

# DAILY LAW JOURNAL



## legal court docket

**AUXILIARY CASE / ISSUANCE OF SUB-POENA**  
**HON. MARY WISEMAN**  
2025CV04395 CREDIT ACCEPTANCE CORPORATION : JUSTIN PENNINGTON; 69 MCOWEN STREET, DAYTON, OH; CIVIL ALL OTHER; RYAN BUNDY  
**HON. MICHELE S. H. HENNE**  
2025CV04394 MONTGOMERY COUNTY TREASURER : CLAIRE MEEKS; 19203 STANSBURY ST, DETROIT, MI; MORTGAGE FORECLOSURE; ROBERT ROSS  
**HON. STEVEN K. DANKOF**  
2025CV04400 MONTGOMERY COUNTY TREASURER : EMPACT REALTY LLC; CO LOBSANG DORJE-CHANG, DAYTON, OH; MORTGAGE FORECLOSURE; ROBERT ROSS  
2025CV04401 SHAWN SPAIN, PAUL SPAIN : CIVIL ALL OTHER; JACK HILGEMAN, JACK HILGEMAN  
**HON. SUSAN D. SOLLE**  
2025CV04382 CHRISTOPHER STEWART : ANTHONY NIEVES; 1 EAST CLARK STREET, SPRINGFIELD, OH; PERSONAL INJURY; LOUIS SOMMER  
2025CV04384 MONTGOMERY COUNTY TREASURER : BLUE MITZI INC; 1017 WEST GRAND AVENUE, DAYTON, OH; MORTGAGE FORECLOSURE; ROBERT ROSS  
2025CV04399 WELLS FARGO BANK N.A. AS TRUSTEE FOR BEAR STEARNS : VANESSA PALMER; 368 BOLANDER AVE, DAYTON, OH; MORTGAGE FORECLOSURE; CARRIE DAVIS  
**HON. TIMOTHY N. O'CONNELL**  
2025CV04388 TWIN LAKES WEST CONDOMINIUM ASSOCIATION INC. : JUS-TIN BLACKWELL; 5303 RIVERS EDGE BLVD., DAYTON, OH; MORTGAGE FORECLOSURE; PHILLIP SMITH  
2025CV04393 CREDIT ACCEPTANCE CORPORATION : BRIAN NICKEL; 410 DARNELL DRIVE, DAYTON, OH; CIVIL ALL OTHER; RYAN BUNDY  
2025CV04402 MONTGOMERY COUNTY TREASURER : UNKNOWN HEIRS DEVISEES LEGATEES OR REPRESENTATIVES OF DANNY JEROME SANFORD DECEASED; UNKNOWN ADDRESS, DAYTON, OH; MORTGAGE FORECLOSURE; ROBERT ROSS

## legal notices

from ER-4 (Eclectic Single-Family Residential) and OS (Park/Open Space) to EMF (Eclectic Multi-Family Residential). This Planned Development would allow for a 118-unit assisted senior living facility, for the City of Montgomery Auditor, this parcel is identified as parcel R72 04807A0021.

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 Cameron Goschinski in the Department of Planning, Neighborhoods and Development at 937-333-3636 or [Cameron.Goschinski@daytonohio.gov](mailto:Cameron.Goschinski@daytonohio.gov).

**REGINA D. BLACKSHEAR, CLERK**  
**OFFICE OF THE CITY COMMISSION**  
8-15/2025

## legal notices

not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the HUD Director, HUD, Columbus Field Office at CPDColumbusRRRO@hud.gov. Potential objectors should contact the HUD Columbus Field Office via email to verify the actual last day of the objection period.

Lydia L. Mihalik, Director,  
Ohio Department of Development  
8-15/2025

## service by pub

ty, and for such other and further relief as is just and equitable.

