

LORAIN COUNTY SHERIFF SALES  
CIVIL DIVISION

Appraisal Date: 11/06/09  
Sale Date: 12/16/09

Sorted By Case Number

All Sheriff Sales are advertised in either the Lorain Morning Journal or the Elyria Chronicle Telegram every Friday. Real Estate located in the Northern half of the County is advertised in the Morning Journal and real estate located in the Southern half of the County is advertised in the Elyria Chronicle Telegram. All care is taken to ensure the accuracy of the sale information, however we cannot control the information provided to us. Be advised that a property listed below may **NOT** be auctioned on the designated day due to various reasons.

SHERIFF ASSUMES NO LIABILITY FOR ERRONEOUS INFORMATION

REVISED: 12/18/09 11:06:27AM SALE DATE 12/16/09

<u>Case Number</u>	<u>Property Address</u>	<u>Plaintiff Vs Defendant</u>	<u>Appraisal Amount</u>	<u>Starting Bid</u>	<u>Sale Price</u>
04CV137663			\$66,000.00	\$44,000.00	Sale Cancelled
607	JPMORGAN CHASE BANK AS TRUSTEE IRVING PARK BOULEVARD	Vs JEFFREY L COOPER ET AL SHEFFIELD LAKE	03-00-036-106-013		JOHN D CLUNK Attorney
06CV146199			\$75,000.00	\$50,000.00	\$50,000.00
1945	U.S. BANK, N.A. * MARK DRIVE	Vs DELMAR D. SHUSTER, ET AL LORAIN	02-02-017-112-023		LERNER SAMPSON & ROTHFUSS Attorney
07CV150593			\$156,000.00	\$104,000.00	Sale Cancelled
33400	FIRST FEDERAL SAVINGS & LOAN * KAREN DRIVE	Vs MICHAEL C GABEL, ET AL AVON LAKE	04-00-007-111-024		NADINE J EZZIE Attorney
07CV151210			\$120,000.00	\$80,000.00	Sale Cancelled
35332	CITIMORTGAGE INC. ELDER STREET	Vs GIOVANNI C IZZO AND LISA A IZZO ET AL NORTH RIDGEVILLE	07-00-020-103-005 07-00-020-103-006 07-00-020-103-007		LERNER SAMPSON & ROTHFUSS Attorney
08CV155373					Sale Cancelled
165	INDYMAC BANK, F.S.B. EAST STREET	Vs SHARON M. OHLY, ET AL WILLINGTON	18-00-021-112-042		LERNER SAMPSON & ROTHFUSS Attorney
08CV155511			\$90,000.00	\$60,000.00	\$60,000.00
828	NOVASTAR MORTGAGE, INC. WILDER AVENUE	Vs SCOTT A. STANLEY AND LAURIE A. STANLEY, ET AL. ELYRIA	06-25-027-103-027		LERNER SAMPSON & ROTHFUSS Attorney
08CV156505			\$54,000.00	\$36,000.00	Sale Cancelled
2512	THE BANK OF NEW YORK * EAST 30TH STREET	Vs CHRISTINA AMADOR, ET AL. LORAIN	03-00-082-111-004		LERNER SAMPSON & ROTHFUSS Attorney
08CV156892			\$126,000.00	\$84,000.00	Sale Cancelled
844	IDLEWOOD AVENUE	Vs DENNIS A ZYDIK, ET AL SHEFFIELD LAKE	03-00-040-125-074		LERNER SAMPSON & ROTHFUSS Attorney
08CV157106			\$135,000.00	\$90,000.00	\$140,000.00
5256	SHEFFIELD VILLAGE PARKSIDE CONDOMINIUM ASSOCIATION PARKHURST DRIVE	Vs ANTHONY IORILLO ET AL SHEFFIELD VILLAGE	03-00-012-701-001		MANLEY DEAS KOCHALSKI Attorney

