diversion,” which lasts approximately 30 days.

After conducting a thorough interview, he determined that her family’s regard was important to her, so he had her write a letter about the negative effects of her actions on them. He also thought it was essential for her to find another activity she felt passionate about, given that she couldn’t play on her team. She chose to volunteer at a pet shelter. In Parker’s opinion, random community-service tasks don’t motivate youth to change, so he made sure her work was tied to something she cared about. A few years later, the young woman graduated second in her class at Ohio State University.

At the other end of the spectrum are juveniles who require more intensive approaches. Parker worked with a teen who had a \$200-per-week drug habit and was holding drug parties at his house during the frequent times his parents were out of town. But the youth was functional – going to school and working.

After determining the teen was at high risk for continuing to get into trouble and likely landing in court, Parker identified consequences that would be significant to this youth. Coordinating with the parents, Parker took the teen’s cell phone and his driver’s license and placed him under house arrest until he tested clean of the drugs. The young man and Parker also agreed on a unique type of restitution to his parents, taking money that he would’ve used to buy drugs and paying it to his parents, Parker notes. The idea was to place a higher value on his parents than the drugs. It worked. Parker said the parents later sent him a letter saying they have a different kid who talks and listens to them.

The Delaware County court, led by juvenile/probate Judge David Hejmanowski, touts an impressive record of success. More than 98 percent of the 132 youths in the diversion program in 2018 successfully completed their requirements, Parker reports. It was one of seven that received the Supreme Court’s highest distinction as an evidence-based practice.

“I want to get to the root of the problem,” he explains. “And doing it the right way is cost-efficient. It doesn’t burden the courts. It just makes great sense.”

“In Delaware County, we are particularly proud of several innovative practices that we believe improve outcomes for youth,” Judge Hejmanowski said. “Diversion gives young men and women to opportunity to demonstrate to the court that their minor offenses were anathema to their character, rather than reflective of it. Through diversion they can learn from their mistakes; participate in education, counseling, and treatment; complete community service; and maintain a clean record.”

Courts Work toward Constructive Outcomes

Heading west to the Madison County Juvenile Court, Judge Christopher Brown and diversion coordinator Alyssa Edley run a program called I.M.P.A.C.T., Imagine Making Positive Accountable Changes Together. Started in January 2017, the initiative is centered on family conferences with Edley that encompass counseling, volunteering, and education. Court records show I.M.P.A.C.T. helped 108 kids and 91 families in its first two years.

These examples illustrate a few of the concerted diversion efforts by juvenile courts across the state. It’s a challenging endeavor at times for courts because of their stretched resources and deep reliance on their community partners in these programs. However, the courts aspire to help as many youths as possible avoid acquiring a court record that might taint the rest of their childhood, and even their adult lives. They also hope to empower juveniles to come to terms with their personal and family challenges and to re-direct themselves to a more productive path.

“Now they’re aware of resources and know who and where to ask for help,” Coshocton’s Shonauer explains. “Anything we can do to have them leave in a better place than they came in is a positive.”

AG Yost announces settlement with man accused of fraudulently soliciting donations

Ohio Attorney General Dave Yost recently announced a settlement with a central Ohio man accused of misrepresenting a cancer diagnosis to solicit and subsequently misuse charitable donations.

John Looker, of Newark has agreed to pay \$1,800 in restitution and a \$2,000 civil fine. Looker also agreed to

not hold any position with a charitable organization in Ohio (except as a volunteer uninvolved with charitable trust money) and that he will not participate in any charitable solicitations in Ohio.

Looker solicited charitable contributions to and for Pelotonia from 2009 through Aug. 5, 2018 under the

false pretense that he had been diagnosed with and treated for multiple forms of cancer. In May 2016, Looker hosted an annual yard sale and claimed that 100% of the proceeds would go to Pelotonia, an Ohio nonprofit organization that hosts a three-day bike tour staged to raise funds for cancer

research, and/or riders in Pelotonia. Looker did not donate the proceeds of that yard sale as promised.

In October 2017, Looker represented that 100% of all proceeds from sales of homemade cookies would go to a need-based scholarship available to African American students attending

St. Francis DeSales High School in Columbus. In this instance, too, Looker did not donate the proceeds from those cookie sales as promised.