**THE DEFENDANT(S) NAMED ABOVE ARE REQUIRED TO ANSWER ON OR BEFORE THE 26TH DAY OF SEPTEMBER, 2025.**

**BY: REIMER LAW CO.**  
Donald Brett Bryson, Attorney at Law  
Attorney for Plaintiff-Petitioner  
P.O. Box 39696  
Solon, Ohio 44139  
(440)600-5500  
8-15, 8-22, 8-29/2025

## IN THE COURT OF COMMON PLEAS MONTGOMERY COUNTY, OHIO

**U.S. BANK NATIONAL ASSOCIATION Plaintiff vs. UNKNOWN ADMINISTRATOR, EXECUTOR OR FIDUCIARY, UNKNOWN HEIRS, NEXT OF KIN, UNKNOWN SPOUSES, DEVISEES, LEGATEES, CREDITORS AND BENEFICIARIES OF THE ESTATE OF LEE A. COLVILLE A/K/A LEE ALAN COLVILLE, DECEASED, et al.**  
Defendants

**CASE NO. 2025 CV 03202**  
**JUDGE DENNIS J. ADKINS**

## LEGAL NOTICE FOR SERVICE BY PUBLICATION

To: Unknown Administrator, Executor or Fiduciary, Unknown Heirs, Next of Kin, Unknown Spouses, Devisees, Legatees, Creditors and Beneficiaries of the Estate of Lee A. Colville a/k/a Lee Alan Colville, Deceased, you will take notice that on May 28, 2025, Plaintiff, filed a Complaint for foreclosure in the Montgomery County Court of Common Pleas, being Case No. 2025 CV 03202, alleging that there is due to the Plaintiff the sum of the unpaid principal balance \$35,990.30, plus interest at 9.000% subject to adjustment from August 25, 2024, plus late charges and fees applicable to the terms of a Promissory Note secured by a Mortgage on the real property, which has a street address of 4988 Fishburg Rd, Huber Heights, OH 45424, being permanent parcel number Parcel Number: P70 01008 0056.

Plaintiff further alleges that by reason of a default in the terms of said Promissory Note, the conditions of said Mortgage have been broken and the same has become absolute. Plaintiff prays that the Defendants named above be required to answer and assert any interest in said real property 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 Defendants are required to file an Answer on or before the twenty-eighth day following the last date of Publication.

**/s/ Robert H. Young**  
Robert H. Young (0036743)  
BROCK & SCOTT, PLLC  
Attorneys for Plaintiff  
6725 Miami Avenue, Suite 202  
Cincinnati, OH 45243  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
[Robert.Young@brockandscott.com](mailto:Robert.Young@brockandscott.com)  
8-8-15, 8-22/2025

## LEGAL NOTICE

Unknown Heirs, Devisees, Legatees, or Representatives of Margaret A. Sticklen, Deceased, whose last known address was unknown, present address unknown, Unknown Spouse of Amy R. Sticklen, Deceased, whose last known address was unknown, present address unknown, will take notice that on the 30th day of June 2025, John McManus, as Treasurer of Montgomery County, Ohio, filed his Complaint in Case No. 2025 CV 03763 in the Common Pleas Court of Montgomery County, Ohio, 41 North Perry Street, Dayton, Ohio 45422-2000 against Unknown Heirs, Devisees, Legatees, or Representatives of Margaret A. Sticklen, Deceased, Defendants, praying for a finding for delinquent taxes, assessments, penalties and charges, quieting of title, equitable relief, and for sale of the real estate described by Auditor's Parcel I.D. No. **K46006060015**.

Said Defendants are required to answer said Complaint on or before twenty-eight days from the last date of publication or a judgment will be rendered as prayed for.

**JOHN MCMANUS**  
TREASURER OF MONTGOMERY COUNTY, OHIO

**MATHIAS H. HECK, JR.**  
PROSECUTING ATTORNEY OF MONTGOMERY COUNTY, OHIO  
**ROBERT D. ROSS**  
ASSISTANT PROSECUTING ATTORNEY  
8-8-15, 8-22/2025

## IN THE COURT OF COMMON PLEAS MONTGOMERY COUNTY, OHIO

**FIFTH THIRD BANK, NATIONAL ASSOCIATION FKA FIFTH THIRD BANK SUCCESSOR BY MERGER TO FIFTH THIRD BANK (WESTERN OHIO) Plaintiff, v. WILLIAM BRIAN HUFF, ET AL.**  
Defendant(s).

