



Cuyahoga County Sheriff

CV19922594

113117412



REPORT OF SALE

CV-19-922594 OOS

APR 07 2020

The State of Ohio }
Cuyahoga County

ss. In Obedience to the command of the foregoing Order of Sale,

I did on the 25th day of February A.D. 2020 summon EDWARD D HORTON, THOMAS P. HOGAN and BRENT T BAILEY, three disinterested freeholders, residents of said County who were by me, duly sworn to view and appraise the lands and tenements therein described, and who returned to me under their hands and seals that they did, upon actual view of the premises, estimate and appraise the real value in money, of the same at Ninety Thousand Dollars And Zero Cents exactly (\$90,000.00).

And on the 25th day of February A.D. 2020, I deposited a certified copy of said appraisal in the office of the Clerk of Court of Common Pleas of said County. And on the 7th day of March A.D. 2020, I caused to be advertised in the DAILY LEGAL NEWS (newspaper...printed and published and of general circulation in Cuyahoga County) said lands and tenements to be sold at public sale at the Court House of said County, on the Monday the 30th day of March A.D. 2020, between the hours of 9:00 AM to 12 o'clock, noon of the said day.

WITHDRAWN - ORDER OF THE COURT

FEES	
Appraisers' Fees	\$150.00
Printer's Fees and affidavit	\$469.00
Notice to Printer	\$0.00
Swearing in Appraisers	\$0.00
Mileage	\$1.67
Poundage	\$0.00
Order of Sale Fee	\$0.00
Total	\$620.67

PAID	
Total Amount Made on this Writ	
Paid Taxes	
Paid Costs to Clerk	
Retained my fees hereon	
Paid	
Paid	
Paid	
Paid	
Paid	
Paid	
Paid	
Cuyahoga County Sheriff	

STATE OF OHIO }
COUNTY OF CUYAHOGA, } SS.

Case No. (017) 922594

Publication Fee: \$469.00

Caption: Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT5, Asset-Backed Certificates, Series 2007-OPT5 vs. Sandra M. Larkins, a.k.a. Sandra Larkins, et al.

Sale No. 017

SHERIFF'S SALE
(Case No. 922594)

The State of Ohio, Cuyahoga County, ss. Pursuant to the command of and order of sale issued from the Court of Common Pleas of said county, and to me directed, in the action of

Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT5, Asset-Backed Certificates, Series 2007-OPT5, plaintiff vs. Sandra M. Larkins, a.k.a. Sandra Larkins, et al., defendants,

The Sheriff of Cuyahoga County shall offer for sale at public auction, in the Auditorium of the Cuyahoga County Justice Center, 1215 West Third Street, in the City of Cleveland, County of Cuyahoga and State of Ohio, on

Monday, the 30th day of March, 2020, beginning at 9:00 o'clock A.M. of said day. The below premises cannot be sold for less than two-thirds of the appraised value at the first offering. If this offering does not sell, it shall again be offered for sale, in accordance with the provisions of Ohio law and all Court orders, at the same time and at the same place, on

Monday, the 13th day of April, 2020, the following described lands and tenements to wit:

Permanent Parcel No. 792-08-051

For a full copy of the legal description of this property, please contact the Cuyahoga County Recorder's Department or visit

<http://WWW.RECORDER.CUYAHOGACOUNTY.US>

The above described property is further known as a single frame dwelling with two car garage, located at 6271 Tonbridge Court, in the City of Bedford Heights, Ohio.

Per O.R.C. 2329.211, the required deposit shall be based on the appraised value and is required at the time the bid is accepted. Said deposit shall be CASH or CERTIFIED CHECK, payable to the Cuyahoga County Sheriff.

The FULL purchase price shall be paid to the Sheriff within THIRTY (30) days from the date of confirmation of sale, and unless paid within eight (8) days from the date of sale shall bear interest at the rate of ten per cent (10%) per annum until paid, and on failure to do so, the purchaser shall be adjudged in contempt of court.

The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Please note: This appraisal is based on an exterior viewing of property only, unless otherwise noted.

RESIDENTIAL Property
Appraised value: \$90,000.00

Minimum Bid: \$60,000.00

Deposit required: \$5,000.00

The Sheriff of Cuyahoga County.

