

The Treasurer is represented by the Logan County Prosecutor in foreclosure cases. You may receive a warning letter, but such notice is not required by law. The Treasurer's Office and Prosecutor's Office cannot give assistance to any party or prospective purchaser, so please do not call with questions – ask an attorney. Individual case information may be reviewed at <https://logancountyohio.gov/175/Clerk-of-Courts>

The Prosecutor orders title exams prior to filing complaints in Logan County Common Pleas Court to identify all parties with a legal interest in real estate. Title examination fees vary, but can be paid along with taxes to avoid filing of a complaint in court in some circumstances. After a complaint is filed, the title exam fee is included in court costs.

After a complaint is filed, a summons is delivered by certified mail, or served by publication in the *Bellefontaine Examiner* and on the County website. As soon as the complaint is filed with the Clerk of Courts, additional fees accrue. A copy of the complaint is sent to all parties with an interest in the property which would be impacted by the foreclosure, not just the titled owner(s). The parties have 28 days to respond. If the taxes remain unpaid, the Logan County Common Pleas Court may grant judgment.

On improved property, an order of sale is docketed and sent to the Logan County Sheriff to schedule a sale date. Once a sale date is scheduled, the *Examiner* will advertise the sale three consecutive weeks prior to sale.

Properties with no bids at sale are forfeited to the state and may be transferred to any eligible political subdivision, such as the [Logan County Land Bank](#). If the property is unimproved, it may be subject to forfeiture without sheriff's sale.

Property may be redeemed any time prior to the filing of an entry confirming sale or forfeiture with payment in full for all taxes, assessments, penalties, interest, fees, and court costs, but the party redeeming the property must also demonstrate compliance with applicable building, health, nuisance, safety and zoning codes or the case will not be dismissed. Most liens are removed by a tax foreclosure sheriff's sale or forfeiture, except federal tax liens.

The list below shows the most recent tax foreclosure cases filed at the top, for the preceding year. Defendant names marked (D) indicate a property owner was deceased, while an asterisk indicates a defendant was served by publication. Publication images are linked if required by RC 5721.18 as effective 10/3/2023.

<u>Case No.</u>	<u>File Date</u>	<u>Defendant/last known owner</u>
CV 24 04 0098	4/12/2024	Shane Boedicker
CV 24 03 0069	3/5/2024	Jason Austin

CV 24 02 0064	2/28/2024	Edytha Sloas
CV 24 02 0063	2/28/2024	Phyllis Morris (D)
CV 24 02 0062	2/28/2024	Carol Kiefer
CV 24 02 0061	2/28/2024	Eugene Pusey
CV 23 11 0353	11/16/2023	Bernice Ives. (D)*
CV 23 10 0321	10/30/2023	Angela Robinson/ Bobby Cole(D)
CV 23 10 0320	10/27/2023	Eddie Coleman
CV 23 10 0314	10/20/2023	Brittany Adams*
CV 23 10 0293	10/06/2023	Deloris Hudkins
CV 23 10 0291	10/6/2023	James Shisler
CV 23 09 0278	9/25/2023	Marvin Kerr
CV 23 09 0275	9/21/2023	Donald Cunningham*
CV 23 09 0274	09/21/2023	Randolph Loy (D)
CV 23 09 0271	09/18/2023	Terry Kuhlman
CV 23 09 0267	9/15/2023	Dave's Lube Express LLC
CV 23 09 0263	09/11/2023	Patrick Fairchild
CV 23 09 0256	09/01/2023	Siphon Draw LLC
CV 23 09 0255	09/01/2023	Chad Anderson
CV 23 09 0254	09/01/2023	Gregory Beach
CV 23 09 0253	9/1/2023	Floyd Harman
CV 23 06 0184	06/15/2023	Helen Neeley
CV 23 05 0153	05/23/2023	Aloysius Schoenberger(D)
CV 23 05 0152	5/23/2023	Twyla Carter
CV 23 05 0151	5/22/2023	James Fisher
CV 23 05 0143	05/17/2023	Elizabeth Sanders

CV 23 05 0142	05/17/2023	LPZ Construction Ltd.
CV 23 05 0141	05/17/2023	Donna Calvin*
CV 23 05 0136	05/16/2023	Robert Wellnitz
CV 23 05 0118	05/03/2023	Tammy Clawson
CV 23 05 0115	05/02/2023	Ally Financial
CV 23 05 0114	05/02/2023	Brenda Huffman
CV 23 05 0113	05/02/2023	Robert Bradley
CV 23 03 0071	3/29/2023	Helen Jennings (D)
CV 23 02 0035	02/17/2023	Delbert Bayless (D)*

PUBLICATION IMAGES

CV 23 10 0314

IN THE COMMON
PLEAS COURT OF
LOGAN COUNTY, OHIO
GENERAL DIVISION

RHONDA STAFFORD,
LOGAN COUNTY
TREASURER
Plaintiff,
vs.
BRITTANY M. ADAMS,
et al.
Defendants.
CASE NO. CV23-10-0314

NOTICE OF FORECLOSURE FOR DELINQUENT TAXES

TO BRITTANY ADAMS,
RICHARD ADAMS AND
EDITH KLINGER: You
have been named as De-
fendants by the Logan
County Treasurer in Case
No. CV23 10 0314 as the
last known owners or oth-
ers with an interest in
Permanent Parcel No.
43-005-14-12-004-000, with

a street address of 11588
Blackhawk Path,
Lakeview, OH 43331. A
full legal description is
available from the Logan
County Engineer Map
Room, 100 S. Madriver
St., Bellefontaine, OH
43311. The Treasurer
seeks judgment of fore-
closure of the tax liens
against the real estate and
ordering sale for satisfac-
tion of the tax liens. The
amount due as of the date
of this notice is \$5,782.34.
Such action is brought
against the real property
only and no personal
judgment shall be en-
tered. Any person owning
or claiming any right, ti-
tle, or interest in, or lien
upon, the property may
file an answer setting
forth the nature and
amount of interest owned
or claimed and any de-
fense or objection to fore-
closure with the Clerk of
Courts, and a copy of the
answer shall be served on
the prosecuting attorney,
within 28 days after publi-
cation of this notice on
February 8, 2024. Pursu-
ant to R.C. 5721.18, this
notice shall be published
once in a newspaper and
thereafter on the Logan

LOGAN COUNTY
COMMON PLEAS COURT
FILED

State of Ohio
2024 FEB 14 PM 1:17
Logan County, Ohio

BARB McDONALD
CLERK

Jon B. Hubbard

being duly sworn, says that he is the representative of
the publisher of the Bellefontaine Examiner a
newspaper printed and of general circulation in the
said county, and that the annexed

advertisement was published
in said paper

February 7, 2024

Sworn to and subscribed before me A NOTARY PUBLIC

ON this 7th day of February, 2024



Thomas J. Hubbard
Notary Public
In and For the State of Ohio
Recorded in Logan County
My Commission Expires
May 28, 2024

Printer's Fee \$ 78.11

County website. If no an-
swer is filed, a judgment
of foreclosure will be
taken by default. Any par-
cel as to which a foreclo-
sure is taken by default
shall be sold for the satis-
faction of the taxes, as-
sessments, charges, pen-
alties, and interest, and
costs.

Dated: February 1, 2024

By: s/Tiffany Hausler
for Barb McDonald,
Logan County
Clerk of Courts

February 7, 2024