			Appraisal Amount	Starting Bid	Sale Price
<b>08CV157525</b>			<b>\$66,000.00</b>	<b>\$44,000.00</b>	<b>\$44,220.00</b>
WASHINGTON MUTUAL BANK 440 HAMILTON AVENUE	LORAIN	Vs CHRISTOPHER J MUSCATELLO ET AL 02-01-006-109-033			MANLEY DEAS KOCHALSKI Attorney
<b>08CV157593</b>			<b>\$27,000.00</b>	<b>\$18,000.00</b>	<b>Sale Cancelled</b>
CONSUMER SOLUTIONS REO, LLC 715 WEST 22ND STREET	LORAIN	Vs BRUCE W LEGG ET AL 02-01-006-155-014			MANLEY DEAS KOCHALSKI Attorney
<b>08CV157989</b>			<b>\$342,000.00</b>	<b>\$228,000.00</b>	<b>Sale Cancelled</b>
U.S ANK * 36411 SOUTH PARK DRIVE	AVON	Vs LISA J ALLEN ET AL 04-00-012-103-245			LERNER SAMPSON & ROTHFUSS Attorney
<b>08CV159065</b>			<b>\$138,000.00</b>	<b>\$92,000.00</b>	<b>No Bid</b>
CHASE HOME FINANCE LLC 1331 DOUGLAS COURT	LORAIN	Vs REGINALD R. COOK, ET AL 02-02-005-104-017			LERNER SAMPSON & ROTHFUSS Attorney
<b>08CV159225</b>			<b>\$129,000.00</b>	<b>\$86,000.00</b>	<b>\$86,000.00</b>
DEUTSCHE BANK * 19295 ERHART RD. AKA ST.RT.57	GRAFTON	Vs MICHAEL J. SCHRAMBECK, ET AL 16-00-091-000-020			LERNER SAMPSON & ROTHFUSS Attorney
<b>08CV159647</b>			<b>\$90,000.00</b>	<b>\$60,000.00</b>	<b>\$60,000.00</b>
LIBERTY SAVINGS BANK, FSB 2060 ARROWHEAD ST.	LORAIN	Vs J. SCOTT THIERFELDER, ET AL 02-02-024-109-060			LERNER SAMPSON & ROTHFUSS Attorney
<b>08CV159798</b>			<b>\$132,000.00</b>	<b>\$88,000.00</b>	<b>Sale Cancelled</b>
NATIONAL CITY BANK 32927 MEADOW CREEK OVAL	NORTH RIDGEVILLE	Vs CHAD BELL AKA CHAD T. BELL, ET AL 07-00-006-101-088			MANLEY DEAS KOCHALSKI Attorney
<b>08CV159920</b>			<b>\$90,000.00</b>	<b>\$60,000.00</b>	<b>\$60,000.00</b>
LIBERTY SAVINGS BANK F.S.B. 2071 STONEPATH STREET	LORAIN	Vs J. SCOTT THIERFELDER ET AL 02-02-024-109-043			CARISLE MCNELLIE & RINI Attorney
<b>09CV160247</b>			<b>\$150,000.00</b>	<b>\$100,000.00</b>	<b>\$100,000.00</b>
FEDERAL NATIONAL MORTGAGE ASSOCIATION 15125 GREEN STREET	WAKEMAN	Vs DALE LIMON AKA DALE A LIMON ET AL 13-20-022-000-016			LERNER SAMPSON & ROTHFUSS Attorney
<b>09CV160585</b>			<b>\$72,000.00</b>	<b>\$48,000.00</b>	<b>Sale Cancelled</b>
FIFTH THIRD MORTGAGE COMPANY 12101 ALTON DRIVE	GRAFTON	Vs JASON R MATTERN ET AL 11-00-036-112-004			CARISLE MCNELLIE & RINI Attorney
<b>09CV160624</b>			<b>\$84,000.00</b>	<b>\$56,000.00</b>	<b>Sale Cancelled</b>
US BANK NA 959 ARCHWOOD AVENUE	LORAIN	Vs MAURICE L YOUNG SR. ET AL 02-02-028-103-013			LERNER SAMPSON & ROTHFUSS Attorney
<b>09CV160641</b>			<b>\$39,000.00</b>	<b>\$26,000.00</b>	<b>\$26,000.00</b>
COUNTRYWIDE HOME LOANS SERVICING, L.P. 1809 EAST 33RD STREET	LORAIN	Vs SONIA CHARLES, ET AL. 03-00-096-119-009			LERNER SAMPSON & ROTHFUSS Attorney

