

Order Number: 06142023-20743

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# AUCTION

NEWTEK SMALL BUSINESS FINANCE, LLC, Successor by Merger to  
Newtek Small Business Finance, Inc.,  
VS.

TROY R. RAMEY, ET AL.

By Order of the Court of Common Pleas, Medina County, Ohio, Case  
No. 21 CIV 0121, Brooks Ames, the Court-Appointed Private  
Selling Officer, will offer for sale on the date and at the  
place set forth herein the real property described below (the  
"Real Property").

**Auctions:** AUCTION #1 2765 - Fixler Road, Medina, OH 44256 &  
AUCTION #2 - 7000 Bear Swamp Road, Medina, OH 44256

**Online Only Auction Dates:** START: Sunday, June 11, 2023 - 12:00  
pm. END: AUCTION #1 Wednesday June 14 12:00 pm & AUCTION #2  
Wednesday June 14 12:30 pm

**Legal Description:** Full Legal description of both properties can  
be found as an attachment on the auction sale page on the  
kikoauctions.com website.

**Property Address:** 2765 Fixler Road, Medina, OH 44256 & 7000 Bear  
Swamp Road, Medina, OH 44256

**Permanent Parcel No.:** Medina Co. 031-11D-22-023 & 031-11D-22-022

**Terms Of Sale:** Appraised value of 2765 Fixler Road, Medina, OH  
is \$307,000. This parcel will be sold subject to the mortgage of  
LoanCare, LLC and will not be sold for less than \$101,815.89,

which amount equals 2/3 of the difference between the appraised value of Parcel -023 and the amount remaining on the LoanCare, LLC mortgage as of June 14, 2023, pursuant to Section 2329.20 of the Ohio Revised Code. The 7000 Bear Swamp Rd. parcel will be sold for not less than 2/3 of its appraised value. Appraised value of 7000 Bear Swamp Road, Medina, OH is \$113,000. Sale total must exceed 2/3 of appraised value per court order. A 10% deposit is required on auction day; balance due within 30 days of sale confirmation. No Access Prior to the Auction.

The Properties are sold in its AS-IS condition. In the event a second auction is required as described in Section §2329.26 (A) (2) (v) of the Revised Code, such sale of Parcel 2765 Fixler Rd. shall remain subject to the LoanCare, LLC mortgage and sold subject to the minimum bid as provided herein, but the sale of the Parcel 7000 Bear Swamp Rd. shall be without regard to the minimum bid requirement and shall be held on July 12, 2023 at 12:00 p.m.

A 10% buyer's premium will be added to the highest bid to establish the purchase price. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.

**Notice to Lienholders:** Pursuant to O.R.C. §2329.152(B) (2), each judgment creditor and lienholder who is a party to the foreclosure action may submit a "Remote Bid" on or before 4:30 p.m. on June 9, 2023 by email to [brooks@kikocompany.com](mailto:brooks@kikocompany.com) or by facsimile to 330-453-1765. Russ Kiko Associates, Inc. Auctioneers, 2722 Fulton Dr. NW, Canton, Ohio 44718 - 330-453-9187.

Attorney John Rutter for Plaintiff Roetzel Address 222 S Main St, Akron, OH 44308.

**PLEASE EMAIL A PROOF & PRICE PER RUN OF THIS AD FOR APPROVAL**

**AS SOON AS POSSIBLE.** I WILL EMAIL BACK TO YOU WITH AN OK OR  
CHANGES. IF YOU HAVE ANY QUESTIONS, PLEASE CALL ME. THANK YOU.

**ATTN: - PHONE 330-453-9187 - EMAIL**