Suspected charitable fraud should be reported to the Ohio Attorney General’s Office at www.OhioAttorneyGeneral.gov

Man sentenced for stealing more than 35 vehicles and selling their parts

A Columbus man was sentenced in U.S. District Court recently to 120 months in prison for stealing at least 35 vehicles and earning more than half a million dollars by selling their parts.

James A. Imes, 50, was sentenced recently for operating a chop shop, trafficking in motor vehicle parts, removing or altering vehicle identification numbers and releasing refrigerant chemicals into the environment.

Benjamin C. Glassman, United States Attorney for the Southern District of Ohio, Ohio Attorney General Dave Yost and Ohio Environmental Protection Agency Director Laurie A. Stevenson announced the sentence handed down today by Senior U.S. District Judge James L. Graham.

According to court documents, from January 2013 until April 2014, Imes stole at least 35 vehicles to dismantle them and sell their parts throughout the Midwest, earning \$10,000 to \$15,000 per week. He and his associates operated chop shops in three locations on the West side of Columbus to traffic the car parts.

Imes told investigators he was renting three separate garage spaces and running a business “disguised as a diesel mechanic shop, but it’s obviously not.” He said the true purpose of the business was to “cut up stolen trucks.”

Two of the vehicles were kept for personal use, and the rest were sold as parts or scrap to salvage yards. More valuable parts were sold on Craigslist through posts advertised in cities across Ohio, Indiana, Kentucky, Pennsylvania, Michigan and West Virginia.

During the destruction of the vehicles, HCFC refrigerant chemicals were released into the atmosphere when vehicle air conditioning tubes were cut.

U.S. Attorney Glassman commended the cooperative investigation by the Ohio Bureau of Criminal Investigation (BCI) and Ohio EPA Special Investigations Unit, as well as the assistance from the Franklin County Sheriff’s Office, Columbus Division of Police Auto Theft Unit and Ohio State Highway Patrol Theft and Fraud Unit. Assistant United States Attorneys Jonathan J.C. Grey and J. Michael Marous are representing the United States in this case.

About the United States Attorney’s Office for the Southern District
Our mission is to protect and serve the citizens of the Southern District of Ohio through the ethical, vigorous and impartial enforcement of the laws of the United States, and in so doing to defend the national security, improve the safety and quality of life in our communities, protect the public funds and financial assets of the United States, maintain a courteous and professional working environment, and, with skill and integrity, seek to do justice in every matter

We are the United States Attorney’s Office for the Southern District of Ohio, one of 94 United States Attorney’s Offices in the country. We are a part of the Department of Justice. Our District is comprised of 48 counties in the southern half of the state.

We represent the interests of the United States, both criminal and civil, in federal court. It is our responsibility to enforce federal criminal laws. We work to prevent terrorism and promote the nation’s security. We are committed to preventing crime, enforcing federal laws, and representing the rights and interests of the American people. We strive to ensure the fair and efficient administration of justice for all Americans.

Ohio Attorney General and Federal Trade Commission shut down telemarketing scheme

Following a pair of joint complaints from Ohio Attorney General Dave Yost and the Federal Trade Commission (FTC), a federal judge in El Paso, Texas today issued a temporary restraining order against two companies accused of defrauding millions of dollars from people struggling with credit card debt, halting their operations and freezing their assets.

The complaints allege that two companies – Educare Centre Services and Madera Merchant Services – worked in tandem to use a deceptive telemarketing scheme to victimize financially distressed individuals nationwide.

“Telemarketers aren’t just a pain in the neck, they can also be a pain in your bank account,” Yost said. “We contacted the FTC when we realized this racket extended beyond Ohio’s borders and people nationwide were being hurt.”

Through millions of robocalls, Educare purports to offer its customers the opportunity to consolidate their credits cards to obtain lower interest rates, but the company appears to provide no legitimate services to consumers. Educare is not registered with the Ohio Attorney General’s Office as a telephone solicitor. The attorney general’s office is aware of approximately 450 Ohio residents who were victimized in this scheme resulting in a combined loss of \$300,000.

