

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **US BANK NATIONAL ASSOCIATION**

Vs

Defendant: **BRADLEY STEVANUS ET AL**

Case Number **14CV184584**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an **Alias Order of Sale** issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on **Wednesday the 9th day of August, 2017** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

**08/23/17** at 10:15 am the following described real estate, to wit:

Commonly Known as **220 SOUTHWOOD DRIVE ELYRIA, OH 44035**

Instructions for obtaining a complete Legal description of the property can be found at [www.loraincountysheriff.com](http://www.loraincountysheriff.com)

Parcel Number: **10-00-004-127-012**

Said property appraised at: **Seventy Five Thousand Dollars and Zero Cents \$75,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$50,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

2329.36(c) Of the Ohio Revised Code requires successful bidders to pay recording and conveyance fees to the Sheriff for Sales. These fees will be assessed above the bid and will be included in the final balance.

2329.21 The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Attorney: **LERNER SAMPSON & ROTHFUSS**

**ELYRIA CHRONICLE TELEGRAM - 07/07/17 07/14/17 07/21/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **US BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2006-6**

Vs

Defendant: **DAVID R NIX AKA DAVID NIX, ET AL**

Case Number **15CV188181**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an **Order of Sale** issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on **Wednesday the 9th day of August, 2017 at 10:15 am or shortly thereafter,**

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

**08/23/17 at 10:15 am** the following described real estate, to wit:

Commonly Known as **11372 EAST RIVER ROAD COLUMBIA STATION, OH 44028**

Instructions for obtaining a complete Legal description of the property can be found at [www.loraincountysheriff.com](http://www.loraincountysheriff.com)

Parcel Number: **12-00-039-000-057**

Said property appraised at: **Sixty Thousand Dollars and Zero Cents \$60,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$40,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

2329.36(c) Of the Ohio Revised Code requires successful bidders to pay recording and conveyance fees to the Sheriff for Sales. These fees will be assessed above the bid and will be included in the final balance.

2329.21 The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Attorney: **REISENFELD & ASSOCIATES LPA LLC**  
**ELYRIA CHRONICLE TELEGRAM - 07/07/17 07/14/17 07/21/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **US BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR CIM TRUST 2015-2AG MORTGAGE-  
BACKED NOTES SERIES 2015-2AG**

Vs

Defendant: **RICHARD E MORTIMER ET AL**

Case Number **16CV188439**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an **Order of Sale** issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on **Wednesday the 9th day of August, 2017** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

**08/23/17** at **10:15 am** the following described real estate, to wit:

Commonly Known as **9157 LEAVITT ROAD ELYRIA, OH 44035**

Instructions for obtaining a complete Legal description of the property can be found at [www.loraincountysheriff.com](http://www.loraincountysheriff.com)

Parcel Number: **05-00-031-000-006**

Said property appraised at: **Forty Five Thousand Dollars and Zero Cents \$45,000.00**

Property cannot be sold for less than  $\frac{2}{3}$  of the appraised value. Bidding will start at **\$30,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

2329.36(c) Of the Ohio Revised Code requires successful bidders to pay recording and conveyance fees to the Sheriff for Sales. These fees will be assessed above the bid and will be included in the final balance.

2329.21 The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Attorney: **SHAPIRO VAN ESS PHILLIPS & BARRAGATE LLP**  
**ELYRIA CHRONICLE TELEGRAM - 07/07/17 07/14/17 07/21/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **JPMORGAN CHASE BANK NATIONAL ASSOCIATION SUCESSOR BY MERGER TO CHASE HOME FINANCE LLC**

Vs

Defendant: **KIMBERLY SHORES AKA KIMBERLY D SHORES ET AL**

Case Number **16CV188551**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an **Alias Order of Sale** issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on **Wednesday the 9th day of August, 2017** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

**8/23/2017** at **10:15 am** the following described real estate, to wit:

Commonly Known as **803 DELAWARE AVENUE ELYRIA, OH 44035**

Instructions for obtaining a complete Legal description of the property can be found at [www.loraincountysheriff.com](http://www.loraincountysheriff.com)

Parcel Number: **06-25-002-104-030**

Said property appraised at: **Sixty Three Thousand Dollars and Zero Cents \$63,000.00**

Property cannot be sold for less than  $\frac{2}{3}$  of the appraised value. Bidding will start at **\$42,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

2329.36(c) Of the Ohio Revised Code requires successful bidders to pay recording and conveyance fees to the Sheriff for Sales. These fees will be assessed above the bid and will be included in the final balance.