**CASE NO. 2025 CV 03830**  
**JUDGE: KIMBERLY A. MELNICK**  
Parcel: J44120914 0106 and J44120914 0107

## LEGAL NOTICE

The Unknown Heirs, Devisees, Legatees, Executors, Administrators, Spouses and Assigns and the Unknown Guardians of Minor and/or Incompetent Heirs of Reda S. Huff, will take notice that the Plaintiff, Fifth Third Bank National Association fka Fifth Third Bank successor by merger to Fifth Third Bank (Western Ohio), filed its Complaint in the Court of Common Pleas, Montgomery County, Ohio, with the above reference case number. The object of and demand for relief in the Complaint is to foreclose upon the Plaintiff's Mortgage recorded upon the real estate described below and in which the Plaintiff alleges that the foregoing Defendant(s) have or claim to have an interest.

Situated in the City of Moraine, County of Montgomery and State of Ohio: And being Lot numbered 1758 and 1759 of the consecutive lot numbers of the revised plat of the said City of Moraine, Ohio.

Permanent Parcel Number: J44120914 0106 and J44120914 0107  
3620 Trail On Road, Moraine, OH 45439  
Morraine, OH 45439  
PPN: J44120914 0106 and J44120914 0107

The Defendants named above are required to answer the Complaint within twenty-eight (28) day after the last publication of the legal notice. This legal notice will be published once a week for three successive weeks.

**/s/ Robert H. Young**  
Robert H. Young (0036743)  
BROCK & SCOTT, PLLC  
Attorneys for Plaintiff  
6725 Miami Avenue, Suite 202  
Cincinnati, OH 45243  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
[Robert.Young@brockandscott.com](mailto:Robert.Young@brockandscott.com)  
8-8-15, 8-22/2025

## LEGAL NOTICE

The Petitioner prays that the Defendant(s) named above be required to answer and set up their interest in said real estate or be forever barred from asserting the same, for foreclosure of said mortgage, the marshalling of any liens, and the proceeds of said sale applied to the payment of Petitioner's Claim in the proper order of its priority,

## service by pub

**IN THE COURT OF COMMON PLEAS MONTGOMERY COUNTY, OHIO**

**CAPITAL ONE BANK, N.A. SUCCESSOR BY MERGER TO DISCOVER BANK**  
Plaintiff,

v. THE UNKNOWN HEIRS, DEVISEES, LEGATEES, EXECUTORS, ADMINISTRATORS, SPOUSES AND ASSIGNS AND THE UNKNOWN GUARDIANS OF MINOR OR INCOMPETENT HEIRS OF CATHERINE J. HANLIN, ET AL.  
Defendant(s).

**CASE NO. 2025 CV 03954**  
**JUDGE: STEVEN K. DANKOF**  
Parcel: P70 01517 0043

## LEGAL NOTICE

The Unknown Heirs, Devisees, Legatees, Executors, Administrators, Spouses and Assigns and the Unknown Guardians of Minor or Incompetent Heirs of Catherine J. Hanlin, will take notice that the Plaintiff, Capital One Bank, N.A. successor by merger to Discover Bank, filed its Complaint in the Court of Common Pleas, Montgomery County, Ohio, with the above reference case number. The object of and demand for relief in the Complaint is to foreclose upon the Plaintiff's Mortgage recorded upon the real estate described below and in which the Plaintiff alleges that the foregoing Defendant(s) have or claim to have an interest:

SITUATE IN THE STATE OF OHIO, COUNTY OF MONTGOMERY, CITY OF HUBER HEIGHTS AND BEING LOT NUMBERED SIX THOUSAND SEVEN HUNDRED FORTY ONE (6741) HERBERT C. HUBER PLAT NO. 39, SECTION TWO (2) AS RECORDED IN PLAT BOOK 61, PAGE 62 OF THE PUBLIC RECORDS OF MONTGOMERY COUNTY, OHIO.  
Property address: 6100 Old Troy Pike, Huber Heights, OH 45424  
PPN: P70 01517 0043

The Defendants named above are required to answer the Complaint within twenty-eight (28) day after the last publication of the legal notice. This legal notice will be published once a week for three successive weeks.

