



Seneca County Sheriff's Foreclosure Sale: 415 South Kilbourne Street — Auction October 15, 2026

Public paper · October 5, 2026 · Courts desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

Seneca County sheriff's foreclosure sale under a court judgment scheduled October 15, 2026 at 10:00 AM — 415 South Kilbourne Street. Cash / certified funds terms as stated in the published notice; subject to confirmation and superior liens.

A published sheriff's foreclosure sale under a court judgment notice schedules a foreclosure auction for real property in Seneca County, OH. The sale is set for October 15, 2026 at 10:00 AM at the Seneca County Sheriff's online auction site, <https://seneca.sheriffsaleauction.ohio.gov>.

Property and parties named in the notice

- Street address believed: 415 South Kilbourne Street, Republic, OH 44867 (address is not controlling if it conflicts with the legal description in the source notice).
- County / state: Seneca County, OH.
- Grantor / borrower of record (as named): Adam H. Drosky, et al..
- Current mortgagee / judgment creditor (as named): U.S. Bank National Association.
- File / TS / case reference: Case 25CV0268; parcel L42-00-066840-00-00.

What the published notice states

Case 25CV0268; parcel L42-00-066840-00-00. Appraised at \$190,000; the notice says the property cannot sell for less than two-thirds of the appraisal at the first sale and requires a \$5,000 deposit. If unsold, a second sale

is set for Oct. 29, 2026 with no minimum. Sheriff Fredrick W. Stevens.

Sale terms the notice states

- Sale is at public auction to the highest bidder under the terms in the published notice.
- Property is typically sold as-is / where-is, subject to unpaid taxes, prior liens, and encumbrances of record.
- Terms are cash or certified funds unless the notice states otherwise (credit bids by the secured party may be allowed).
- Right to adjourn, continue, or confirm the sale may be reserved as stated in the source notice and applicable state law.
- Anyone considering bidding should read the full published notice, run independent title and occupancy checks, and consult their own counsel.

How Notice Nearby treats foreclosure / trustee's sales

This courts desk paper restates a public foreclosure / trustee's sale / sheriff's sale notice. It is not a civil docket ruling, not investment advice, and not a title commitment. Notice Nearby cites the source notice URL below; verify details against the official publication before relying on them.

About the photo

Early-1900s color postcard view of the former Seneca County Court House, Tiffin, Ohio (historic view; the sale is held online). Photo: public domain postcard via the Digital Public Library of America and Wikimedia Commons. The image is illustrative and does not show the property being sold.

Sources

1. The Advertiser-Tribune (Tiffin) sheriff's sale notice, as posted on the Ohio statewide newspaper public-notice site (Column) — sale October 15, 2026, the Seneca County Sheriff's online auction site, <https://seneca.sheriffsaleauction.ohio.gov>; property 415 South Kilbourne Street, Republic, OH 44867. <https://ohio.column.us/?activeNotice=Mbbzv48FFkIa4XU7eqOA&subdomain=ohio>
2. Notice Nearby courts desk · Record of Sale, LLC (Oregon).

Not legal advice. Not a newspaper. Not Legal Publication. Record of Sale, LLC (Oregon).

Notes

- Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.
- Discussed on @NoticeNearYou: (pending — fill xPostUrl after live post).
- Not legal advice. Not a newspaper. Not Legal Publication. Record of Sale, LLC (Oregon).

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