			Appraisal Amount	Starting Bid	Sale Price
<b>09CV160660</b>			<b>\$51,000.00</b>	<b>\$34,000.00</b>	<b>Sale Cancelled</b>
*DEUTSCHE BANK NATIONAL 916 GRACE STREET	LORAIN	Vs DAWN M STEVENS, ET AL	03-00-108-113-011 03-00-108-113-012 03-00-108-113-013	LERNER SAMPSON & ROTHFUSS Attorney	
<b>09CV160661</b>			<b>\$156,000.00</b>	<b>\$104,000.00</b>	<b>Sale Cancelled</b>
COUNTRYWIDE HOME LOANS SERVICING, L.P. 35396 MILLS ROAD	AVON	Vs KATHLEEN C. MUELLER, ET AL.	04-00-013-000-142	LERNER SAMPSON & ROTHFUSS Attorney	
<b>09CV160694</b>			<b>\$135,000.00</b>	<b>\$90,000.00</b>	<b>Sale Cancelled</b>
FLAGSTAR BANK, FSB 417 OAKNOLL DRIVE	AMHERST	Vs NANCY J. BORGIA, ET AL	05-00-058-000-048	CARISLE MCNELLIE & RINI Attorney	
<b>09CV160799</b>			<b>\$120,000.00</b>	<b>\$80,000.00</b>	<b>\$80,000.00</b>
LIQUIDATION PROPERTIES INC 1706 LORAIN BLVD	ELYRIA	Vs PHILLIP G WHITE, ET AL	06-24-034-113-042 06-33-034-113-042	JOHN D CLUNK Attorney	
<b>09CV161297</b>			<b>\$141,000.00</b>	<b>\$94,000.00</b>	<b>Sale Cancelled</b>
GMAC MORTGAGE, LLC 132 YUNKER COURT	ELYRIA	Vs DANNY R. MORRISON, ET AL.	10-00-006-113-025	LERNER SAMPSON & ROTHFUSS Attorney	
<b>09CV161548</b>			<b>\$45,000.00</b>	<b>\$30,000.00</b>	<b>\$30,000.00</b>
CITIMORTGAGE, INC. * 1485 F STREET	LORAIN	Vs CLAUDETTE G. HASLAGE AKA *	02-00-051-123-021 02-00-051-123-022	DENNIS REIMER Attorney	
<b>09CV161962</b>			<b>\$54,000.00</b>	<b>\$36,000.00</b>	<b>\$36,000.00</b>
CHASE HOME FINANCE LLC 5419 RIDGEWOOD STREET	LORAIN	Vs ALEXANDER DANCISKO, AKA ALEX DANCISKO, ET AL	03-00-109-131-010	LERNER SAMPSON & ROTHFUSS Attorney	
<b>09CV162037</b>			<b>\$48,000.00</b>	<b>\$32,000.00</b>	<b>Sale Cancelled</b>
COUNTRYWIDE HOME LOANS SERVICING LP 911 DILLEWOOD STREET	SHEFFIELD LAKE	Vs DARRYL K. HELLER, ET AL.	03-00-044-111-017 03-00-044-111-005	JAMES L SASSANO Attorney	
<b>09CV162100</b>			<b>\$72,000.00</b>	<b>\$48,000.00</b>	<b>\$48,000.00</b>
ONEWEST BANK, FSB 2087 MCKINLEY AVE.	LORAIN	Vs RANDALL S. CARMACK AKA RANDALL CARMACK, ET AL	03-00-109-105-047 03-00-109-105-048 03-00-109-105-049 03-00-109-105-050 03-00-109-105-051 03-00-109-105-052	LERNER SAMPSON & ROTHFUSS Attorney	
<b>09CV162132</b>			<b>\$90,000.00</b>	<b>\$60,000.00</b>	<b>\$60,000.00</b>
FIRST FRANKLIN FINANCIAL CORP 4545 BROADWAY AVENUE	LORAIN	Vs JAMES B HARWOOD, ET AL	03-00-108-106-003	LERNER SAMPSON & ROTHFUSS Attorney	
<b>09CV162241</b>			<b>\$84,000.00</b>	<b>\$56,000.00</b>	<b>\$56,000.00</b>
CITIMORTGAGE INC 4224 LEAVITT ROAD	LORAIN	Vs CLARA J THOMAS ET AL	02-02-008-106-025	LERNER SAMPSON & ROTHFUSS Attorney	