Madera and its owner, Bruce Woods, operate as a third-party payment processor charging consumer checking accounts on behalf of Educare and others. In the last five years, Madera processed more than \$18 million in transactions; more than \$11.8 million was for Educare making Educare its biggest telemarketing client.

Madera processes consumer payments using only one method of payment. It uses remotely created checks, also known as demand drafts or “RCPOs,” to withdraw funds from consumers’ checking accounts; however, the federal Telemarketing Sales Rule prohibits telemarketers from using remotely created checks as payments for goods or services. Fraudulent merchants can use remotely created checks to create unsigned checks that access a consumer’s bank account without authorization.

Madera opened more than 60 bank accounts in at least 25 different financial institutions, many of which were closed by the financial institutions within six months as a result of the high return rates.

Upon discovering the nationwide scope of the victimization, the Ohio Attorney General’s Office notified the FTC and worked cooperatively to develop the cases. The complaint against Educare and its codefendants alleges violations of three Ohio and federal statutes, for a total of 14 counts. The complaint against Madera and its codefendants alleges violations of two Ohio and federal statutes, for a total of five counts.

Both complaints seek declaratory relief, injunctive relief and consumer restitution.

Lead defendant in MS-13 racketeering case admits to five murders, agrees to serve life in prison with no chance of release

Two men, including the lead defendant, have agreed to plead guilty in the MS-13 racketeering case to multiple murders and serve life in prison. Two others have agreed to plead guilty and potentially serve 35-40 years in prison.

Martin Neftali Aguilar-Rivera (a/k/a Momia), 34, of Columbus, pleaded guilty in U.S. District Court this morning before Chief U.S. District Judge Edmund A. Sargus, Jr. to conspiring to commit racketeering and murder in aid of racketeering. Aguilar-Rivera accepted responsibility for participating in five murders. As a part of his plea, all parties in his case have recommended a sentence of life in prison without the possibility of release.

Likewise, a plea agreement was filed this morning for Jose Bonilla-Mejia (a/k/a Espia), 30, of Santa Maria, Calif. Bonilla-Mejia is offering to accept responsibility for his role in the murders of Carlos Serrano-Ramos, Wilson Villeda and Salvador Martinez-Diaz and serve life in prison without the possibility of release. His plea agreement will be considered by Chief Judge Sargus at a future hearing.

Benjamin C. Glassman, United States Attorney for the Southern District of Ohio, Todd A. Wickerham, Special Agent in Charge, Federal Bureau of Investigation (FBI), Cincinnati Division, Rebecca Adducci, Detroit Field Office Director, U.S. Immigration and Customs Enforcement (ICE) Enforcement and Removal Operations before being buried in a nearby park.

Plea agreements were also filed recently for two other defendants in this case, Jose Manuel Romero-Parada (a/k/a Russo), 24, of Columbus, and Jose Salvador Gonzalez-Campos (a/k/a Danger), 28, of Columbus. Both Romero-Parada and Gonzalez-Campos have agreed to plead guilty to racketeering conspiracy and accept responsibility for taking part in multiple homicides and other gang-related crimes, including drug trafficking, extortion and money laundering. The parties have recommended a sentence of 35 to 40 years in prison for these defendants. Chief Judge Sargus will consider those plea agreements at future hearings.

At future hearings, Chief Judge Sargus will consider the recommended terms of imprisonment and determine the ultimate sentences to impose.

U.S. Attorney Glassman commended the investigation of this case by the FBI, ICE, Columbus Division of Police and Franklin County Sheriff’s Office, and the assistance of the Ohio Bureau of Criminal Investigation (BCI) and Homeland Security Investigations (HSI), as well as Assistant United States Attorneys Brian J. Martinez and Jessica H. Kim, who are prosecuting the case.

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We represent the interests of the United States, both criminal and civil, in federal court. It is our responsibility to enforce federal criminal laws. We work to prevent terrorism and promote the nation’s security. We are committed to preventing crime, enforcing federal laws, and representing the rights and interests of the American people. We strive to ensure the fair and efficient administration of justice for all Americans.

