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: MORT-GAGE FORECLOSURE; ROBERT ROSS HON. STEVEN K. DANKOF

TREASURER: EMPACT REALTY LLC;
CO LOBSANG DORJE-CHANG, DAY-TON, OH; MORTGAGE FORECLO-

SURE; 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 CON-

DOMINIUM 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 DEVI-**SEES LEGATEES OR REPRESENTATIVES** OF DANNY JEROME SANFORD DE-CEASED; UNKNOWN ADDRESS, DAY-TON, OH: MORTGAGE FORECLO-SURE; ROBERT ROSS

> MONTGOMERY COUNTY COMMON **PLEAS COURT** DOMESTIC RELATIONS DIVISION DAYTON-MONTGOMERY **County Courts Building** 2nd Floor

41 N. Perry Street Dayton, Ohio 45422-2155 http://mcohio.org/dr/ \uFFFC JUDGES: Hon. Denise L. Cross

(Administrative Judge) Hon. Timothy D. Wood Mike Foley

Clerk of Courts
Telephone 937-225-6118

* * * * * **NEW SUITS** FILE DATE: 08/08/2025 HON. ANGELINA N. JACKSON 2025CV04390 SAMUEL SPEYRER: OHIO DEPARTMENT OF DEVELOPMENTAL **DISABILITIES: 30 EAST BROAD** STREET, COLUMBUS, OH; ADMINIS-TRATIVE APPEAL; DAVID DUWEL

HON. DENNIS J. ADKINS 2025CV04379 MIDLAND CREDIT MAN-AGEMENT INC : ROBERT NSENGA; 2248 E WHIPP RD, KETTERING, OH; CIVIL ALL OTHER; NEVENKA PAVI OVIC

2025CV04396 MONTGOMERY COUNTY TREASURER: ROBERT BONANE; 141 EDGAR AVENUE, DAYTON, OH; MORTGAGE FORECLOSURE; ROBERT

HON, E. GERALD PARKER JR 2025CV04387 MONTGOMERY COUNTY TREASURER: EQUITY FISH LLC; 250 EAST HILLCREST AVENUE, DAYTON, OH; MORTGAGE FORECLOSURE;

ROBERT ROSS HON. KIMBERLY A. MELNICK 25CV04381 CITIMORTGAGE SANDRA S BASTIAN; 503 OVERLA BLVD, ENGLEWOOD, OH; MORT-

GAGE FORECLOSURE: NATHAN DU-2025CV04398 MONTGOMERY COUNTY TREASURER : LONGEVITY EMPIRE

LLP; CO CLARENCE YOUNG III, DAY-TON, OH; MORTGAGE FORECLO-SURE: ROBERT ROSS HON. MARY E MONTGOMERY

2025CV04380 TONYA VOORHEES INDI-VIDUALLY AND AS PARENT : JOSEPH MICHAEL FIVEK; UNKNOWN AD-DRESS, DAYTON, OH: NOTICE OF AUXILIARY CASE / ISSUANCE OF SUB-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; MORT-GAGE FORECLOSURE; ROBERT ROSS HON, STEVEN K, DANKOF 2025CV04400 MONTGOMERY COUNTY

TREASURER: EMPACT REALTY LLC; CO LOBSANG DORJE-CHANG, DAY-TON, OH; MORTGAGE FORECLO-SURE: 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 CON-DOMINIUM ASSOCIATION INC. : JUS-TIN BLACKWELL; 5303 RIVERS EDGE BLVD., DAYTON, OH; MORTGAGE FORECLOSURE; PHILLIP SMITH 2025CV04393 CREDIT ACCEPTANCE

DARNELL DRIVE, DAYTON, OH; CIVIL ALL OTHER; RYAN BUNDY 2025CV04402 MONTGOMERY COUNTY

TREASURER: UNKNOWN HEIRS DEVI-SEES LEGATEES OR REPRESENTATIVES OF DANNY JEROME SANFORD DE-CEASED; UNKNOWN ADDRESS, DAY-TON, OH; MORTGAGE FORECLO-SURE; ROBERT ROSS

-0000877522-01

legal _notices

Legal Notice 1200-29

Notice is hereby given that the Dayton City Commission will hold a Public Hearing on Wednesday, September 17, 2025 at 6:00 P.M., or as soon thereafter as the hearing can begin. The hearing will be held in the City Commission Chambers on the Second Floor of City Hall, 101 West Third Street, Dayton, Ohio.