2329.21 The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Attorney: **LERNER SAMPSON & ROTHFUSS**

**ELYRIA CHRONICLE TELEGRAM - 7/7/2017 7/14/2017 7/21/2017**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **US BANK NATIONAL ASSOCIATION**

Vs

Defendant: **WILLIAM A PACK ET AL**

Case Number **16CV189272**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an **Order of Sale** issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on **Wednesday the 9th day of August, 2017** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

**08/23/17** at 10:15 am the following described real estate, to wit:

Commonly Known as **63 HIGH STREET ELYRIA, OH 44035**

Instructions for obtaining a complete Legal description of the property can be found at [www.loraincountysheriff.com](http://www.loraincountysheriff.com)

Parcel Number: **06-24-027-117-018**

Said property appraised at: **Thirty Three Thousand Dollars and Zero Cents \$33,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$22,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

2329.36(c) Of the Ohio Revised Code requires successful bidders to pay recording and conveyance fees to the Sheriff for Sales. These fees will be assessed above the bid and will be included in the final balance.

2329.21 The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Attorney: **LAURITO & LAURITO LLC**

**ELYRIA CHRONICLE TELEGRAM - 07/07/17 07/14/17 07/21/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **NATIONSTAR MORTGAGE LLC**

Vs

Defendant: **PAMELA NYIRI, ET AL**

Case Number **16CV190261**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an **Order of Sale** issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on **Wednesday the 9th day of August, 2017 at 10:15 am or shortly thereafter,**

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

**08/23/17 at 10:15 am** the following described real estate, to wit:

Commonly Known as **12777 GRAFTON ROAD GRAFTON, OH 44044**

Instructions for obtaining a complete Legal description of the property can be found at [www.loraincountysheriff.com](http://www.loraincountysheriff.com)

Parcel Number: **11-00-097-000-012**

Said property appraised at: **Thirty Six Thousand Dollars and Zero Cents \$36,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$24,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

2329.36(c) Of the Ohio Revised Code requires successful bidders to pay recording and conveyance fees to the Sheriff for Sales. These fees will be assessed above the bid and will be included in the final balance.

2329.21 The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Attorney: **REIMER LAW CO.**

**ELYRIA CHRONICLE TELEGRAM - 07/07/17 07/14/17 07/21/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **FIFTH THIRD MORTGAGE COMPANY**

Vs

Defendant: **DANNY J RAMAGE ET AL**

Case Number **16CV190290**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an **Alias Order of Sale** issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on **Wednesday the 9th day of August, 2017 at 10:15 am** or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

**08/23/17 at 10:15 am** the following described real estate, to wit:

Commonly Known as **8249 OBERLIN ROAD ELYRIA, OH 44035**

Instructions for obtaining a complete Legal description of the property can be found at [www.loraincountysheriff.com](http://www.loraincountysheriff.com)

Parcel Number: **05-00-054-000-022**

Said property appraised at: **One Hundred Eighty Three Thousand Dollars and Zero Cents \$183,000.00**

Property cannot be sold for less than  $\frac{2}{3}$  of the appraised value. Bidding will start at **\$122,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

2329.36(c) Of the Ohio Revised Code requires successful bidders to pay recording and conveyance fees to the Sheriff for Sales. These fees will be assessed above the bid and will be included in the final balance.

2329.21 The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Attorney: **LERNER SAMPSON & ROTHFUSS**

**ELYRIA CHRONICLE TELEGRAM - 07/07/17 07/14/17 07/21/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **US BANK NATIONAL ASSOCIATION**

Vs

Defendant: **ROBERT L HALL JR ET AL**

Case Number **16CV190972**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an **Order of Sale** issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on **Wednesday the 9th day of August, 2017 at 10:15 am or shortly thereafter,**

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

**08/23/17 at 10:15 am** the following described real estate, to wit:

Commonly Known as **40838 CARLISLE AVENUE ELYRIA, OH 44035**

Instructions for obtaining a complete Legal description of the property can be found at [www.loraincountysheriff.com](http://www.loraincountysheriff.com)

Parcel Number: **10-00-008-113-020**

Said property appraised at: **Fifty Seven Thousand Dollars and Zero Cents \$57,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$38,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

2329.36(c) Of the Ohio Revised Code requires successful bidders to pay recording and conveyance fees to the Sheriff for Sales. These fees will be assessed above the bid and will be included in the final balance.

2329.21 The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Attorney: **LAURITO & LAURITO LLC**

**ELYRIA CHRONICLE TELEGRAM - 07/07/17 07/14/17 07/21/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio



SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **CITIZENS BANK NA**

Vs

Defendant: **MALCOLM TYUS, ET AL**

Case Number **16CV191060**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an **Alias Order of Sale** issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on **Wednesday the 9th day of August, 2017** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

**08/23/17** at **10:15 am** the following described real estate, to wit:

Commonly Known as **1106 GULF ROAD ELYRIA, OH 44035**

Instructions for obtaining a complete Legal description of the property can be found at [www.loraincountysheriff.com](http://www.loraincountysheriff.com)

Parcel Number: **06-25-173-000-033**

Said property appraised at: **Two Hundred Twenty Two Thousand Dollars and Zero Cents \$222,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$148,000.00**. A deposit of **\$10,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

2329.36(c) Of the Ohio Revised Code requires successful bidders to pay recording and conveyance fees to the Sheriff for Sales. These fees will be assessed above the bid and will be included in the final balance.

