



Union County SHERIFF'S REAL ESTATE SALES

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SHERIFF'S SALE OF REAL ESTATE REVISED CODE, SEC. 2329.26 STATE OF OHIO, UNION COUNTY

US Bank Trust National Association
as Trustee of the LB-Cabana Series
IC Trust
Plaintiff

vs.

Mark Preston
Defendant

Case Number: 19CV0206

Under an Order of Sale in the above
named action, I will offer for sale
online at [https://union.sheriffsaleau-](https://union.sheriffsaleauction.ohio.gov)
[ction.ohio.gov.](https://union.sheriffsaleauction.ohio.gov), the following
described real estate, to-wit (a copy
of which can be obtained via email
at: rbarker@unioncountyohio.gov)
Situated in the State of Ohio, County
of Union, and in the Township of
Jerome and in the City of Dublin,
Washington Township (Franklin
County) and bounded and described
as follows:

Being Lot Number One Hundred
Seventy-Seven (177) in Tartan West
Section 6, Part 2, as the same is

numbered and delineated upon the
recorded plat thereof, of record in
Plat Book 5, Pages 218 and 219,
Recorder's Office, Union County,
Ohio

Parcel Number: 39-0024040.1500
Map Number: 137-09-08-024.000
VMS: 2925

Prior Deed Reference: Instrument
No. 201804020002484 on April 2,
2018

Property Address: 7057 Firenza
Place, Dublin OH 43016

The auction will be open for at least 7
days before the stated auction date.
Pre-auction bids may be placed as
soon as the property is listed at
[https://union.sheriffsaleau-](https://union.sheriffsaleauction.ohio.gov)
[ction.ohio.gov](https://union.sheriffsaleauction.ohio.gov). Live bidding will begin
on Wednesday, 6/11/2025 at 9:00
AM.

Said premises were appraised at
\$590,000.00 and cannot be sold for
less than two-thirds of that amount.
Neither the Sheriff's Office nor any
affiliates have access to the inside of
the property. All properties are sold
in "As Is" condition.

A tentative second sale date is
scheduled for 6/25/2025, at 8:30 a.m.,
and will only be held if the property
is not sold at the first auction. The
second auction will be held online
also at [http://union.sheriffsaleau-](http://union.sheriffsaleauction.ohio.gov)
[ction.ohio.gov](http://union.sheriffsaleauction.ohio.gov) under the same terms
and conditions of the first auction,
without regard to the minimum
starting bid. Please check our
website for sale results, to know

whether the second auction will be
held.

TERMS OF SALE: Bidders must
register and make their deposits
online before the auction. Deposit
confirmation may take as long as 5
business days. The successful bidder
MUST provide a fully completed
Purchaser Information Form, provide
valid identification, and have the
required online deposit confirmed
when property is declared sold.

All third-party purchasers must make
a sale deposit:

If the bidder's final bid for the
property is:

Less than or equal to \$10,000, the
deposit due is \$2,000.00.

Greater than \$10,000 but less than or
equal to \$200,000, the deposit due is
\$5,000.

Greater than \$200,000, the deposit
due is \$10,000.

The successful bidder MUST have
the required amount deposited online
before the sale to have a bid accepted.
The balance of the accepted bid is
due within 30 days upon confirma-
tion of sale. Please note: the
purchaser shall be responsible for
costs, allowances, and taxes that the
proceeds of the sale are not enough to
cover.

Mike Justice, Sheriff
Union County, Ohio
Kaman & Cusimano LLC – Michelle
L Polly-Murphy
Attorney for Plaintiff
5-24-35