The subject of the hearing is the following: Official Zoning Map Amendment Case: PLN2025-00212

A zoning map amendment and Plan-ned Development application for 8.749-acres for property located at 200 S Wright Avenue, Dayton, OH 45403

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. Per the Montgomery County Auditor, this parcel is identified as parcel R72 04807A0021.

The proposed Official Zoning Map Amendment is available for public in-spection in the Office of the City Com-mission and with the Secretary to the City Plan Board. Please direct inquiries on this subject to Cameron Goschinski in the Department of Planning, Neigh-borhoods and Development at 937-333-3683 or Cameron.Goschinski@daytonohio.gov.

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

MONTGOMERY COUNTY MUNICIPAL COURT

TROTWOOD, BROOKVILLE, HUBER HEIGHTS, NEW LEBANON, RIVERSIDE AND TWPS OF CLAY, JACKSON, JEFFERSON AND PERRY www.mccountycourts.org

JUDGES: Hon. William C. Cox (Presiding & Administrative Judge)

> Mike Foley Clerk of Courts Telephone 937-225-6118

ASSIGNMENTS HEARING DATE: 08/18/2025 HON. JUDGE COX 2017 CVF 00251 W CREDIT ACCEPT-ANCE CORP. VS. CHRISTINA LEO-NARD; 8:15 AM

2025 CVG 01277 W LUCAS GLANDON VS. MICHELLE GLASCOE ET AL; 8:30

2025 CVG 01145 W KS OH LLC DRA KENSINGTON SQUARE VS. JAHNEE ALLEN FT AL: 9:00 AM ALLEN ET AL; 9:00 AM
2025 CVG 01166 W GREATER DAYTON
PREMIER MANAGEMENT VS.
MARQUITA THOMAS ET AL; 9:00 AM
2025 CVH 01274 W MONTGOMERY
COUNTY ANIMAL RESOURCE CENTER

VS. EDWIN SOTO AND LILY MATA-MOROS; 10:30 AM 2025 CVH 01110 W ANIMAL RESOURCE

CENTER VS. DEBRA PIERCE; 10:30 AM 2021 CVF 01392 W MIDLAND CREDIT MANAGEMENT, INC VS. CHERYL ADAMS; 11:00 AM 2025 CVI 00983 W SONI EVANS DARBY

VS. DIONNA ADAMS AND KAMRIN ADAMS; 1:00 PM HON. JUDGE QUINN

2025 CVF 00859 W JEFFERSON CAPITAL SYSTEMS VS. JOSEPH MCNEIL; 10:00 HEARING DATE: 08/20/2025

HON. JUDGE COX 2025 CVI 01234 E JAMES MARTINEZ JR VS. HAROLD M BELL; 8:30 AM 2025 CVI 00735 E TYRA CURTIS VS. SAT-URN OF DAYTON, INC.; 9:00 AM 2024 CVF 01707 E SYNCHRONY BANK VS. CATHERINE VENCILL; 9:30 AM

2025 CVG 01435 E JOHN R USAS VS. TERESA WITHRIDGE ET AL; 10:00 AM 2025 CVI 01264 E STEPHEN STERNIK VS. ECO PLUMBERS, ELECTRICIANS, AND HVAC TECH; 10:30 AM 2025 CVF 00919 E VELOCITY INVEST-

MENTS, LLC VS. DOUGLAS PETERS; 2025 CVF 00910 E CITIBANK, N.A. VS. REINALDO VELAZQUEZ; 1:00 PM 2025 CVF 00629 E CROWN ASSET MAN-AGEMENT, LLC VS. WAYNE ENGLE:

2025 CVE 00567 E AISSA HAZEL VS. AND AND; 1:30 PM

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

August 15, 2025

Lydia L. Mihalik, Director Ohio Department of Development 77 South High Street Columbus, Ohio 43215

To All Interested Agencies, Groups, and

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the State of Ohio.

REQUEST FOR RELEASE OF FUNDS

On or about, but not before, September 2, 2025, the State of Ohio will submit a request to the U.S. Department Housing and Urban Development (HUD) for the release of Federal funds under Section 288 of Title II of the Cranston Gonzalez National Affordable Housing Act (NAHA), as amended to be used for the following project:

Project Name: Senior Village at Valle Greene Developer: St. Mary Development Corporation Location:

Fairborn, Greene County, Ohio **Project Description**

The Senior Village at Valle Greene development is a proposed 70-unit, two-story apartment building with an elevator. Comprised of one and two-bedroom units, this senior apartment community adheres to Enterprise Green Communities' energy standards. It caters to seniors with incomes at 30%, 50% and 60% of Area Median Income. Notably, the design prioritizes accessibility, eliminating the need for stairs to access the building.