**/s/ Robert H. Young**  
Robert H. Young (0036743)  
BROCK & SCOTT, PLLC  
Attorneys for Plaintiff  
6725 Miami Avenue, Suite 202  
Cincinnati, OH 45243  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
[Robert.Young@brockandscott.com](mailto:Robert.Young@brockandscott.com)  
8-8-15, 8-22/2025

## LEGAL NOTICE

Attn: Alex Arestides  
Arestides Law, LLC  
4690 Wilmington Pike  
Kettering, Ohio 45440  
Phone: (937) 273-1939  
Email: [alex@arestideslaw.com](mailto:alex@arestideslaw.com)  
Re: Service by Publication  
EXHIBIT "A"

Notice of Suit for Quiet Title in the Montgomery County Court of Common Pleas, Dayton, Ohio. Case No. 2025 CV 04134, Adaira Horn vs. Alinda D. Kirk, et al, Defendants Rick D. Richards, Trustee of the S&R Trust, Dated September 15, 1997, Sharon L. Richards, Trustee of the S&R Trust, Dated September 15, 1997, and Unknown spouse, if any, of Rick D. Richards, whose places of residence are unknown and whom cannot be served within the State of Ohio, will take notice that on July 22, 2025, Adaira Horn filed a Complaint as Plaintiff in the Court of Common Pleas of Montgomery County, Ohio, in Case No. 2025 CV 04134 against the above named Defendants alleging that the above named Defendants may have or may claim to have an interest in the real property located at 4482 Gaiter Lane, Dayton, Ohio 45426. The real property is more specifically described as follows: PARCEL NUMBER R72177060015; LEGAL DESCRIPTION: Situate in the County of Montgomery in the State of Ohio and in the City of Dayton, and being Lot Numbered One Thousand twenty-five (1025) on Townview Plat No. 5, Section 1, as recorded in Plat Book "VWV", Page 3, of the Plat Records of Montgomery County, Ohio. Now known as City of Dayton Lot Number 81742. Defendants Rick D. Richards, Trustee of the S&R Trust, Dated September 15, 1997, Sharon L. Richards, Trustee of the S&R Trust, Dated September 15, 1997, and Unknown spouse, if any, of Rick D. Richards are further notified that the Defendants are required to answer said Complaint on or before 28 days after the last week that the publication has run for three successive weeks, which dates are August 15, August 22, August 29, 2025, or judgment may be rendered as prayed for herein. By: Alexander A. Arestides (0079608), 4690 Wilmington Pike, Kettering, Ohio 45305, Attorneys for Plaintiff. 8-15, 8-22, 8-29/2025

**LEGAL NOTICE**  
Probate Division Montgomery County, Ohio, located at 41 N. Perry Street, Dayton, Ohio 45402. Plaintiff, Jeffrey Heeter et al. Case No. 2025MSC00313 Defendants, Susan Jo Sheldon, Jane Ann Sheldon, and Robert Emory Haygood next of kin of Howard William Ledford, Deceased, whose last known addresses are unknown, and cannot with reasonable diligence be ascertained will take notice that on the 19th day of June, 2025, Plaintiff Timothy Heeter filed a complaint of administrator for authority to sell decedent's real estate located at 1815 Hillwood Drive, Dayton, Ohio 45439 in the Probate Division of the Court of Common Pleas of Montgomery County, Ohio, being Case No. 2025MSC00313 on the docket of said Court. DEFENDANTS NAMED ABOVE ARE REQUIRED TO ANSWER BY OR WITHIN 28 DAYS OF THIS SERVICE BY PUBLICATION. BY: Jayme Mabry (0102193) Demarest, LLC 34 E. Franklin Street, Bellbrook, Ohio 45305 T: 937-310-1515 F: 937-310-1051. [jayme@demarestllc.com](mailto:jayme@demarestllc.com)  
Attorney for Plaintiff  
8-1, 8-8, 8-15, 8-22, 8-29, 9-5/2025

## LEGAL NOTICE

**PROBATE COURT OF GREENE COUNTY, OHIO**  
BROCK & SCOTT, PLLC  
Attorneys for Plaintiff  
6725 Miami Avenue, Suite 202  
Cincinnati, OH 45243  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
[Robert.Young@brockandscott.com](mailto:Robert.Young@brockandscott.com)  
8-8-15, 8-22, 8-29/2025

