

Public Notices

COMMISSIONER'S SALE CAMPBELL CIRCUIT COURT CASE NUMBER 18-CI-01145 DIVISION 2
 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, AS FOR THE HOLDERS OF THE CIM TRUST 2017-7, MORTGAGE-BACKED NOTES, SERIES 2017-7 VS. CARL D. EATON, ET AL. BY VIRTUE OF A JUDGMENT RENDERED 12/18/2019 BY THE CAMPBELL CIRCUIT COURT, IN THE ABOVE CAUSE I SHALL PROCEED TO OFFER FOR SALE AT THE CAMPBELL CIRCUIT COURTHOUSE, 330 YORK STREET, NEWPORT, KENTUCKY 41071, OUTSIDE THE FRONT DOOR.
 To the highest or best bidder at public auction on 1/7/2025 at 3:00pm, the following property, to-wit:
 1 East Ridge Place, Newport, Kentucky 41071
 Group No: 20022/H5 PIDN: 999-99-01-443.00

THE COMPLETE LEGAL DESCRIPTION IS MORE PARTICULARLY SET OUT IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THIS CASE.

Subject to conditions, covenants, restrictions, right of ways and easements in existence, including but not limited to those in prior instruments of record; legal highways, and zoning ordinances.

SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE PLAINTIFF. IF THE PURCHASER IS THE PLAINTIFF, PRIOR YEARS' UNPAID TAXES SHALL BE PAID BY THE PLAINTIFF, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS.

THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, IN THE SUM OF \$158,867.94; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT.

THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER(S). ANY PURCHASER OTHER THAN PLAINTIFF WHO DOES NOT PAY CASH IN FULL SHALL PAY 10% CASH AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID,

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AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE SALE BOND AND THE AFFIDAVIT OF SURETY THE PURCHASER(S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF PLAINTIFF IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM, OUTSIDE THE FRONT DOOR OF THE CAMPBELL CIRCUIT COURTHOUSE, 330 YORK STREET, NEWPORT, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. THE COSTS OF THE SALE SHALL BE PAID WITHIN FOURTEEN (14) DAYS OF THE SALE.

JOSEPH F. GRIMME, MASTER COMMISSIONER 859-291-9075 (KY,DEC 20, 27 '24, JAN 3 '24 #10856593)

COMMISSIONER'S SALE CAMPBELL CIRCUIT COURT CASE NUMBER 23-CI-00914 DIVISION 2

CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST VS. MADELYN L. ZIEGLER, ET AL.

BY VIRTUE OF A JUDGMENT RENDERED 11/22/2024 BY THE CAMPBELL CIRCUIT COURT, IN THE ABOVE CAUSE I SHALL PROCEED TO OFFER FOR SALE AT THE CAMPBELL CIRCUIT COURTHOUSE, 330 YORK STREET, NEWPORT, KENTUCKY 41071, OUTSIDE THE FRONT DOOR.

To the highest or best bidder at public auction on 1/7/2025 at 3:00pm, the following property, to-wit:

20 West Ridge Place, Newport, Kentucky 41071
 Group No: 20022/H3 PIDN: 999-99-05-849.00

THE COMPLETE LEGAL DESCRIPTION IS MORE PARTICULARLY SET OUT IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THIS CASE.

Subject to conditions, covenants, restrictions, right of ways and easements in existence, including but not limited to those in prior instruments of record; legal highways, and zoning ordinances.

SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE PLAINTIFF. IF THE PURCHASER IS THE PLAINTIFF, PRIOR YEARS' UNPAID TAXES SHALL BE PAID BY THE PLAINTIFF, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS.

THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO

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ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, IN THE SUM OF \$87,508.01; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER(S). ANY PURCHASER OTHER THAN PLAINTIFF WHO DOES NOT PAY CASH IN FULL SHALL PAY 10% CASH AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE SALE BOND AND THE AFFIDAVIT OF SURETY THE PURCHASER(S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF PLAINTIFF IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM, OUTSIDE THE FRONT DOOR OF THE CAMPBELL CIRCUIT COURTHOUSE, 330 YORK STREET, NEWPORT, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. THE COSTS OF THE SALE SHALL BE PAID WITHIN FOURTEEN (14) DAYS OF THE SALE.

JOSEPH F. GRIMME, MASTER COMMISSIONER 859-291-9075 (KY,DEC 20, 27 '24, JAN 3 '24 #10856531)

COMMISSIONER'S SALE CAMPBELL CIRCUIT COURT CASE NUMBER 24-CI-00518 DIVISION 1

PNC BANK, NATIONAL ASSOCIATION VS. JAMES H. BAIRD, ET AL.