Sources of Funds: State of Ohio Federal HOME Invest-ment Partnerships Funds, Private and Public Funds

Federal/State HOME Funds: regeral/State HOME Funds: \$1,400,000 Total Project Cost Estimate: \$21,245,453

FINDING OF NO SIGNIFICANT IMPACT
The State of Ohio has determined that
the project will have no significant impact on the human environment.
Therefore, an Environmental Impact
Statement under the National Environmental Policy Act of 1969 (NEPA) is not
required. Additional project information is contained in the Environmental
Review Record (ERR), which is available
for review on the Ohio Housing Finance Agency's website at
https://ohiohome.org/ppd/
publicforums.aspx.

PUBLIC COMMENTS

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR via email to the State of Ohio at Compliance@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 to 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: (a) 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; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities **OBJECTIONS TO RELEASE OF FUNDS**

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 project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted via email in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to CPD Director, HUD, Columbus Field Office at CPDColumbusROF@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

legal name change

PROBATE COURT OF WARREN COUNTY, OHIO IN RE: CHANGE OF NAME OF Oaklyn Grace Schultz To: Oaklyn Grace Astorina

To: Oaklyn Grace Astorina
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
ggmail.com has filed an Application
for Change of Name in this Court requesting the change of name of Oaklyn Grace Schultz to Oaklyn Grace

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

0000877319-01

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NOTICE OF PENDING LEGAL ACTION : Court: Montgomery County Court of Common Please, 41 N. Perry St, Dayton OH 45422 Case Number: 2025 CV 02078

Parties: Plaintiff: Wright Lease Group

Defendant: Marq Harris and Unknown Occupants of Persons with places of business at the following locations: 2145-2147 N Gettysburg Ave., Dayton OH 45405, 2145 ½ N Gettysburg Ave Dayton, Ohio 45405, 2149 N Gettysburg Ave, Dayton, Ohio 45405, 2153 N Gettysburg Ave, Dayton, Ohio 45405, 2157 N Gettysburg Ave, Dayton, Ohio 45405, 2157 N Gettysburg Ave, Dayton, Ohio 45405, 2157 N Gettysburg Ave, Dayton, Ohio 45405, 2159 N Gettysburg Ave, Dayton, Ohio 45405, 2159 N Gettysburg Ave, Dayton, Ohio 45405 NOTICE TO UNKNOWN OCCUPANTS OF ADDRESS LISTED:

OF ADDRESS LISTED:
This is to notify you that you have been named a Defendant in the above referenced case number 2025 CV 02078 concerns a Complaint for Reformation of Deed and Quiet Title related to the above-listed properties. The Plaintiff seeks to establish legal title to the property and recover damages from the Defendant Marq Harris based on allegations of a mutual mistake that caused the transfer of property not intended to be conveyed. The outcome of this case may affect your tenancy or rights to possession of these premises. The Unknown Defendants are required to answer within twenty-eight (28) to answer within twenty-eight (28) days after the last publication of this ad, which shall be published once a week for six (6) consecutive weeks, or they might be denied a hearing in this

they might be deflied a nearing ... case.
/s/ Cassandra Rice (0090102),
Foos & Lentz, Attorney for Plaintiff,
109 N. Main St, Suite 500,
Dayton Ohio 45402,
Phone: 937-913-0200,
crice@flp.law
8-15, 8-22, 8-29, 9-5, 9-12, 9-19/2025
0000877308

IN THE COURT OF COMMON PLEAS MONTGOMERY COUNTY, OHIO

SELECT PORTFOLIO SERVICING, INC.

vs. UNKNOWN SPOUSE OF LORETTA SUE COX, IF ANY, NAME UNKNOWN, et al. Defendants

CASE NO. 2025 CV 02199
JUDGE SUSAN D. SOLLE

AMENDED LEGAL NOTICE FOR SERVICE BY PUBLICATION

To: Delia Reams-Mays; Unknown Spouse of Delia Reams-Mays; If any, Name Unknown; Jared Reams; If any, Name Unknown; Jared Reams; If any, Name Unknown; and Unknown Spouse of Jared Reams, If any, Name Unknown; you will take notice that on April 9, 2025, Plaintiff, filed a Complaint for foreclosure in the Montgomery County Court of Common Pleas, being Case No. 2025 CV 02199, alleging that there is due to the Plaintiff the principal sum of \$31,050.39, plus interest at 5.875% from October 1, 2023, 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 4851 Celtic Dr., Dayton, OH 45432, being Parcel Number: R72-164-15-4. 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 or be forever barred from asserting any interest therein, for fore-closure 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.

