

**IN THE COURT OF COMMON PLEAS, CLARK COUNTY, OHIO**  
**NOTICE OF FORECLOSURE OF LIENS FOR DELINQUENT LAND TAXES**  
**BY ACTION IN REM BY COUNTY TREASURER OF CLARK COUNTY, OHIO**

Public Notice is hereby given that on the **21st day of April, 2023**, the County Treasurer of Clark County, Ohio, filed a complaint in the Common Pleas Court of Clark County, Ohio, at Springfield, for the foreclosure of liens for delinquent taxes, assessments, charges, penalties, and interest against certain real property situated in such County as described in said complaint.

The object of the action is to obtain from the court a judgment foreclosing the tax liens against such real estate and ordering the sale of such real estate for the satisfaction of the tax liens on it.

Such action is brought against the real property only and no personal judgment shall be entered in it. However, if pursuant to the action the property is sold for an amount that is less than the amount of the delinquent taxes, assessments, charges, penalties, and interest against it, the court, in a separate order, may enter a deficiency judgment against the owner of record of a parcel for the amount of the difference. If that owner of record is a corporation, the court may enter the deficiency judgment against the shareholder holding a majority of that corporation's shares.

The permanent parcel number of each parcel included in such action, the full street address of the parcel, if available, a description of the parcel, as set forth in the associated delinquent land tax certificate or master list of delinquent tracts, a statement of the amount of taxes, assessments, charges, penalties and interest due and unpaid on the parcel, the name and address of the last known owner of the parcel as they appear on the general tax list and the names and addresses of each lienholder and other person with an interest in the parcel identified in a statutorily required title search relating to the parcel; all as more fully set forth in the complaint, are as follows:

<b>PERMANENT PARCEL NUMBER</b>	<b>STREET ADDRESS</b>	<b>DESCRIPTION</b>	<b>NAMES(S) &amp; ST. ADDRESS OF OWNERS</b>	<b>AMOUNT TAXES</b>	<b>CASE</b>
<b>340-06-00004-304-002, 340-06-00004-304-003, 340-06-00004-304-004</b>	Montgomery A venue Springfield, Ohio 45506 810 Montgomery A venue Springfield, Ohio 45506 Montgomery A venue Springfield, Ohio 45506	Avondale Realty 2nd Plat All & Pt Vac Alley E / 8894 Avondale Realty 2nd Plat All & Pt Vac Alley E / 8895 Avondale Realty 2nd Plat All & Pt Vac Alley E / 8896	R & R Specialties, LLC 1412 Hickory Run Rd. Columbus, Ohio 43204 Rd. Columbus, Ohio 43204	\$1,095.05, \$7,227.89, and \$1,094.30	231R0038
<b>LIENHOLDERS:</b> R & R Specialties, LLC c/o Garland D. Clifford, Statutory Agent 1412 Hickory Run Rd. Columbus, Ohio 43204; Unknown Tenants 810 Montgomery Avenue Springfield, Ohio 45506; Nationstar Mortgage LLC 350 Highland Drive Lewisville, TX 75067; The City of Springfield, Ohio c/o City Law Director, Jill Allen 76 E. High Street Springfield, Ohio 45502					
<b>340-07-00034-228-010</b>	536 Gallagher Street Springfield, Ohio 45505	Williams Add All / 10165	Shane Sprinkle 2819 Hilldale Road Springfield, Ohio 45505	\$3,727.55	231R0039
<b>LIENHOLDERS:</b> Unknown Spouse of Shane Sprinkle, If Any 2819 Hilldale Road Springfield, Ohio 45505; Suzanne Alfrey 5646 Springfield Urbana Pk Lot 130 Urbana, Ohio 43078; Unknown Spouse of Suzanne Alfrey, If Any 5646 Springfield Urbana Pk Lot 130 Urbana, Ohio 43078; Unknown Tenants 536 Gallagher Street Springfield, Ohio 45505; The City of Springfield, Ohio c/o City Law Director, Jill Allen 76 E. High Street Springfield, Ohio 45502					
<b>340-06-00010-218-002</b>	1729 W. Mulberry Street Springfield, Ohio 45506	Valley View All / 8691	Constance P. Lipker 334 Prentice Drive New Carlisle, Ohio 45344	\$9,517.89	231R0040
<b>LIENHOLDERS:</b> Unknown Heirs, Devisees, Legatees, Successors and Assigns of Constance P. Lipker, Deceased 334 Prentice Drive New Carlisle, Ohio 45344; Pete Lipker 334 Prentice Drive New Carlisle, Ohio 45344; Robert J. Lipker 7686 Joseph Drive Enon, Ohio 45323; Unknown Tenants 1729 W. Mulberry Street Springfield, Ohio 45506; Surgical Associates of Springfield 30 W. McCreight, Suite 208 Springfield, Ohio 45504; Springfield Federal Savings And Loan Association Nka Wesbanco Bank, Inc. One Bank Plaza Wheeling, WV 26003; State of Ohio Department of Medicaid c/o Ohio Attorney General 30 E. Broad St., 14th Floor Columbus, Ohio 43215; Serve also: c/o Charles F. Geidner Special Counsel 10 N. Ludlow St., Ste. 200 Dayton, Ohio 45402; The City of Springfield, Ohio c/o City Law Director, Jill Allen 76 E. High Street Springfield, Ohio 45502					
<b>340-07-00034-122-020</b>	425-427 S. Wittenberg Ave. Springfield, Ohio 45506	N W Cor Wittenberg & Pleasant	Roundtree Home Solutions, LLC 1309 Coffeen Ave., Ste. 1200 Sheridan, WY 82801	\$10,752.18	231R0041
<b>LIENHOLDERS:</b> Roundtree Home Solutions, LLC c/o Andrew Pierce Cloud Peak Law, LLC, Registered Agent 1095 Sugar View Dr., Ste. 500 Sheridan, WY 82801; Unknown Tenants 425-427 S. Wittenberg Ave. Springfield, Ohio 45506; Debra R. Stout 4994 Broughton Place Dayton, Ohio 45431; Annetta M. Girardot, Executor of the Estate of William R. Stout, Deceased 1232 Ashland Avenue Dayton, Ohio 45420; The City of Springfield, Ohio c/o City Law Director, Jill Allen 76 E. High Street Springfield, Ohio 45502					
<b>180-06-00015-100-016</b>	Old Mill Road Springfield, Ohio 45506	PT NW QR	Jack E. Marshall, Deceased No Service Required	\$8,378.39	231R0042
<b>LIENHOLDERS:</b> Unknown Heirs, Devisees, Legatees, Successors and/or Assigns of Jack E. Marshall, Deceased 3500 New Germany-Trebein Road Beavercreek, Ohio 45341					
<b>270-01-00003-304-009</b>	73 First Street North Hampton, Ohio 45349	Zinn Hrs All / 9	Sarah Jane Adkins 73 First Street North Hampton, Ohio 45349	\$12,089.04	231R0043
<b>LIENHOLDERS:</b> Unknown Spouse of Sarah Jane Adkins, If Any 73 First Street North Hampton, Ohio 45349; State of Ohio Department of Medicaid c/o Ohio Attorney General 30 E. Broad St., 14th Floor Columbus, Ohio 43215; Serve also: c/o Charles F. Geidner Special Counsel 10 N. Ludlow St., Ste. 200 Dayton, Ohio 45402					