We prosecute those individuals and organizations that violate federal criminal statutes. We work with a multitude of federal, state, and local agencies, including the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF), the Drug Enforcement Administration (DEA), the Federal Bureau of Investigation (FBI), the Bureau of Immigration and Customs Enforcement (ICE), the Internal Revenue Service (IRS), the U.S. Forest Service, the U.S. Park Service, the U.S. Marshal’s Service, the U.S. Postal Inspection Service, the U.S. Secret Service, The Ohio Highway Patrol, and multitude of local law enforcement agencies. We prosecute a wide-variety of offenses including domestic and foreign terrorism; child pornography and exploitation; civil rights violations; bank robbery and other violent crimes; firearms offenses; drug trafficking; health care fraud; immigration violations; public corruption; tax evasion; mail, bank and wire fraud; environmental offenses; and identity theft.

We also represent the United States in civil litigation, affirmative and defensive. As such, we sue individuals or entities who have violated federal civil laws. We also defend the interests of the United States when it, or one of its departments, agencies, or employees is sued, and we defend federal programs and agency actions.

We collect monies owed to the United States from forfeiture, restitution, and fines imposed as a part of the judgment in federal cases. We also pursue collection of civil debts owed to the United States, including student, small business, housing, and farm loans. Finally, we represent the interests of federal agencies in bankruptcy court.

Our district covers the bottom half of the state of Ohio.

Our district contains three staffed offices in Columbus, Cincinnati, and Dayton. The Columbus office is the headquarters of our District and is the largest, followed by Cincinnati then Dayton.

Forbes: Nationwide Hospital, Insurance among state’s top employers

BRANDON KLEIN
Daily Reporter Staff Writer

Two Ohio employers were named among the top 10 in the state by Forbes Magazine.

Nationwide Children’s Hospital and Nationwide Mutual Insurance took the second and fourth spots, respectively, in Forbes’ “America’s Best Employers By State” ranking.

The Ohio rankings featured 73 employers overall, with several other local employers ranking high. The Ohio State University’s Columbus campus and the OSU Wexner Medical Center were ranked 11th and 12th, respectively.

Fashion retailer L Brands came in 26th, followed by American Electric Power (27th), Columbus Zoo & Aquarium (30th), Batelle Memo-

rial Institute (31st) and Ohio Health (33rd).

The list includes other companies that have operations in central Ohio, such as Alliance Data, Honda and Accenture.

The other employers in the state’s top 10 were University Hospitals, Cleveland Clinic, The Christ Hospital Health Network, Procter & Gamble, Progressive, Akron Children’s

Hospital, Sherwin-Williams and H&M - Hennes & Mauritz.

Study: Columbus still tops for technology workers

Columbus was named the No. 1 U.S. city for tech workers for the third year in a row in SmartAsset’s study.

The average tech worker in Columbus earned 1.8 times more than the city’s average worker across all industries, the 12th highest ratio of any

city in the study. The average salary for a tech worker in Columbus \$92,440, while the cost of living is lower than the national average.

Dallas was second, followed by Raleigh, N.C., Cedar Rapids, Iowa, Davenport, Iowa, Des Moines, San Antonio, Huntsville, Ala., St. Louis and Temple, Texas.

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Common pleas court can consider challenge to high school sports’ competitive balance rule

Dan Trevas
Supreme Court of Ohio

A Hamilton County Common Pleas Court judge can consider a Catholic high school athletic league’s challenge to the Ohio High School Athletic Association (OHSAA) “competitive balance rules,” which help determine which divisions high schools compete in for state championships, the Ohio Supreme Court ruled recently.

Roger Bacon High School and the eight-member Greater Catholic League Coed (GCL Coed) filed a lawsuit claiming they are unfairly impacted by rules that went into effect for the 2017-2018 school year. In a 5-2 decision, the Supreme Court denied OHSAA’s attempt to block Judge Robert P. Ruehlman from further considering the schools’ challenge to the competitive balance rules.

Writing for the Court majority, Justice R. Patrick DeWine stated that the common pleas court had jurisdiction over the case because the subject matter of the dispute is within the jurisdiction of the common pleas court and no other court or government agency has exclusive jurisdiction to hear the claim. Justice DeWine cautioned that while Judge Ruehlman may consider the case, the Supreme Court is not deciding whether the common pleas court can grant the relief sought by the schools.

