

LORAIN COUNTY SHERIFF SALES
CIVIL DIVISION

Appraisal Date: 11/20/09
Sale Date: 01/06/10

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: 01/22/10 7:58:00AM SALE DATE 01/06/10

Case Number	Property Address	Plaintiff Vs Defendant	Appraisal Amount	Starting Bid	Sale Price
06CV144903	STATES RESOURCES 8 550 WEST 14TH STREET	LORAIN Vs PULASKI POST *	\$3,000.00	\$2,000.00	Sale Cancelled
07CV151618	HSBC BANK USA NA * 849 DELAWARE AVENUE	EI YRIA Vs CLARENCE DARNELL BROWN, AKA *	\$60,000.00	\$40,000.00	Sale Cancelled
07CV152436	DEUTSCHE BANK * 133 ASHLAND AVENUE	EI YRIA Vs WILLIAM BIRTH, ET AL.	\$180,000.00	\$120,000.00	Sale Cancelled
07CV154206	SCHMIDT MORTGAGE COMPANY 5401 FLEMING AVENUE	LORAIN Vs JAMES A COLOMBO, ET AL	\$42,000.00	\$28,000.00	\$28,000.00
08CV155040	MIDFIRST BANK 151 MOUNT VERNON COURT	EI YRIA Vs DERRICK T. ROBBINS, ET AL.	\$99,000.00	\$66,000.00	Sale Cancelled
08CV155370	*LASALLE BANK NATIONAL 235 GEORGIA AVENUE	ELYRIA Vs ROBERT B PHARES, ET AL	\$87,000.00	\$58,000.00	\$58,000.00
08CV156109	BANK OF NEW YORK * 420 ANGELA LANE UNIT 21D	AVON LAKE Vs DANIELLE S GIBBONS ET AL	\$102,000.00	\$68,000.00	\$72,000.00
08CV157910	COUNTRYWIDE HOME LOANS, INC. 3174 CAROLINE AVENUE	LORAIN Vs KATHLEEN H. WHITLOCK AKA KATHLEEN WHITLOCK, ET AL.	\$39,000.00	\$26,000.00	\$26,000.00
08CV158778	MARTIN'S RUN HOMEOWNERS ASSOCIATION INC 3403 JONES DRIVE	LORAIN Vs DANNY R WYATT ET AL	\$165,000.00	\$110,000.00	\$110,000.00
08CV158786	THE HUNTINGTON NATIONAL BANK 1122 WEST 23RD STREET	LORAIN Vs DAVID R. RIVERA, ET AL.	\$72,000.00	\$48,000.00	Sale Cancelled

	Appraisal Amount	Starting Bid	Sale Price
08CV159118 DEUTSCHE BANK * 260 GUILFORD ROAD VERMILION	\$72,000.00	\$48,000.00	\$48,000.00
Vs ROCHELLE BENCZI AKA RACHELLE BENCZI, ET AL.			
	01-00-003-106-034	CARLISLE MCNELLIE & RINI Attorney	
08CV159422 LASALLE BANK * 35115 POPLAR STREET NORTH RIDGEVILLE	\$117,000.00	\$78,000.00	\$99,000.00
Vs CHARLES T ALEXANDER ET AL			
	07-00-020-137-011 07-00-020-137-012	JOHN D CLUNK Attorney	
08CV159600 FEDERAL HOME LOAN MORTGAGE CORPORATION 386 SYCAMORE CIRCLE AVON LAKE	\$240,000.00	\$160,000.00	Sale Cancelled
Vs JOHN L FORREY ET AL			
	04-00-019-144-177	LERNER SAMPSON & ROTHFUSS Attorney	
08CV159980 THE BANK OF NEW YORK * 1115 ARROWHEAD DRIVE VERMILION	\$252,000.00	\$168,000.00	Sale Cancelled
Vs NICHOLE CALHOUN ET AL			
	01-00-016-117-062	KEITH WEINER & ASSOCIATES Attorney	
08TX005852 LORAIN COUNTY TREASURER VACANT LAND If not sold today - 2nd sale date: 01/20/10	Tax Bid \$746.41 Plus Court Costs		No Bid
Vs JOHN W PALANCHAR ET AL			
	03-00-102-110-027	JOHN G MORRISON Attorney	
08TX005856 LORAIN COUNTY TREASURER 1690 SQUIRE STREET If not sold today - 2nd sale date: 01/20/10	Tax Bid \$2,508.48 Plus Court Costs		\$5,224.23
Vs RALPH L JOHNSON ET AL			
	03-00-107-105-006	JOHN G MORRISON Attorney	
09CV160548 THE BANK OF NEW YORK * 3377 NAPA BOULEVARD AVON	\$348,000.00	\$232,000.00	Sale Cancelled
Vs DAVID S. NEHODA, ET AL.			
	04-00-026-109-188	MANLEY DEAS KOCHALSKI Attorney	
09CV160662 LASALLE BANK * 47932 RUSSIA ROAD SOUTH AMHERST	\$189,000.00	\$126,000.00	\$126,000.00
Vs DANIEL E. RITTER, ET AL.			
	09-00-012-000-021	LERNER SAMPSON & ROTHFUSS Attorney	
09CV160744 CITIMORTGAGE INC. * 137 HARVARD AVENUE ELYRIA	\$90,000.00	\$60,000.00	Sale Cancelled
Vs JESSICA MCDONALD ET AL			
	06-25-005-103-010	LERNER SAMPSON & ROTHFUSS Attorney	
09CV160838 *DEUTSCHE BANK NATIONAL 1134 W 19TH STREET LORAIN	\$39,000.00	\$26,000.00	\$26,000.00
Vs MARY COOK, ET AL			
	02-01-006-137-021	JOHN D CLUNK Attorney	
09CV161053 TAYLOR, BEAN & WHITAKER MORTGAGE CORP 3025 CREHORE STREET LORAIN	\$36,000.00	\$24,000.00	No Bid
Vs FREDDY RUIZ ET AL			
	03-00-056-113-007	LERNER SAMPSON & ROTHFUSS Attorney	
09CV161125 U.S. BANK, N.A. 510 PRINCETON AVENUE ELYRIA	\$75,000.00	\$50,000.00	\$50,000.00
Vs ADAM R. SUKEY, ET AL.			
	06-25-006-104-017	LERNER SAMPSON & ROTHFUSS Attorney	