<b>340-07-00034-309-035, 340-07-00034-309-036</b>	827 S. Limestone Street Springfield, Ohio 45505 833 S. Limestone Street Springfield, Ohio 45505	Huben Pt E Si 1211 N Si 1212 / 1211 & 1212 Huben Pt W Si / 1212	DND Property Management, Ltd. 3980 Hominy Ridge Rd. Springfield, Ohio 45502	\$7,471.11 and \$377.33	231R0044
<b>LIENHOLDERS:</b> DND Property Management, Ltd c/o David Romine, Statutory Agent 143 Ravenwood Drive Springfield, Ohio 45504; Unknown Tenant 827 S. Limestone Street Springfield, Ohio 45505; The City of Springfield, Ohio c/o City Law Director, Jill Allen 76 E. High Street Springfield, Ohio 45502					
<b>300-07-00011-301-002</b>	3653 Redwood Blvd. Springfield, Ohio 45503	Garden Acres 2nd Add All / 192	Terry Lee Nesbitt aka Terry L. Nesbitt 3653 Redwood Blvd. Springfield, Ohio 45503	\$11,530.09	231R0045
<b>LIENHOLDERS:</b> Unknown Spouse of Terry Lee Nesbitt aka Terry L. Nesbitt, If Any 3653 Redwood Blvd. Springfield, Ohio 45503; Amerus Bank 611 5th Ave., 2nd Floor Des Moines, IA 50309; Deutsche Bank National Trust Company, As Trustee for Argent Securities, Inc. Asset-Back Pass-Through Certificates Series 2006-MI Under the Pooling and Servicing Agreement Dated June 1, 2006 1761 East St. Andrew Place Santa Ana, CA 92705; Capital One Bank USA, NA 15000 Capital One Drive Richmond, VA 23238; The City of Springfield, Ohio c/o City Law Director, Jill Allen 76 E. High Street Springfield, Ohio 45502					
<b>340-07-00034-320-018</b>	324-326 W. Southern Avenue Springfield, Ohio 45506	Lewis S. Clarke Hrs All / 7993	Rita R. Gouldborne 130 W. Grand Avenue Springfield, Ohio 45506	\$12,487.68	231R0046
<b>LIENHOLDERS:</b> Unknown Spouse of Rita R. Gouldborne, If Any 130 W. Grand Avenue Springfield, Ohio 45506; Unknown Tenants 324-326 W. Southern Avenue, Springfield, Ohio 45506; Ramon T. Glenn 2019 Ontario Avenue Springfield, Ohio 45506; The City of Springfield, Ohio c/o City Law Director, Jill Allen 76 E. High Street Springfield, Ohio 45502					
<b>340-07-00027-118-046</b>	1343 Rutland Avenue Springfield, Ohio 45505	Shocknessy All & Pt Vac Alley R / 8094	Harvey L. Bank, Trustee 1330 E. High Street Springfield, Ohio 45505	\$12,117.43	231R0047
<b>LIENHOLDERS:</b> Unknown Tenant 1343 Rutland Avenue Springfield, Ohio 45505; The City of Springfield, Ohio c/o City Law Director, Jill Allen 76 E. High Street Springfield, Ohio 45502					
<b>330-07-00033-311-033</b>	W Leffel Ln Springfield, Ohio 45506		Jason T. Ball, Sr. 1733 W. Jefferson Street Springfield, Ohio 45506	\$13,496.55	231R0048
<b>LIENHOLDERS:</b> Unknown Spouse of Jason T. Ball, Sr., If Any 1733 W. Jefferson Street Springfield, Ohio 45506; The City of Springfield, Ohio c/o City Law Director, Jill Allen 76 E. High Street Springfield, Ohio 45502; The Richmond Banc Company sbm to Home City Federal Savings Bank of Springfield 2454 N. Limestone Street Springfield, Ohio 45503; Discover Bank c/o Discover Products, Inc. 6500 New Albany Road New Albany, Ohio 43054					
<b>010-05-00026-312-001, 010-05-00026-312-002, 010-05-00026-312-003</b>	99 Tulip Road Medway, Ohio 45341 Tulip Road Medway, Ohio 45341 Tulip Road Medway, Ohio 45341	Crystal Lakes All / 2537 to 2541 Crystal Lakes All / 2542 Crystal Lakes All / 2543	Frederick Whaley 99 Tulip Road Medway, Ohio 45341	\$12,464.58, \$1,164.68 and \$1,164.68	231R0049
<b>LIENHOLDERS:</b> Unknown Spouse of Frederick Whaley, If Any 99 Tulip Road Medway, Ohio 45341; Dutchess E. Whaley 8600 Smith Road St. Paris, Ohio 43072; State of Ohio Department of Taxation c/o Ohio Attorney General 30 E. Broad St., 14th Floor Columbus, Ohio 43215; Autovest LLC 26261 Evergreen Drive, Suite 390 Southfield, MI 48076					
<b>340-07-00022-402-058</b>	912 South Burnett Road Springfield, Ohio 45504	Laynes 2nd Add Pt / 14155	Kenneth J. Harford 912 South Burnett Road Springfield, Ohio 45504	\$12,146.88	231R0050
<b>LIENHOLDERS:</b> Unknown Spouse of Kenneth J. Harford, If Any 912 South Burnett Road Springfield, Ohio 45504; The City of Springfield, Ohio c/o City Law Director, Jill Allen 76 E. High Street Springfield, Ohio 45502					