Islandon W. Ellis
Brian S. Jackson, 0068516
Crystal L. Saresky, 0091328
Brandon W. Ellis, 0099077
Austin R. Decker, 0100918
Christina R. Griffith, 0102095
Alexander D. Weisser, 0103287
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
2400 Chamber Center Dr. Suite 220
Ft. Mitchell, KY 41017
Telephone: 470-321-7112
Facsimile: 833-310-1332
Email: kyohfilings@raslg.com
8-8,8-15,8-22/2025

LEGAL NOTICE

Chrissy Reneia Brown whose last place of residence/business is 1029 lola Avenue, Dayton OH 45417 but whose present place of residence/business is unknown will take notice that on May 20, 2025 Plaintiff, Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee for IBIS Holdings A Trust filed its Complaint in Case No. 2025CV03044 in the Court of Common Pleas Montgomery County, 10150 Montgomery Rd., Cincinnati, OH 45242 Ohio alleging that the Defendant(s) Chrissy Reneia Brown have or claim to have an interest in the real estate described below:

Permanent Parcel Number: R72134050020, R72134050022, R72134050021;

R72134050021; Property Address: 1029 Iola Avenue, Dayton, OH 45417. The legal descrip-tion may be obtained from the Mont-gomery County Auditor at 451 West Third Street, P.O. Box 972, Dayton, Ohio 45422, 937-225-4326.

The Petitioner further alleges that by reason of default of the Defendant(s) in the payment of a promissory note, according to its tenor, the conditions of a concurrent mortgage deed given to secure the payment of said note and conveying the premises described, have been broken, and the same has become absolute.

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 sale of said real estate, and the proceeds of said sale applied to the payment of Petitioner's Claim in the proper order of its priori-

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

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 AVK/A LEE ALAN COLVILLE, DEFERASED et al. A. COLVILLE CO...
DECEASED, et al.

CASE NO. 2025 CV 03202 JUDGE DENNIS J. ADKINS

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 1008 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 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 Defendants are required to file an Answer on or before the twenty-eighth day following the last date of Publication.

Islandon W. Ellis
Pamela S. Petas, 0058627
Brian S. Jackson, 0068516
Crystal L. Saresky, 0091328
Brandon W. Ellis, 0099077
Austin R. Decker, 0100918
Christina R. Griffith, 0102095
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
Attorneys for Plaintiff
2400 Chamber Center Dr. Suite 220
Ft. Mitchell, KY 41017
Telephone: 470-321-7112
Facsimile: 833-310-1332
Email: kyohfilings@raslg.com
8-8,8-15,8-22/2025

LEGAL NOTICE

Unknown Heirs, Devisees, Legatees, or Representatives of Margaret A. Sticklen, Deceased, whose last known address was unknown, present address unknown, Unknown Heirs, Devisees, Legatees, or Representatives of Amy R. 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, Unknown Spouse of Keith L. Sticklen, whose last known address was unknown, present address unknown, Unknown Spouse of Mariah M. Sticklen, whose last known address was unknown, present address unknown, unknown Spouse of Mariah M. Sticklen, whose last known address was unknown, present address 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 LEGAL NOTICE nigror a linuing for delinquent taxes, assessments, penalities 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 an-swer said Complaint on or before twenty-eight days from the last date of publication or a judgment will be ren-dered as prayed for.

TREASURER OF MONTGOMERY COUNTY, OHIO

MATHIAS H. HECK, JR. PROSECUTING ATTORNEY OF MONTGOMERY COUNTY, OHIO ASSISTANT PROSECUTING ATTORNEY ATTORNEY FOR PLAINTIFF 8-8,8-15,8-22/2025

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,

WILLIAM BRIAN HUFF, ET AL.

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 Property address: 3620 Trail On Rd, Moraine, 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.

Isl 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
8-8,8-15,8-22/2025

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IN THE COURT OF COMMON PLEAS MONTGOMERY COUNTY, OHIO

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

V.
THE UNKNOWN HEIRS, DEVISEES, LEG-ATEES, EXECUTORS, ADMINISTRATORS, SPOUSES AND ASSIGNS AND THE UN-KNOWN GUARDIANS OF MINOR OR IN-COMPETENT HEIRS OF CATHERINE J. 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 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 PLAT RECORDS OF MONTGOMERY COUNTY, OHIO.