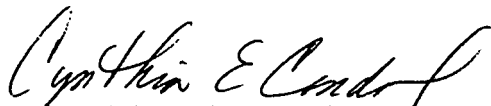
Richard J. Sykora, Attorney.

Mar7-14-21, 2020

I, Lisa A. Cech, being duly sworn upon my oath, depose and say that I am the agent of the DAILY LEGAL NEWS, and that the annexed advertisement attached hereto was published in the DAILY LEGAL NEWS, a daily newspaper of general circulation, printed in the City of Cleveland, County of Cuyahoga, Ohio for a period of two consecutive weeks and on the same day of each week, on and after the 7th day of March A.D. 2020.



Sworn to and subscribed in my presence this 14th day of March, A.D. 2020.



NOTARY PUBLIC

CYNTHIA E. CONDOL, Notary Public
STATE OF OHIO (Cuyahoga County)
My Commission Expires December 26, 2023



Daily Legal News
2935 Prospect Avenue
Cleveland, Ohio 44115
(216) 696-3322

The State of Ohio

CUYAHOGA COUNTY

ss.

To the Sheriff of our said County, GREETING:

Whereas, at term of the Court of CUYAHOGA Common Pleas, held at Cleveland, in and for said County on the 11 day of February A.D. 2020 , in the cause of WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2007-OPT5, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT5 Plaintiff, and

SAUNDRA M LARKINS, AKA SAUNDRA LARKINS, ET AL
CAVALRY SPV I LLC
STATE OF OHIO DEPARTMENT OF TAXATION
JOHN DOE NAME UNK UNK. SPOUSE OF SAUNDRA M. LARKIN S, AKA SAUNDRA LARKINS (IF ANY)
CUYAHOGA COUNTY TREASURER

Defendants, it was ordered adjudged and decreed as follows, to wit:

SEE JOURNAL ENTRY COPY ATTACHED HERETO

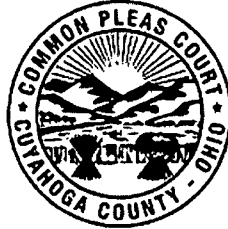
February 11, 2020

Civil Journal Vol. Pg.

CV19922594

112536586





NAILAH K. BYRD
CUYAHOGA COUNTY CLERK OF COURTS
1200 Ontario Street
Cleveland, Ohio 44113

Court of Common Pleas

PRAECIPE FOR ORDER OF SALE \$600.00
February 17, 2020 10:22

By: RICHARD J. SYKORA 0093134

Confirmation Nbr. 1944616

WELLS FARGO BANK, NATIONAL ASSOCIATION AS
TRUSTEE

CV 19 922594

vs.

SAUNDRA M. LARKINS, AKA SAUNDRA LARKINS,
ET AL.

Judge: ASHLEY KILBANE

Pages Filed: 1

Electronically Filed 02/17/2020 10:22 / ORDER OF SALE / CV 19 922594 / Confirmation Nbr. 1944616 / CLCR1

IN THE COURT OF COMMON PLEAS
CUYAHOGA COUNTY, OHIO

Wells Fargo Bank, National Association as
Trustee for Soundview Home Loan Trust 2007-
OPT5, Asset-Backed Certificates, Series 2007-
OPT5

Plaintiff,

vs.

Saundra M. Larkins, AKA Saundra Larkins, et
al.

Defendants.

Case No. CV-19-922594

Judge Ashley Kilbane

Magistrate Brian S Gozelanczyk

PRAECIPE FOR ORDER FOR
SALE

To the Clerk of Courts:

Please issue an original Order of Sale to the Cuyahoga County Sheriff directing him to appraise,
advertise, and then sell the property located at:

PREMISES COMMONLY KNOWN AS:

6271 Tonbridge Court

Bedford Heights, OH 44146

PERMANENT PARCEL NUMBER:

792-08-051

/s/ Richard J. Sykora

0093134

Richard J. Sykora

Bar No.

P. O. Box 165028

Address

Columbus, OH 43216-5028

City, State, Zip

614-767-7001

Telephone

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