			Appraisal Amount	Starting Bid	Sale Price
<b>09CV162363</b>			<b>\$129,000.00</b>	<b>\$86,000.00</b>	<b>Sale Cancelled</b>
US BANK NA 5514 WILLIAMSBURG DRIVE	Vs LORAIN	CATRINA N RATLIFF, ET AL 02-02-004-106-006			LERNER SAMPSON & ROTHFUSS Attorney
<b>SALE CANCELLED</b>					
<b>09CV162445</b>			<b>\$102,000.00</b>	<b>\$68,000.00</b>	<b>\$70,000.00</b>
WELLS FARGO BANK * 5929 ROSEBELLE AVENUE	Vs LORAIN	ANGELO J. LOMBARDI, ET AL. 07-00-020-115-069			LERNER SAMPSON & ROTHFUSS Attorney
<b>09CV162706</b>			<b>\$18,000.00</b>	<b>\$12,000.00</b>	<b>\$12,000.00</b>
ONEWEST BAN, FSB * 600 WEST 18TH ST.	Vs LORAIN	JEFFREY B. GAINES, ET AL 02-01-003-143-015			LERNER SAMPSON & ROTHFUSS Attorney
<b>09CV162779</b>			<b>\$75,000.00</b>	<b>\$50,000.00</b>	<b>Sale Cancelled</b>
NATIONSTAR MORTGAGE LLC 2457 SOUTH JEFFERSON BLVD.	Vs LORAIN	ROBERT FOWLER, ET AL 03-00-048-106-011			MANLEY DEAS KOCHALSKI Attorney
<b>SALE CANCELLED</b>					
<b>09CV162788</b>			<b>\$81,000.00</b>	<b>\$54,000.00</b>	<b>\$54,000.00</b>
WELLS FARGO BANK * 4137 BROCKLEY AVE.	Vs SHEFFIELD LAKE	MICHAEL VROOMAN, ET AL 03-00-029-103-028			LERNER SAMPSON & ROTHFUSS Attorney
<b>09CV162966</b>			<b>\$108,000.00</b>	<b>\$72,000.00</b>	<b>\$72,000.00</b>
WELLS FARGO BANK NA 4044 IVANHOE DRIVE	Vs LORAIN	ERICK H GONZALEZ, ET AL 02-02-021-118-007			LERNER SAMPSON & ROTHFUSS Attorney
<b>09CV163089</b>			<b>\$33,000.00</b>	<b>\$22,000.00</b>	<b>No Bid</b>
BANK OF AMERICA, * 1656 EAST 33RD ST.	Vs LORAIN	RUDY SOLIS, ET AL 03-00-096-106-016			LERNER SAMPSON & ROTHFUSS Attorney
<b>NO BID</b>					
<b>09CV163122</b>					<b>Sale Cancelled</b>
BAC HOME LOANS SERVICING LP 9250 ROOT ROAD	Vs EIRIA	TAMARA J BYRD, ET AL 07-00-012-103-012			LERNER SAMPSON & ROTHFUSS Attorney
<b>SALE CANCELLED</b>					
<b>09CV163129</b>			<b>\$42,000.00</b>	<b>\$28,000.00</b>	<b>\$28,000.00</b>
FLAGSTAR BANK, FSB 840 OBERLIN AVENUE	Vs LORAIN	LAWRENCE N. PRESSNELL, ET AL. 02-02-026-114-031			CARISLE MCNELLIE & RINI Attorney
<b>09TX005924</b>	<b>Tax Bid \$3,446.73 Plus Court Costs</b>				<b>\$5,824.61</b>
LORAIN COUNTY TREASURER VACANT LOT		Vs EATON TWP	ARRIANNE D. SONGER, ET AL 11-00-036-110-009		JOHN G MORRISSON Attorney
If not sold today - 2nd sale date:	12/30/09				
<b>09TX005972</b>	<b>Tax Bid \$14,808.76 Plus Court Costs</b>				
LORAIN COUNTY TREASURER		Vs LORAIN	JOHN VOLCHKO, ET AL. 03-00-097-122-007		JOHN G MORRISSON Attorney
If not sold today - 2nd sale date:	12/30/09		03-00-097-122-008		
<b>09TX005979</b>	<b>Tax Bid \$6,704.81 Plus Court Costs</b>				
LORAIN COUNTY TREASURER 923 EAST 35TH STREET		Vs LORAIN	KATHLEEN EDWARDS DECEASED ET AL 03-00-098-131-028		JOHN G MORRISSON Attorney
If not sold today - 2nd sale date:	12/30/09				
<b>Total:</b>	<b>44</b>				