Last year, the Supreme Court granted OHSAA an emergency stay two weeks after the trial court granted a temporary restraining order (TRO) that stayed application of the competitive balance rules as to the GCL Coed schools. The emergency stay effectively allowed the competitive balance rules to remain in place until this decision. Today’s ruling lifts the stay, leaving the TRO in effect until Judge Ruehlman decides whether to grant a preliminary injunction. If the GCL schools ultimately prevail in the trial court, OHSAA will be able to challenge that decision through the traditional appeal process.

Justices Sharon L. Kennedy, Judith L. French, Patrick F. Fischer, and Melody J. Stewart joined Justice DeWine’s opinion.

Chief Justice Maureen O’Connor dissented, writing the TRO will cause “immediate harm to a large number of third parties across the state, namely, many, if not all of the 809 high schools” that are members of the association, but are not contesting the rule. She maintained that because the TRO was based on a clear misapplication of the law, and will cause widespread harm to third parties that will not be redressed by any appeal from the trial court due to the short duration of high school sports seasons, OHSAA should not be forced to go through the traditional appeal process and the trial court should not continue to hear the case.

Justice Michael P. Donnelly joined the chief justice’s dissent.

Conference Objects to Feeder School Rule

OHSAA is a voluntary, private organization overseeing the athletic competition of more than 1,600 public and private junior and senior high schools. In reaction to complaints that private schools were winning a disproportionate number of state high school championships, OHSAA began discussing new “competitive balance rules” in 2010, and adopted a version of the rules in 2014.

Traditionally, the association assigned schools to postseason competition divisions based on the number of boys and girls enrolled at each school. Some OHSAA members complained that one reason private schools win more championships is that they draw students from a wider geographic area than public schools.

OHSAA developed the competitive balance rules to determine the divisions for eight of the 26 sports it regulates, including football, soccer, basketball, and volleyball. Under the formula, a private school is allowed a limited number of “feeder” junior high and middle schools. The feeder schools must be from the same “system of education,” such as the Catholic Conference of Ohio, and located within a single designated public school district attendance zone. If a student did not attend the seventh or eighth grade at a designated feeder school, then the high school’s enrollment count would be adjusted. For instance, if a Catholic high school enrolls a basketball player who did not attend seventh or eighth grade at one of that high school’s designated feeder schools, one extra student is added to the enrollment count for purposes of designating a division.

Roger Bacon and the CGL Coed complained the rule would unfairly affect them because their students do not traditionally come from a single designated public school attendance zone. Judge Ruehlman found the association acted arbitrarily and capriciously by penalizing the high schools for enrolling students from Catholic feeder schools that historically have sent students to the eight high schools in the conference without “considering whether the school’s team was competitive in the first place.” He issued the TRO and set a hearing to consider a request by the schools to grant a preliminary injunction.

Association Asks Supreme Court to Halt Case

Within days of Judge Ruehlman’s decision, OHSAA sought a writ of prohibition from the Ohio Supreme Court, arguing that the common pleas court “patently and unambiguously lacks jurisdiction” to hear the case and that it should be dismissed. In addition, the association asked for and received an emergency stay of the TRO

to prevent it from taking effect while the request for the writ was pending.

Justice DeWine wrote that a writ of prohibition is reserved for rare cases and granted in limited circumstances “with great caution and restraint.” Because OHSAA had an adequate remedy at law by way of appeal, a writ was appropriate only if the court of common pleas patently and unambiguously lacked jurisdiction over the matter. OHSAA argued that the court lacked jurisdiction because Ohio case law generally does not allow a court to interfere with the decisions of private, voluntary organizations.

The majority opinion held that the association confuses the right of a common pleas court to consider a case with the authority of the court to grant the requested relief once it hears the case. The opinion noted Ohio has “a substantive legal rule of noninterference with the decisions of voluntary organizations absent special circumstances or a permissive statute.”