Property address: 6100 Old Troy Pike. 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.

<u>Isl Robert H. Young</u> Robert H. Young (0036743) BROCK & SCOTT, PLLC Robert.Young@brockandscott.com 8-8,8-15,8-22/2025

Attn: Alex Arestides Arestides Law, LLC 4690 Wilmington Pike Kettering, Ohio 45440 Ph: (937) 823-1997 Email: 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, Adaria 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 "WW," 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, Sharon L. Richards, Trustee of the S&R Trust, Dated September 15, 1997, Sharon L. Richards, Trustee of the S&R Trust, Dated September 15, 1997, Sharon L. Richards, Trustee of the S&R Trust, Dated September 15, 1997, Sharon L. Richards, Trustee of the S&R Trust, Dated September 15, 1997, Sharon L. Richards, Trustee of the S&R Trust, Dated September 15, 1997, Sharon L. Richards, Trustee of the S&R Trust, Dated September 15, 1997, Sharon L. Richards, Trustee of the S&R Trust, Dated September 15, 1997, Sharon L. Richards, Trustee of the S&R Trust, Dated September 15, 1997, Sharon L. Richards, Trustee of the S&R Trust, Dated September 15, 1997, Sharon L. Richa nave or may claim to have an interest in the above referenced property. Plaintiff seeks a finding from the Court declaring the title to the above described real property to be quieted as to the interests of the above named Defendants and in favor of Adaira Horn; an order requiring all defendants to set up their interests in the above described real property or be forever barred from asserting such interests and set up their interests in the above described real property or be forever barred from asserting such interests and granting Plaintiffs all other relief, legal and equitable, as may be proper and necessary. 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 they 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 29, August 29, 2025, or judgment may be rendered as prayed for therein. By: Alexander A. Arestides (0079608), 4690 Wilmington Pike, Kettering, Ohio 45305, Attorneys for Plaintiff.

LEGAL NOTICE Court of Common Pleas Probate Division Montgomery County, Ohio, located at 41 N Perry Street, Dayton, Ohio As402. Timothy Heeter v. Jeff 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@demarestlawllc.com

legal estate

LEGAL NOTICE

LEGAL NOTICE
PROBATE COURT OF
GREENE COUNTY, OHIO
THOMAS O'DIAM, JUDGE
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 OWEN
GARDNER, AKA BRUCE OWEN
GARDNER, AKA BRUCE OWEN
ARDEEASED.

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 Greene County Probate Court, 45 N. Detroit St, Xenia, Ohio 45385.

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

Wake up to the news Sign up for Morning Briefing at DaytonDailyNews.com/newsletters

legal notice to bid

SOUTHWESTERN OHIO EDUCATIONAL PURCHASING COUNCIL & OHIO MID-EASTERN REGIONAL EDUCATIONAL SERVICE AGENCY I FGAL 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@epcschools.org) until 9:00 a.m. EDST, 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@e pcschools.org. All bid evaluations will be electronically sent to each participating school district/member, who will then review and accept or reject their desired hids desired bids.

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

-0000877487-01

legal public auction

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 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, kennel, boxes, bags, and miscellaneous items; Real Estate Attn: John Cochran (1240 Ludlow Rd Xenia OH 45385) - Dresser, rugs, end tables, boxes, bags, and miscellaneous items; Cindys Beauty Supplies (3315 Princeton Dr Dayton OH 45469) - Barber's chair, storage shelf, wash basin, boxes, bags, and miscellaneous items; (Sicole 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; Cheryl Lindlies (1507 N A St Richmond IN 47374) - Mattress, headboard, rug, boxes, bags, and miscellaneous items; 215 e 272025 headboard, rug, boxes, bags, and miscellaneous item 8-15, 8-22/2025

-0000877449-01

public hearing

NOTICE OF PUBLIC HEARING Centerville Planning Commission

UDO Text Amendment Case P-2025-0037 The Planning Commission will hold a 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 Codd)

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 De-

velopment 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

-0000877488-01 legal

_divorce DIVORCE NOTICE Mohamed Al-Hamdani (Attorney) 10 N Ludlow St Suite 200 Dayton, Oh 45402 Rashid Roberta Villard (Defendant)

whose last known place of residence

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
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-Hamdani (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 INCOM-PATIBILITY and that said case is entitled, Alice M Rose (Plaintiff) V 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
—0000875678-01



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