<b>340-07-00034-422-026, 340-07-00034-422-027</b>	1201 Tibbetts Avenue Springfield, Ohio 45505 1207 Tibbetts Avenue Springfield, Ohio 45505	S W Cor Tibbetts & Southern S of Southern Ave / W Si Tibbetts 37 ½	Eugene Yates 1727 Tibbetts Avenue Springfield, Ohio 45505	\$769.33 and \$5,607.35	231R0051
<b>LIENHOLDERS:</b> Unknown Spouse of Eugene Yates, If Any 1727 Tibbetts Avenue Springfield, Ohio 45505; Unknown Tenants 1207 Tibbetts Avenue Springfield, Ohio 45505; The Park National Bank Ika The Security National Bank and Trust Company 40 S. Limestone Street Springfield, Ohio 45502; The City of Springfield, Ohio c/o City Law Director, Jill Allen 76 E. High Street Springfield, Ohio 45502					
<b>300-07-00032-206-016, 300-07-00032-206-015</b>	536 Lyle Avenue Springfield, Ohio 45505 Elk Avenue Springfield, Ohio 45505	Limecrest Terrace S Pt / 118 Limecrest Terrace N Pt / 118	Steven M. Ogden 536 Lyle Avenue Springfield, Ohio 45505	\$8,378.24 and \$401.88	231R0052
<b>LIENHOLDERS:</b> Unknown Spouse of Steven M. Ogden, If Any 536 Lyle Avenue Springfield, Ohio 45505					
<b>340-07-00033-204-004</b>	615 Rice Street Springfield, Ohio 45505	Rice HRS All / 9058	Connie R. Miller 615 Rice Street Springfield, Ohio 45505	\$3,451.62	231R0053
<b>LIENHOLDERS:</b> Unknown Spouse of Connie R. Miller, If Any 615 Rice Street Springfield, Ohio 45505; The City of Springfield, Ohio c/o City Law Director, Jill Allen 76 E. High Street Springfield, Ohio 45502					
<b>340-07-00028-303-001</b>	702-704 York Street Springfield, Ohio 45505	S E Cor Summer & York STS	Aleeyia Best 809 Farnam Street Springfield, Ohio 45506	\$5,326.22	231R0054
<b>LIENHOLDERS:</b> Aleeyia Best 968 Selma Road Springfield, Ohio 45505; Unknown Spouse of Aleeyia Best, If Any 809 Farnam Street Springfield, Ohio 45506 Serve also at: 968 Selma Road Springfield, Ohio 45505; Unknown Tenants 702 York Street Springfield, Ohio 45505; Unknown Tenants 704 York Street Springfield, Ohio 45505; The City of Springfield, Ohio c/o City Law Director, Jill Allen 76 E. High Street Springfield, Ohio 45502					
<b>340-06-00004-409-002</b>	745 Dibert Avenue Springfield, Ohio 45506	Diberts All & Pt Vac Alley S & E / 2083	Terri McMahon 745 Dibert Avenue Springfield, Ohio 45506	\$8,535.49	231R0055
<b>LIENHOLDERS:</b> Unknown Spouse of Terri McMahon, If Any 745 Dibert Avenue Springfield, Ohio 45506; Mortgage Electronic Registration Systems, Inc. P.O. Box 2026 Flint, MI 48501; Annetta M. Girardot, Executor of the Estate of William Stout, Deceased 1232 Ashland Avenue Dayton, Ohio 45420; The City of Springfield, Ohio c/o City Law Director, Jill Allen 76 E. High Street Springfield, Ohio 45502					
<b>340-07-00024-317-002</b>	2557 Tecumseh Avenue Springfield, Ohio 45503	Lagonda Heights All / 7165	William Byron Long & Paula Rae Long 2557 Tecumseh Avenue Springfield, Ohio 45503	\$11,677.49	231R0056
<b>LIENHOLDERS:</b> Unknown Spouse of William Byron Long, If Any 2557 Tecumseh Avenue Springfield, Ohio 45503; Unknown Spouse of Paula Rae Long, If Any 2557 Tecumseh Avenue Springfield, Ohio 45503; TransAmerica Financial Services Company c/o TransAmerica Vandalia 6450 Poe Ave., Ste 511 Vandalia, Ohio 45414; The City of Springfield, Ohio c/o City Law Director, Jill Allen 76 E. High Street Springfield, Ohio 45502					
<b>340-07-00034-200-028, 340-07-00034-200-029, 340-07-00034-200-030, 340-07-00034-200-031</b>	126 E. High Street Springfield, Ohio 45502 130 E. High Street Springfield, Ohio 45502 132 E. High Street Springfield, Ohio 45502 136-138 E. High Street Springfield, Ohio 45502	Demints Pt W Pt Pt Mid Pt 96 / Demints Pt S W Pt 94 Demints Pt S Each Demints S E Pt 94 E Pt 96	Hull Organization, LLC 1902 Campus Place #9 Louisville, KY 40299	\$11,475.24, \$11,603.91, \$5,373.44 and \$6,122.91	231R0057
<b>LIENHOLDERS:</b> Hull Organization, LLC 1902 Campus Place #9 Louisville, KY 40299; Lienholders Unknown Tenants 126 E. High Street Springfield, Ohio 45502; Unknown Tenants 130 E. High Street Springfield, Ohio 45502; Unknown Tenants 132 E. High Street Springfield, Ohio 45502; Unknown Tenants 136-138 E. High Street Springfield, Ohio 45502; The City of Springfield, Ohio c/o City Law Director, Jill Allen 76 E. High Street Springfield, Ohio 45502					