**ESTATE OF BRUCE GARDNER, AKA BRUCE OWEN GARDNER, AKA BRUCE O. GARDNER**  
CASE NO. 50147E

TO: TIM FELTON, NICHOLAS GARDNER AND ALL UNKNOWN NEXT OF KIN FOR BRUCE GARDNER, AKA BRUCE OWEN GARDNER, AKA BRUCE O. GARDNER, DECEASED.  
An Application to Probate the Will and the Authority to Administer the Estate has been filed on the 29th day of July 2025, by Mary Nicholas asking for the appointment of Mary Nicholas as executor of the estate of Bruce Gardner, aka Bruce Owen Gardner, aka Bruce O. Gardner, deceased. The application was accepted by the Green County Probate Court, 45 N. Detroit St, Xenia, Ohio 45385.  
8-15, 8-22, 8-29/2025

## LEGAL NOTICE

The Unknown Heirs, Devisees, Legatees, Executors, Administrators, Spouses and Assigns and the Unknown Guardians of Minor and/or Incompetent Heirs of Reda S. Huff, will take notice that the Plaintiff, Fifth Third Bank National Association fka Fifth Third Bank successor by merger to Fifth Third Bank (Western Ohio), filed its Complaint in the Court of Common Pleas, Montgomery County, Ohio, with the above reference case number. The object of and demand for relief in the Complaint is to foreclose upon the Plaintiff's Mortgage recorded upon the real estate described below and in which the Plaintiff alleges that the foregoing Defendant(s) have or claim to have an interest.

## legal notice to bid

**SOUTHWESTERN OHIO EDUCATIONAL PURCHASING COUNCIL & OHIO MID-EASTERN REGIONAL EDUCATIONAL SERVICE AGENCY**

## LEGAL NOTICE - VEHICLE BIDS

Proposals will be received on behalf of all members of the Southwestern Ohio Educational Purchasing Council and the Ohio Mid-Eastern Regional Educational Service Agency via email ([Robin.Houston@epschools.org](mailto:Robin.Houston@epschools.org)) until 9:00 a.m. **EDSTW, Tuesday, August 26, 2025**, for the following vehicle types:

- Passenger Vans (8, 10 or 12 seats)
- Trucks (3/4 ton and 1 ton Pickups, Dump Trucks and/or Flat Bed Trucks)
- Utility Vehicles (Golf Carts, ATV, LSV UTV, etc.)

Instructions to bidders, specifications for the above-listed vehicles and a list of member school districts may be requested via email at [Robin.Houston@epschools.org](mailto:Robin.Houston@epschools.org). All bid evaluations will be electronically sent to each participating school district/member, who will then review and accept or reject their desired bids.

Southwestern Ohio Educational Purchasing Council  
JeanAnn Cloud, EPC Fiscal Officer  
Robin Houston, Purchasing Specialist  
8-15/2025

## LEGAL NOTICE

**NOTICE OF PUBLIC SALE.** Notice is hereby given that **PODS Enterprises, LLC**, located at 480 E Dixie Dr, Dayton, OH 45449, will sell the contents of certain containers at auction to the highest bidder to satisfy a landlord's lien. Auction will be held online at [www.StorageTreasures.com](http://www.StorageTreasures.com) starting on September 2, 2025 and ending on September 9, 2025. Contents to be sold may include general household goods, electronics, office & business equipment, furniture, clothing and other miscellaneous property. The name of the occupants and items to be sold are as follows: Sy Fry (6209) (1005 Umbreit Ct Miamisburg, OH Chautauqua OH 45342) - Toaster oven, microwave, couch, refrigerator, boxes, bags, and miscellaneous items; Sy Fry (5142) (1005 Umbreit Ct Miamisburg OH 45342) - Gym equipment, cooler, kettle, boxes, bags, and miscellaneous items; Days Inn Dayton South Pk Attn: Ajay Racha (1944 Miamisburg Cincinnati Rd Centerville OH 45459) - Dresser, rugs, end tables, boxes, bags, and miscellaneous items; Real Estate Attn: John Codrigan (1240 Ludlow Rd Xenia OH 45385) - Dresser, printer, basketballs, boxes, bags, and miscellaneous items; Cindy Beauty Supplies (3315 Princeton Dr Dayton OH 45406) - Barber's chair, storage shelf, wash basin, boxes, bags, and miscellaneous items; Nicole George (800 31st St Apt 703 Tuscaloosa AL 35401) - Garden hose, safe, lawn chairs, boxes, bags, and miscellaneous items; Cheryl Lindlies (1507 N A St Richmond IN 47374) - Mattress, headboard, rug, boxes, bags, and miscellaneous items.