			Appraisal Amount	Starting Bid	Sale Price
09CV161370			\$96,000.00	\$64,000.00	\$64,000.00
GMAC MORTGAGE, LLC 7410 GRANT DRIVE		Vs JONATHAN J. GEMMER, ET AL. NORTH RIDGEVILLE	07-00-015-106-020		LERNER SAMPSON & ROTHFUSS Attorney
09CV161593			\$30,000.00	\$20,000.00	No Bid
*CITIMORTGAGE, INC SUCCESSOR 1517 FILLMORE AVENUE		Vs GARY WYATT, ET AL. LORAIN	03-00-053-109-005		LERNER SAMPSON & ROTHFUSS Attorney
09CV161628			\$90,000.00	\$60,000.00	\$60,000.00
CITIMORTGAGE * 672 IRVING PARK BOULEVARD		Vs TRACEY R. MUDRAK, ET AL. SHEFFIELD LAKE	03-00-036-123-011		LERNER SAMPSON & ROTHFUSS Attorney
09CV161653			\$54,000.00	\$36,000.00	\$36,000.00
WELLS FARGO BANK NA 400 WEST 10TH STREET		Vs DAVID E KOVACS AKA DAVID KOVACS, ET AL. LORAIN	02-01-004-112-011		LERNER SAMPSON & ROTHFUSS Attorney
09CV161775			\$36,000.00	\$24,000.00	\$24,000.00
WELLS FARGO BANK * 4429 CAMDEN AVENUE		Vs DERALD S. PRUCHINSKY, ET AL. LORAIN	03-00-078-116-011		LERNER SAMPSON & ROTHFUSS Attorney
09CV162080			\$75,000.00	\$50,000.00	\$50,000.00
AURORA LOAN SERVICES, LLC 425 WEST AVENUE		Vs MICHAEL G. WILLIAMS, ET AL. ELYRIA	06-26-041-000-019		DENNIS REIMER Attorney
09CV162168			\$231,000.00	\$154,000.00	\$154,000.00
WELLS FARGO BANK, N.A. 2031 NOTTINGHAM PARKWAY		Vs LOUIS F. KAYATIN, ET AL. AVON	04-00-022-101-107		LERNER SAMPSON & ROTHFUSS Attorney
09CV162376			\$51,000.00	\$34,000.00	\$34,000.00
*BAC HOME LOANS SERVICING LP 332 SOUTH PLEASANT STREET		Vs SAMUEL E JARVIS SR, ET AL. OBERLIN	09-00-096-103-032		LERNER SAMPSON & ROTHFUSS Attorney
09CV162408			\$120,000.00	\$80,000.00	\$80,000.00
BANK OF NEW YORK MELLON* 233-235 PLEASANT STREET		Vs JOSEPH P ANNEY III, ET AL. LAGRANGE	15-00-056-101-031		LERNER SAMPSON & ROTHFUSS Attorney
09CV162700			\$159,000.00	\$106,000.00	Sale Cancelled
*WELLS FARGO BANK 48190 NORTH RIDGE ROAD		Vs MARK A DALTON, ET AL. AMHERST	05-00-097-102-020		LERNER SAMPSON & ROTHFUSS Attorney
09CV162798			\$78,000.00	\$52,000.00	\$75,000.00
*US BANK NATIONAL ASSOCIATION 6335 OLIVE AVENUE		Vs THE ESTATE OF JOHN E DINGER, JR., ET AL. NORTH RIDGEVILLE	07-00-017-124-011		JOHN D CLUNK Attorney
09CV162895			\$75,000.00	\$50,000.00	\$50,000.00
THE BANK NEW YORK * 1732 SOUTH ABBE ROAD		Vs MICHAEL SHANNON ET AL. ELYRIA	10-00-005-102-042		MANLEY DEAS KOCHALSKI Attorney