A complete legal description of the parcels listed above may be obtained at the office of the Clark County Prosecuting Attorney, 50 East Columbia Street, Fourth Floor, Springfield, Ohio 45502.

Any person owning or claiming any right, title or interest in, or lien upon, any parcel of real property above listed may file an answer in the action setting forth the nature and amount of his interest and any defense or objection to the foreclosure. Any such answer shall be filed in the office of the undersigned Melissa M. Tuttle Clerk of the Common Pleas Court, 101 N. Limestone St. Suite 210, Clark County, Ohio, and a copy of the answer shall be delivered to the prosecuting attorney, on or before June 12, 2023. (twenty-eight days after the final publication of this notice).

If no answer is filed, a judgment of foreclosure will be taken by default and such parcel shall be ordered sold for the satisfaction of the tax lien on it.

At any time prior to the filing of an entry of confirmation of sale, any owner or lienholder of or other person with an interest in a parcel may redeem the parcel by tendering to the treasurer the full amount of the taxes, assessments, charges, penalties, and interest due and unpaid on the parcel, together with all costs incurred in the proceeding instituted against the parcel under Section 5721.18 of the Revised Code. Upon filing of any entry confirming the sale of the parcel, there shall be no further equity of redemption.

After the filing of any such entry, any person claiming any right, title, or interest in, or lien upon, any parcel shall be forever barred and foreclosed of any such right, title, or interest in, or lien upon, and any equity of redemption in such parcel.

**MELISSA M. TUTTLE, CLERK OF THE COMMON PLEAS COURTS, CLARK COUNTY, OHIO**  
**BY: MELISSA M. TUTTLE, CLERK**  
**commonpleas.clarkcountyohio.gov/eservices/home.page.2**