But, the opinion stated, the Ohio Constitution grants common pleas courts the jurisdiction to hear all matters except those that are specifically denied to it. The Court majority noted that OHSAA did not point to any state law that denies the right of the common pleas court to consider the case, even if the court ultimately does not have the right to grant the schools’ request to block the rule.

“Indeed there are many cases in which a court lacks the legal authority to grant the relief sought but nevertheless has subject-matter jurisdiction to hear the case,” the opinion stated.

The Court majority also rejected the claims by the dissenting justices that the TRO would have a dramatic effect on the postseason playoff designations for the other 809 high schools. The opinion stated, that any effect of the TRO on post-season qualification was “speculative, at best” and that “[t] here is no reason to think the OHSAA could not make adjustments, consistent with the TRO, that would prevent any unfairness.”

Dissent Finds Decision Disruptive

Chief Justice O’Connor dissented, writing that a writ of prohibition against the trial court was proper because OHSAA lacked an adequate remedy at law and, separately, the trial court patently and unambiguously lacked jurisdiction. As to the former, she wrote that an “adequate remedy of law” must be adequate under the circumstances of the case, and requiring OHSAA to appeal an adverse decision by the trial court would not be an adequate remedy.

Chief Justice O’Connor first stated that “the TRO will throw many, if not all, of the 809 third-party member schools’ schedules and postseason tournament assignments into disarray.” High schools set their athletic schedules many months in advance of

each season, based in part on their opponent’s division assignments.

If the TRO is permitted to take effect, it will eliminate the current post-season tournament assignments, forcing all fall sport post-season schedules to be re-worked “on the fly” and causing harm to all schools that set their schedules based in part on opponents’ expected division assignments, the dissenting opinion stated. For example, a school that scheduled a football game against Roger Bacon High believing it would count as a Division IV school for postseason purposes would find that Roger Bacon is a now a lower Division V school, a change that could cause the high school to miss the postseason tournament based on the strength of its schedule.

“The TRO is therefore an extremely disruptive act that, if permitted to take effect, will upend the status quo and immediately cause turmoil in high-school sports across the state,” the dissent stated.

Chief Justice O’Connor also wrote that the TRO was granted based on a clear misapplication of law. The Supreme Court has ruled that a “court will not interfere with the internal affairs of voluntary associations” like OHSAA except under certain circumstances that are not present in this case. Finally, an appeal from the trial court would not be an adequate remedy for the widespread harm to third parties caused by the TRO, given the short duration of high school sports seasons.

The opinion can be found online at: <http://www.courtnewsOhio.gov/cases/2019/SCO/0716/181200.asp#.XS8N-nt7mUk>

2018-1200. Ohio High School Athletic Association v. Ruehlman, Slip Opinion No. 2019-Ohio-2845.

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Supreme Court of Ohio suspends attorney for threatening client to collect excessive fee

Dan Trevas
Supreme Court of Ohio

The Ohio Supreme Court recently indefinitely suspended a Westlake attorney for threatening to reveal and actually disclosing confidential client information in an effort to collect a clearly excessive legal fee.

In a 5-2 per curiam opinion, the Supreme Court indefinitely suspended Timothy A. Shimko, who received his third disciplinary sanction in nine years. The Court determined that Shimko failed to acknowledge the wrongful nature of his actions, argued that he acted appropriately, and showed no remorse for his behavior. The sanction is greater than the two-year suspension recommended to the Court by the Board of Professional Conduct.

Chief Justice Maureen O’Connor and Justices Sharon L. Kennedy, Patrick F. Fischer, R. Patrick DeWine, and Melody J. Stewart joined the opinion. Justice Judith L. French dissented, stating she would suspend Shimko for two years. She was joined by Fifth District Court of Appeals Judge Earle E. Wise, sitting for Justice Michael P. Donnelly.

Representation for Insurance Claims Leads to Conflict

Shimko was censured by the Arizona Supreme Court in 2009 for violating several rules of professional conduct, including charging clearly excessive fees, and the Ohio Supreme Court issued a public reprimand for his acts in Arizona. In 2012, the Ohio Supreme Court imposed a fully stayed one-year suspension on Shimko for falsely accusing a trial judge of dishonesty.