8-15, 8-22/2025

## LEGAL NOTICE

**NOTICE OF PUBLIC HEARING**

**Centerville Planning Commission**  
UDO Text Amendment  
Case F-2025-0037

The Planning Commission will hold a Public Hearing on Tuesday, August 26, 2025, during the Planning Commission Meeting beginning at 7:00 p.m. in the Council Chambers of the Centerville Municipal Building, 100 West Spring Valley Road, Centerville, Ohio, concerning a text amendment to the Unified Development Ordinance (UDO - Zoning Code).

The public hearing concerns a proposed text amendment filed by the City of Centerville to add marijuana dispensary as a defined use, and to allow it as a conditional use in the General Business and Business Planned Development zoning districts.

The UDO and the proposed amendments are available for inspection by contacting the Planning Department during regular business hours.

By order of the City of Centerville, Ohio.  
Donna Fiori  
Clerk of Council  
8-15/2025

## LEGAL NOTICE

**DIVORCE NOTICE**  
**Mohamed Al-Hamdan (Attorney)**  
10 N Ludlow St Suite 200  
Dayton, OH 45402  
**Rashid Roberta Villard (Defendant)**  
whose last known place of residence was:

**1417 S. Fountain Avenue**  
**Springfield, OH 45506**  
will hereby take notice that on March 14, 2025, John Peeter Oscar (Plaintiff) filed his/her Complaint against Rashid Roberta Villard in the Montgomery County Court of Common Pleas, Domestic Relations Division, 301 W. Third Street, 2nd floor, Dayton Ohio 45422 being Case Number 2025 DR 00165 on the docket of said Court, praying for a Decree of Divorce from his/her on the grounds of INCOMPATIBILITY and that said case is entitled, **John Peeter Oscar (Plaintiff) vs Rashid Roberta Villard (Defendant)**. Said Rashid Roberta Villard will further take notice that he/she is required to answer said Complaint on or before the expiration of six weeks from the date of the first publication notice.

John Peeter Oscar (Plaintiff)  
**Mohamed Al-Hamdan (Attorney)**  
8-1, 8-8, 8-15, 8-22, 8-29, 9-5/2025

## DIVORCE NOTICE

**James Dennis Miller II (Attorney)**  
**1105 Wilmington Ave**  
**Dayton, OH 45420**

**Jacob P Rose (Defendant)**  
whose last place of residence was:

**905 Huffman Ave**  
**Dayton, OH 45403**  
(Last Known Address)

will hereby take notice that on July 21, 2025, **Alice M Rose (Plaintiff)** filed his/her Complaint against **Jacob P Rose** in the Montgomery County Court of Common Pleas, Domestic Relations Division, 301 W. Third Street, 2nd floor, Dayton Ohio 45422 being Case Number 2025 DR 00450 on the docket of said Court, praying for a Decree of Divorce from his/her on the grounds of INCOMPATIBILITY and that said case is entitled, **Alice M Rose (Plaintiff) v Jacob P Rose (Defendant)**. Said Jacob P Rose will further take notice that he/she is required to answer said Complaint on or before the expiration of six weeks from the date of the first publication notice.

