

IN THE COURT OF COMMON PLEAS  
ASHTABULA COUNTY  
JEFFERSON, OHIO

ANGIE MAKI-CLIFF, TREASURER )

Plaintiff, )

-vs- )

RICHARD SCARPACI, et al. )

Defendants. )

CASE NO.: 2025 CV 0156

JUDGE: Judge David A. Schroeder

PRAECIPE: \_\_\_\_\_

TO THE CLERK:

Please cause a Notice of Foreclosure in the form of the notice attached as Exhibit 1 to be published one week in The Gazette, a newspaper of general circulation in Ashtabula County, Ohio and beginning one week thereafter, on the following website selected by the Clerk of Court:

<https://ashtabulacountyprosecutoroh.gov/notice-of-foreclosure>.

APRIL R. GRABMAN, (0095333)  
PROSECUTING ATTORNEY

By, Gene C. Barrett  
GENE C. BARRETT, #0078602  
Assistant Prosecutor  
Attorney for Plaintiff

APRIL DANIELS  
CLERK OF COURT  
COMMON PLEAS COURT  
ASHTABULA CO OH

2025 FEB 18 PM 3:50

FILED

EXHIBIT "1"

FORM NOTICE OF FORECLOSURE

COMMON PLEAS COURT, ASHTABULA COUNTY, OHIO

Notice of foreclosure of liens for delinquent real estate and manufactured home taxes, by action in rem by County Treasurer of Ashtabula County, Ohio.

Public notice is hereby given that on the <sup>18<sup>th</sup></sup> day of February, 2025, the County Treasurer of Ashtabula County, Ohio filed a complaint in the Common Pleas Court of Ashtabula County, Ohio, for the foreclosure of liens for delinquent taxes, assessments, charges, penalties and interest against certain real estate and manufactured home situated in such county, as described in the complaint.

The object of the action is to obtain from the Court a Judgment foreclosing the tax lien against such real estate and manufactured home and ordering the sale of such real estate and manufactured home for the satisfaction of the tax liens on it.

Such action is brought against the real property and no personal judgment shall be entered in it. However, if pursuant to the action, the property is sold for an amount that is less than the amount of delinquent taxes, assessments, charges, penalties, and interest against it, the Court, in a separate order, may enter a deficiency judgment against the

owner of record of a parcel for the amount of the difference; if that owner of record is a corporation, the Court may enter the deficiency judgment against the stockholder holding a majority of the corporation's stock.

Such action is brought against the manufactured home and a personal judgment may likewise be entered against the owner. If pursuant to the action, the property is sold for an amount that is less than the amount of delinquent taxes, assessments, charges, penalties, and interest against it, the Court, in a separate order, may enter a deficiency judgment against the owner of record of a parcel for the amount of the difference; if that owner of record is a corporation, the Court may enter the deficiency judgment against the stockholder holding a majority of the corporation's stock.

The permanent parcel number of each parcel and registration of each manufactured home included in such action; the full street address of its last known location, if available; the make, model, serial number and certificate number as set forth in the associated delinquent real estate tax and manufactured home tax certificate or master list of delinquent tracts; a statement of the amount of the taxes, assessments, charges, penalties, and interest due and unpaid on the manufactured home; the name and address of the last known owner of the real estate and manufactured home as they appear on the general tax list;

and the names and addresses of each lien holder and other person with an interest in the real estate and manufactured home identified in a statutorily required title search relating to the real estate and manufactured home; all as more fully set forth in the complaint are as follows:

a. Parcel Number (s):                   #1 60-006-10-101-00  
  #2 60-006-10-100-00  
  #3 60-006-10-099-00

Registration Number(s):               #1 40-888-00-035-12

b. Last known record owner(s) of the real estate and manufactured home(s):

      #1 RICHARD SCARPACI  
      #2 ANNE W. SCARPACI

c. Last Known Address(es) of the real estate and manufactured home(s):

      #1 LINDSLEY AVE.  
          WILLIAMSFIELD, OH  
      #2 LINDSLEY AVE.  
          WILLIAMSFIELD, OH  
      #3 6842 LINDSLEY AVE.  
          WILLIAMSFIELD, OH  
      #4 6842 LINDSLEY AVE.  
          WILLIAMSFIELD, OH

d. Persons or entities with a potential interest in the parcel(s):