The complaint at issue was submitted by the Office of Disciplinary Counsel in 2017 based on Shimko’s representation of Richard Berris, whose house was destroyed in a 2015 fire.

Berris, an engineer by trade, did not reside in the house that burned, but stored instruments, data, and books in the basement. He had two insurance policies at the time of the fire, including a Nationwide commercial-property policy that covered the home he lived in with limited coverage for off-premises equipment. Berris filed a \$500,000 claim with Nationwide for “business-related items” destroyed by the fire, but the insurer only offered him \$10,000.

Berris’ second policy, which was with Allstate, covered fire damage for the house that burned, but excluded coverage for business property. When he filed a claim with Allstate, the insurer arranged for an “examination under oath” (EUO). Weeks before the EUO, Berris contacted Shimko by phone to seek his representation. The two discussed only representation at the EUO.

Shimko sent Berris a letter stating he would prepare him for the EUO and represent him there. Shimko told Berris he would like to meet beforehand to prepare, and he informed Berris that his standard legal fee was \$385 per hour. Berris replied with an email asking Shimko to conduct a free “intake interview.” He requested a written copy of Shimko’s fee and services contract, and asked whether Shimko would handle the matter personally or assign it to another attorney at his firm.

Berris received no response to his email, and he sent Shimko another email stating his EUO was postponed. Shimko responded by email, writing the he would not charge Berris for the initial phone call, and estimated that between reviewing the insurance policies, prepping Berris for the EUO, and the actual examination, Berris’ bill would be about \$2,300. Shimko acknowledged in the email that both agreed the scope of representation was only through the EUO. But he outlined the terms he would agree to if he were to handle the entire insurance claim, should Berris request that.

Shimko represented Berris at the EUO and the next day sent Berris a bill for \$4,350. He concluded the bill with the statement: “If you require any further services in the future, it would be my privilege to represent you.”

Client Disputes Bill

Berris wrote Shimko stating he was satisfied with the representation, but not the bill, which included a \$154 charge for the initial phone call, a \$539 charge for the email in which Shimko provided his estimated fees, and the addition of a 1.5% interest-per-month fee for any unpaid balance. Berris told Shimko he would pay \$3,300 in monthly \$500 installments without interest or penalty. He enclosed a \$500 payment and made monthly payments until \$3,300 was paid.

Shimko rejected the compromise and threatened to place a lien on Berris’ property to collect the rest of the money. In January 2016, Shimko filed a lawsuit in Cuyahoga County Common Pleas Court to collect the remaining fee. Berris hired an attorney to defend him, and that attorney asked Shimko to dismiss the case.

Shimko responded to the attorney by threatening to disclose confidential information Berris allegedly conveyed to him regarding the insurance matter. He told the attorney he may soon file a motion for summary judgment, a public record, which would state that he had to spend more time on the Berris case than estimated because of untruthful statements Berris made at the EUO.

The trial court found that Shimko spent a reasonable amount of time on the case and that his fee was justified. The court did exclude the \$154

charge for the phone call, the \$539 for the email, and the 1.5% interest rate charge.

Disciplinary Counsel Seeks Sanction

Based on Shimko’s handling of the matter, the disciplinary counsel charged him with violating several rules of professional conduct, including charging an excessive fee, using information from a former client to the disadvantage of the client, and engaging in conduct that adversely reflects on Shimko’s fitness to practice law.

Shimko challenged the charges, and a three-member panel of the board hearing the matter recommended a two-year suspension with one year stayed. The full board adopted the panel’s findings but recommended the Court impose the sanction requested by the disciplinary counsel—a two-year suspension with no stay. Shimko opposed the recommendation, arguing he deserved no penalty for his actions, and raised seven objections to the Court regarding the board’s handling of the matter.

The Court overruled all of Shimko’s objections, finding that there was no proof Berris committed fraud when he filed his insurance claim, and that Shimko could not provide any reasonable justification for disclosing confidential information he gained when representing Berris.

Court Calls for Greater Sanction

When considering a sanction, the Court considers several factors including aggravating circumstances that could enhance a penalty and mitigating factors that could lead to a less-severe punishment.

The opinion noted that Shimko has been disciplined twice before, acted with a selfish motive, and committed multiple rule violations. It found no mitigating factors.