BY VIRTUE OF A JUDGMENT RENDERED 11/25/2024 BY THE CAMPBELL CIRCUIT COURT, IN THE ABOVE CAUSE I SHALL PROCEED TO OFFER FOR SALE AT THE CAMPBELL CIRCUIT COURTHOUSE, 330 YORK STREET, NEWPORT, KENTUCKY 41071, OUTSIDE THE FRONT DOOR.

To the highest or best bidder at public auction on 1/7/2025 at 3:00pm, the following property, to-wit:

233 West 7th Street, Newport, Kentucky 41071
 Group No: 41388/A2 PIDN: 999-99-03-358.00

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THE COMPLETE LEGAL DESCRIPTION IS MORE PARTICULARLY SET OUT IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THIS CASE.

Subject to conditions, covenants, restrictions, right of ways and easements in existence, including but not limited to those in prior instruments of record; legal highways, and zoning ordinances.

SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE PLAINTIFF. IF THE PURCHASER IS THE PLAINTIFF, PRIOR YEARS' UNPAID TAXES SHALL BE PAID BY THE PLAINTIFF, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS.

THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, IN THE SUM OF \$37,961.77; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER(S). ANY PURCHASER OTHER THAN PLAINTIFF WHO DOES NOT PAY CASH IN FULL SHALL PAY 10% CASH AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE SALE BOND AND THE AFFIDAVIT OF SURETY

THE PURCHASER(S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF PLAINTIFF IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM, OUTSIDE THE FRONT DOOR OF THE CAMPBELL CIRCUIT COURTHOUSE, 330 YORK STREET, NEWPORT, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. THE COSTS OF THE SALE SHALL BE PAID WITHIN FOURTEEN (14) DAYS OF THE SALE.

JOSEPH F. GRIMME, MASTER COMMISSIONER 859-291-9075 (KY,DEC 20, 27 '24, JAN 3 '24 #10856531)

COMMISSIONER'S SALE CAMPBELL CIRCUIT COURT CASE NUMBER 24-CI-00518 DIVISION 1

PNC BANK, NATIONAL ASSOCIATION VS. JAMES H. BAIRD, ET AL.

BY VIRTUE OF A JUDGMENT RENDERED 11/25/2024 BY THE CAMPBELL CIRCUIT COURT, IN THE ABOVE CAUSE I SHALL PROCEED TO OFFER FOR SALE AT THE CAMPBELL CIRCUIT COURTHOUSE, 330 YORK STREET, NEWPORT, KENTUCKY 41071, OUTSIDE THE FRONT DOOR.

To the highest or best bidder at public auction on 1/7/2025 at 3:00pm, the following property, to-wit:

233 West 7th Street, Newport, Kentucky 41071
 Group No: 41388/A2 PIDN: 999-99-03-358.00

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COSTS OF THE SALE SHALL BE PAID WITHIN FOURTEEN (14) DAYS OF THE SALE.

JOSEPH F. GRIMME, MASTER COMMISSIONER 859-291-9075 (KY,DEC 20, 27 '24, JAN 3 '24 #10856642)

COMMISSIONER'S SALE CAMPBELL CIRCUIT COURT CASE NUMBER 24-CI-00842 DIVISION 2

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HIS ASSET SECURITIZATION CORPORATION TRUST 2005-11 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-11 VS. DENNIS M. GINNEY, ET AL.

BY VIRTUE OF A JUDGMENT RENDERED 10/25/2024 BY THE CAMPBELL CIRCUIT COURT, IN THE ABOVE CAUSE I SHALL PROCEED TO OFFER FOR SALE AT THE CAMPBELL CIRCUIT COURTHOUSE, 330 YORK STREET, NEWPORT, KENTUCKY 41071, OUTSIDE THE FRONT DOOR.

To the highest or best bidder at public auction on 1/7/2025 at 3:00pm, the following property, to-wit:

141 Center Street, Bellevue, Kentucky 41073
 Group No: 20065/A1 PIDN: 999-99-06-655.00

THE COMPLETE LEGAL DESCRIPTION IS MORE PARTICULARLY SET OUT IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THIS CASE.

Subject to conditions, covenants, restrictions, right of ways and easements in existence, including but not limited to those in prior instruments of record; legal highways, and zoning ordinances.