	Appraisal Amount	Starting Bid	Sale Price
09CV162941	\$120,000.00	\$80,000.00	\$80,000.00
U.S. BANK * 46350 STATE ROUTE 162 WELLINGTON	Vs MICHAEL JAMES COLLINS AKA MICHAEL J COLLINS ET AL 21-05-001-000-017	MANLEY DEAS KOCHALSKI Attorney	
09CV162989	\$120,000.00	\$80,000.00	Sale Cancelled
U.S. BANK * 44680 STATE ROUTE 511 OFERLIN	Vs PRESTON D LANE ET AL 09-00-078-000-012	LERNER SAMPSON & ROTHFUSS Attorney	
09CV163007	\$75,000.00	\$50,000.00	Sale Cancelled
WELLS FARGO BANK * 2105 GRAFTON ROAD GRAFTON	Vs DAVID A LADWIG ET AL 10-00-006-126-129	LERNER SAMPSON & ROTHFUSS Attorney	
09CV163013	\$42,000.00	\$28,000.00	Sale Cancelled
WACHOVIA MORTGAGE FSB 1115 W 22ND STREET LCRAIN	Vs ROSE M HARKER, ET AL 02-01-006-152-017	JOHN D CLUNK Attorney	
09CV163016	\$117,000.00	\$78,000.00	\$95,000.00
U.S. BANK * 862 MILAN AVENUE AMHERST	Vs DAVID R BURKE ET AL 05-00-004-102-062	MANLEY DEAS KOCHALSKI Attorney	
09CV163021	\$132,000.00	\$88,000.00	Sale Cancelled
GMAC MORTGAGE LLC 178 VINEWOOD DRIVE AVON LAKE	Vs JAMES TADDEO, ET AL 04-00-007-121-019	LERNER SAMPSON & ROTHFUSS Attorney	
09CV163419	\$87,000.00	\$58,000.00	\$58,000.00
U.S. BANK * 360 MILAN AVENUE AMHERST	Vs MICHAEL W HARTER ET AL 05-00-017-000-067	DENNIS REIMER Attorney	
09TX005899-049	Tax Bid \$3,546.52 Plus Court Costs		No Bid
LORAIN COUNTY TREASURER VACANT LOTS If not sold today - 2nd sale date: 01/20/10	LORAIN Vs JAMES E QUALLS SR, ET AL 02-02-024-115-049 02-02-024-115-050 02-02-024-115-051 02-02-024-115-052	JOHN G MORRISSON Attorney	
09TX005899-098	Tax Bid \$92.35 Plus Court Costs		No Bid
LORAIN COUNTY TREASURER VACANT LAND If not sold today - 2nd sale date: 01/20/10	EVYRIA Vs JAMES E QUALLS SR., ET AL 10-00-004-101-098	JOHN G MORRISSON Attorney	
09TX005909	Tax Bid \$2,165.08 Plus Court Costs		No Bid
LORAIN COUNTY TREASURER If not sold today - 2nd sale date: 01/20/10	LORAIN Vs LUDLOW INVESTMENT CORP., ET AL. 03-00-097-122-016 03-00-097-122-017	JOHN G MORRISSON Attorney	
09TX005913	Tax Bid \$1,100.38 Plus Court Costs		No Bid
LORAIN COUNTY TREASURER If not sold today - 2nd sale date: 01/20/10	LORAIN Vs HARRY S. AVRAN, ET AL. 03-00-102-103-014	JOHN G MORRISSON Attorney	
Total:	45		