**Alice M Rose (Plaintiff)**  
**James Dennis Miller II (Attorney)**  
7-25, 8-1, 8-8, 8-15, 8-22, 8-29/2025

## LEGAL NOTICE

**LEGAL NOTICE**

**PROBATE COURT OF GREENE COUNTY, OHIO**

**BROCK & SCOTT, PLLC**

**Attorneys for Plaintiff**

**6725 Miami Avenue, Suite 202**

**Cincinnati, OH 45243**

**Phone: (954) 618-6955**

**Fax: (954) 618-6954**

**[Robert.Young@brockandscott.com](mailto:Robert.Young@brockandscott.com)**

**8-8-15, 8-22, 8-29/2025**

## LEGAL NOTICE

The Unknown Heirs, Devisees, Legatees, Executors, Administrators, Spouses and Assigns and the Unknown Guardians of Minor and/or Incompetent Heirs of Reda S. Huff, will take notice that the Plaintiff, Fifth Third Bank National Association fka Fifth Third Bank successor by merger to Fifth Third Bank (Western Ohio), filed its Complaint in the Court of Common Pleas, Montgomery County, Ohio, with the above reference case number. The object of and demand for relief in the Complaint is to foreclose upon the Plaintiff's Mortgage recorded upon the real estate described below and in which the Plaintiff alleges that the foregoing Defendant(s) have or claim to have an interest.

Situated in the City of Moraine, County of Montgomery and State of Ohio: And being Lot numbered 1758 and 1759 of the consecutive lot numbers of the revised plat of the said City of Moraine, Ohio.

Permanent Parcel Number: J44120914 0106 and J44120914 0107  
3620 Trail On Road, Moraine, OH 45439  
Morraine, OH 45439  
PPN: J44120914 0106 and J44120914 0107

The Defendants named above are required to answer the Complaint within twenty-eight (28) day after the last publication of the legal notice. This legal notice will be published once a week for three successive weeks.

**/s/ Robert H. Young**  
Robert H. Young (0036743)  
BROCK & SCOTT, PLLC  
Attorneys for Plaintiff  
6725 Miami Avenue, Suite 202  
Cincinnati, OH 45243  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
[Robert.Young@brockandscott.com](mailto:Robert.Young@brockandscott.com)  
8-8-15, 8-22/2025

## LEGAL NOTICE

The Petitioner prays that the Defendant(s) named above be required to answer and set up their interest in said real estate or be forever barred from asserting the same, for foreclosure of said mortgage, the marshalling of any liens, and the proceeds of said sale applied to the payment of Petitioner's Claim in the proper order of its priority,

from ER-4 (Eclectic Single-Family Residential) and OS (Park/Open Space) to EMF (Eclectic Multi-Family Residential). This Planned Development would allow for a 118-unit assisted senior living facility, for the City of Montgomery Auditor, this parcel is identified as parcel R72 04807A0021.

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 Cameron Goschinski in the Department of Planning, Neighborhoods and Development at 937-333-3636 or [Cameron.Goschinski@daytonohio.gov](mailto:Cameron.Goschinski@daytonohio.gov).

**REGINA D. BLACKSHEAR, CLERK**  
**OFFICE OF THE CITY COMMISSION**  
8-15/2025

## LEGAL NOTICE

Any individual, group, or agency may submit written comments on the ERR via email to the State of Ohio at [Comments@development.ohio.gov](mailto:Comments@development.ohio.gov). All comments received before September 2, 2025, will be considered by the State of Ohio prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

## ENVIRONMENTAL CERTIFICATION

The State of Ohio certifies that HUD that Lydia L. Mihalik, Director of the Ohio Department of Development, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the State of Ohio to use Program funds.

**OBJECTIONS TO RELEASE OF FUNDS**  
HUD will accept objections to its release of funds and the State of Ohio's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (1) the certification was not executed by the Certifying Officer of the State of Ohio; (b) the State of Ohio has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; or (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities

## LEGAL NOTICE

**LEGAL NOTICE**

**PROBATE COURT OF WARREN COUNTY, OHIO**

**IN RE: CHANGE OF NAME OF**  
Oaklyn Grace Schultz  
Case No. 20259146

## NOTICE OF HEARING OF CHANGE OF NAME

Notice is hereby given that Applicant, Hailey Faith Astorina residing at 5223 Mason Grand Drive, Mason, OH 45040 with an email address of [hastorina@gmail.com](mailto:hastorina@gmail.com) has filed an Application for Change of Name in this Court requesting the change of name of Oaklyn Grace Schultz to Oaklyn Grace Astorina.

A hearing on the Application will be held on September 30, 2025 at 9:00 AM in the Warren County Probate Court, located at 900 Memorial Drive, Lebanon, Ohio 45036.  
8-15/2025

## LEGAL NOTICE

**LEGAL NOTICE**