SAID PROPERTY SHALL BE SOLD SUBJECT TO REAL ESTATE TAXES DUE AND OWING FOR THE YEAR OF SALE AND THEREAFTER PRIOR YEARS UNPAID TAXES SHALL BE PAID FROM THE PROCEEDS IF THE PURCHASER IS NOT THE PLAINTIFF. IF THE PURCHASER IS THE PLAINTIFF, PRIOR YEARS' UNPAID TAXES SHALL BE PAID BY THE PLAINTIFF, IN FULL OR PRO RATA, PROVIDED THE SALE PURCHASE PRICE EXCEEDS THE COURT COSTS.

THIS PROPERTY IS BEING SOLD TO PRODUCE THE SUMS OF MONEY SO ORDERED TO BE MADE IN THE JUDGMENT AND ORDER OF SALE ENTERED IN THE WITHIN CASE, INCLUDING BUT NOT LIMITED TO COURT COSTS, AD VALOREM TAXES, IN THE SUM OF \$72,859.13; AND OTHER LIENS, INTEREST, ATTORNEY FEES AND/OR OTHER SUMS AND JUDGMENTS THAT MAY BE AWARDED BY THE COURT. THE SALE SHALL BE MADE TO THE HIGHEST AND BEST BIDDER(S). ANY PURCHASER OTHER THAN PLAINTIFF WHO DOES NOT PAY CASH IN FULL SHALL PAY 10% CASH AND SHALL BE REQUIRED TO EXECUTE A BOND AT THE TIME OF SALE, WITH SURETY ACCEPTABLE TO THE MASTER COMMISSIONER AND PRE-APPROVED BY THE MASTER COMMISSIONER AT

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LEAST BY NOON, TWO (2) BUSINESS DAYS BEFORE THE SALE DATE, TO SECURE THE UNPAID BALANCE OF THE PURCHASE PRICE, AND SAID BOND SHALL BEAR INTEREST AT THE RATE OF 12% PER ANNUM FROM THE DATE OF SALE UNTIL PAID, AND SHALL HAVE THE SAME FORCE AND EFFECT AS A JUDGMENT AND SHALL REMAIN AND BE A LIEN ON THE PROPERTY UNTIL PAID THE BOND SURETY MUST BE PRESENT AT THE SALE AND EXECUTE SALE BOND AND THE AFFIDAVIT OF SURETY THE PURCHASER(S) SHALL HAVE THE PRIVILEGE OF PAYING ALL THE BALANCE OF THE PURCHASE PRICE PRIOR TO THE EXPIRATION OF THE THIRTY (30) DAY PERIOD. THE DEPOSIT SHALL BE WAIVED IF PLAINTIFF IS THE SUCCESSFUL BIDDER. THE MASTER COMMISSIONER SHALL SELL THE REAL ESTATE BY PUBLIC SALE ON A DAY AND TIME TO BE FIXED BY HIM, OUTSIDE THE FRONT DOOR OF THE CAMPBELL CIRCUIT COURTHOUSE, 330 YORK STREET, NEWPORT, KENTUCKY. BIDDERS MUST BE PREPARED TO COMPLY WITH THESE TERMS. THE COSTS OF THE SALE SHALL BE PAID WITHIN FOURTEEN (14) DAYS OF THE SALE.

JOSEPH F. GRIMME, MASTER COMMISSIONER 859-291-9075 (KY,DEC 20, 27 '24, JAN 3 '24 #10856556)

Legal Notice
 The Mason City School District Comprehensive Annual Financial Report for the year ended June 30, 2024 & the 2025 Tax Budget are available for review at the Mason City School District's Treasurer's Office, 211 No1th East St., Mason, Ohio 45040
 CIN,Dec27,'24#10882877

CITY OF OBERLIN, OHIO NOTICE OF REQUEST FOR PROPOSALS

The City of Oberlin is inviting proposals from experienced executive search firms to assist in recruiting candidates for the position of City Manager. The RFP and proposal documents are available on the City's website at CityofOberlin.com or by contacting Belinda Anderson, Clerk of Council, at 440-775-7203 or via email at BAnderson@cityofoberlin.com. Any questions regarding this RFP or the proposal process should be directed to Ms. Anderson during the proposal development phase. The deadline for RFP submittals is January 24, 2025. Belinda Anderson Clerk of Council Dec 27, 2024 (10884463)

Broadwell Center notice of dissolution Pursuant to Ohio R.C. 1702.48, Ohio nonprofit corporation Broadwell Center (charter #3979724) gives notice of voluntary dissolution effective 12/31/2024. December 27, January 3 2025 LWOO0208780

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