The Court noted the hearing panel’s finding that, driven “by pure greed, and a hardwired, vindictive personality,” Shimko “sought to blackmail Berris by threatening to sabotage Berris’ claim against Allstate unless Berris paid his full fee.” In addition, the Court agreed with the panel’s assessment that Shimko exhibited a “confrontational and evasive attitude throughout the disciplinary proceedings.”

The Court indefinitely suspended Shimko from the practice of law and stated that should he petition for reinstatement he must “establish by clear and convincing evidence that he possesses the requisite mental, educational, and moral qualifications and is a proper person to be readmitted to the practice of law in Ohio.”

The opinion can be found online at: <http://www.courtnewsOhio.gov/cases/2019/SCO/0718/181438.asp#>. XTWn_nt7mUk

2018-1438. Disciplinary Counsel v. Shimko, Slip Opinion No. 2019-Ohio-2881.

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In connection with all of the rules for which it has responsibility, the Supreme Court generally solicits public comment before adopting new rules or amendments in final form. The Court first publishes its rules and amendments in proposed form. These proposals appear in both the Ohio State Bar Association Reports and the Ohio Official Advance Sheets and indicate the period open for comment and the staff member to whom comments should be directed. The Court reviews all comments submitted before it decides whether to adopt or amend a rule.

Pursuant to the Constitution, the Chief Justice or a Justice designated by the Chief Justice is responsible for ruling on the disqualification of appellate and common pleas court judges. The procedure for obtaining review of a claim of disqualification against an appellate or common pleas judge is commenced by the filing of an affidavit of disqualification with the Clerk of the Supreme Court. The Revised Code contains specific requirements governing the filing of affidavits of disqualification.

Article IV, Section 2 of the Constitution sets the size of the Court at seven – a Chief Justice and six Justices, who are elected to six-year terms on a nonpartisan ballot. Two Justices are chosen at the general election in even-numbered years. In the year when the Chief Justice runs, voters pick three members of the Court.

A person must be an attorney with at least six years experience in the practice of law to be elected or appointed to the Supreme Court. Appointments are made by the Governor for vacancies that may occur between elections.

Plunge pools growing in popularity in homes

KEITH ARNOLD
Daily Reporter Staff Writer

Originally devised as a recuperative therapy for athletes, plunge pools - both hot and cold - have become a prominent feature of high-end, exotic hotels and have begun to percolate into homes in both urban and suburban real estate.

At depths between four and six feet deep, these smaller pools may be configured to fit on a small city lot or tucked in the corner of a suburban patio.

The Spruce, an online curator of home tips and inspiration, noted that architects and builders are using vertical real estate to pack more living space onto a narrow lot, especially when it comes to the popular swimming pool.

“You get the pleasures of a pool - exercise, refreshment, relaxation, an attractive water feature - without building a standard 20 x 40-foot in-ground model complete with pool house,” Lisa Taylor wrote for The Spruce.

The pools go by various names - spools, cocktail pools and wading pools - depending on who you ask.

Taylor advised homeowners considering adding another element to the backyard patio not to confuse the smaller size of the pool with a project that costs half of what it costs to install the average larger pool.

“Many small pools have water features and are a focal point, which require attractive materials like stone and tile, designed and applied by an expert,” she said. “If you’re determined to install a pool, consider the popular round stock tanks or above-grounds, which are sunken into or surrounded by decking.”

That’s right - stock tanks - more commonly known off the farm as a large watering trough for large livestock. The Spruce features an entire section devoted to homeowners who have opted for the eight-to-10-foot round galvanized tub instead of a custom built tile masterpiece.

Homesthetics, an architecture, art and design website, noted that having a relatively miniature basin in the back of the house cuts the edge off of hot summer days.

“Beautify the area around your

tub with flowers and shrubbery or paint the inside in a bright color to stand out even when the sun goes down,” the site detailed. “A swimming area on your property can be the perfect place to set out a table, chairs and even a BBQ pit for any pool party events.”

The site advises customizing the pool with a water fountain and a unique shape and design, while still leaving enough room for landscape features or a walkway.

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