**RICHARD SCARPACI  
636 MIDNORA STREET  
PITTSBURGH, PA 15211**

**JANE DOE, UNKNOWN SPOUSE OF  
RICHARD SCARPACI  
636 MIDNORA STREET  
PITTSBURGH, PA 15211**

UNKNOWN HEIRS, DEVISEES AND ASSIGNS  
OF ANNE W. SCARPACI, DECEASED  
C/O RICHARD SCARPACI  
636 MIDNORA STREET  
PITTSBURGH, PA 15211

STATE OF OHIO, DEPARTMENT OF JOB AND FAMILY SERVICES  
C/O CASEY P. O'BRIEN, ESQ.  
ATTORNEY GENERAL SPECIAL COUNSEL  
401 SOUTH STREET  
CHARDON, OH 44024

e. Taxes, interest, penalties, and assessments due at the time  
of filing: \$2,251.83.

"The complete legal description of the real estate and  
manufactured home(s) so described herein can be obtained in the  
office of the Ashtabula County Clerk of Courts Ashtabula County  
Court house, 25 W. Jefferson Street, Jefferson, Ohio 44047  
listed under case number 25-CV-1516."

Any person owning or claiming any right, title or interest  
in or lien upon, any real estate and manufactured home above  
listed may file an answer in such action setting forth the  
nature and amount of interest owned or claimed and any defense  
or objection to the foreclosure. Such answer shall be filed in  
the office of the undersigned Clerk of the Court, and a copy of  
the answer shall be served on the Prosecuting Attorney, on or  
before the 25<sup>th</sup> day of April 2025. (This  
date must be 28 days after the date of final publication of this  
notice).

If no answer is filed with respect to a manufactured home listed in the complaint, on or before the date specified as the last day for filing an answer, a judgment of foreclosure will be taken by default as to that real estate and manufactured home and against its owner(s). Any real estate and manufactured home as to which a foreclosure is taken by default shall be sold for the satisfaction of the taxes, assessments, charges, penalties, interest, and costs incurred in the foreclosure proceeding, which are due and unpaid.

At any time prior to the filing of any entry of confirmation of sale, any owner, lien holder, or other person with an interest in the real estate and manufactured home listed in the complaint may redeem the parcel by tendering to the County Treasurer, at the office of the Ashtabula County Prosecuting Attorney, the amount of the taxes, assessments, charges, penalties, and interest due and unpaid on the real estate and manufactured home, together with all costs incurred in the proceeding instituted against the parcel under Ohio Revised Code, Sections 4503.06 et seq. Upon the filing of any entry of confirmation of sale, there shall be no further equity or redemption. After the filing of any such entry, any person claiming any right, title or interest in, or lien upon, any manufactured home shall be forever barred and foreclosed of any

such right, title, or interest in, lien upon, and any equity of redemption in such manufactured home.

IN THE EVENT THAT SUCH REAL ESTATE AND MANUFACTURED HOME IS OFFERED FOR SALE BY THE PLAINTIFF, ALL PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR LOCATING AND IDENTIFYING SAME REAL ESTATE AND MANUFACTURED HOME. ALL SALES ARE FINAL AND PLAINTIFF GIVES NO WARRANTY EITHER EXPRESS OR IMPLIED AS TO THE LOCATION, CONDITION OF THE MANUFACTURED HOME OR ANY IMPROVEMENTS THEREON. IT WILL BE PURCHASERS RESPONSIBILITY TO REMOVE SAID MANUFACTURED HOME IMMEDIATELY FROM ITS LOCATION UPON THE CONFIRMATION OF THE SALE. PLAINTIFF WILL ENFORCE ALL SALES.

Said notice shall be published one week in The Gazette, a newspaper of general circulation in Ashtabula County, Ohio and beginning one week thereafter, on the following website selected by the Clerk of Court:

<https://ashtabulacountyprosecutoroh.gov/notice-of-foreclosure/>.



\_\_\_\_\_  
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APRIL T. DANIELS,  
CLERK OF COURTS  
25 West Jefferson Street  
Jefferson, OH 44047-1092  
(440) 576-3639