2329.21 The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Attorney: **GORANSON PARKER & BELLA**

**ELYRIA CHRONICLE TELEGRAM - 07/07/17 07/14/17 07/21/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **FIRST FEDERAL S AND L ASSOCIATION OF LAKEWOOD**

Vs

Defendant: **SPENCER GAMBREL ET AL**

Case Number **16CV191229**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an **Order of Sale** issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on **Wednesday the 9th day of August, 2017** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

**08/23/17** at **10:15 am** the following described real estate, to wit:

Commonly Known as **435 BERKSHIRE ROAD ELYRIA, OH 44035**

Instructions for obtaining a complete Legal description of the property can be found at [www.loraincountysheriff.com](http://www.loraincountysheriff.com)

Parcel Number: **06-25-031-107-011**

Said property appraised at: **Seventy Two Thousand Dollars and Zero Cents \$72,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$48,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

2329.36(c) Of the Ohio Revised Code requires successful bidders to pay recording and conveyance fees to the Sheriff for Sales. These fees will be assessed above the bid and will be included in the final balance.

2329.21 The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Attorney: **KEITH D WEINER & ASSOCIATES**

**ELYRIA CHRONICLE TELEGRAM - 07/07/17 07/14/17 07/21/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: CIT BANK NA

Vs

Defendant: THE UNKOWN HEIRS, DEVISEES, LEGATEES, EXECUTERS, ADMINISTRATORS, SPOUSES AND ASSIGNS AND THE UNKNOWN GUARDIANS OF MINOR AND/OR INCOMPETENT HEIRS OF MARY ANN SEYMORE

Case Number 17CV191368

Court of Common Pleas, Lorain County, Ohio

In pursuance of an Order of Sale issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on Wednesday the 9th day of August, 2017 at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

08/23/17 at 10:15 am the following described real estate, to wit:

Commonly Known as 11188 LAGRANGE ROAD ELYRIA, OH 44035

Instructions for obtaining a complete Legal description of the property can be found at [www.loraincountysheriff.com](http://www.loraincountysheriff.com)

Parcel Number: 10-00-008-112-014

Said property appraised at: One Hundred Thirty Two Thousand Dollars and Zero Cents \$132,000.00

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at \$88,000.00. A deposit of \$5,000.00 will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

2329.36(c) Of the Ohio Revised Code requires successful bidders to pay recording and conveyance fees to the Sheriff for Sales. These fees will be assessed above the bid and will be included in the final balance.

2329.21 The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Attorney: LERNER SAMPSON & ROTHFUSS

ELYRIA CHRONICLE TELEGRAM - 07/07/17 07/14/17 07/21/17

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **NORTHWEST BANK SUCCESSOR BY MERGER TO LORAIN NATIONAL BANK**

Vs

Defendant: **TIMOTHY CARLSON AKA TIM D CARLSON ET AL**

Case Number **17CV191440**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an **Order of Sale** issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on **Wednesday the 9th day of August, 2017** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

**08/23/17** at 10:15 am the following described real estate, to wit:

Commonly Known as **319 CONCORD AVENUE ELYRIA, OH 44035**

Instructions for obtaining a complete Legal description of the property can be found at [www.loraincountysheriff.com](http://www.loraincountysheriff.com)

Parcel Number: **06-25-014-110-033**

Said property appraised at: **Fifty Four Thousand Dollars and Zero Cents \$54,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$36,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

2329.36(c) Of the Ohio Revised Code requires successful bidders to pay recording and conveyance fees to the Sheriff for Sales. These fees will be assessed above the bid and will be included in the final balance.

2329.21 The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Attorney: **FELTY & LEMBRIGHT CO LPA**

**ELYRIA CHRONICLE TELEGRAM - 07/07/17 07/14/17 07/21/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **FIFTH THIRD MORTGAGE COMPANY**

Vs

Defendant: **MASAKO SPAIN ET AL**

Case Number **17CV191530**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an **Order of Sale** issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on **Wednesday the 9th day of August, 2017 at 10:15 am or shortly thereafter,**

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

**08/23/17** at **10:15 am** the following described real estate, to wit:

Commonly Known as **393 OLIVE STREET ELYRIA, OH 44035**

Instructions for obtaining a complete Legal description of the property can be found at [www.loraincountysheriff.com](http://www.loraincountysheriff.com)

Parcel Number: **06-25-018-103-002**

Said property appraised at: **Sixty Nine Thousand Dollars and Zero Cents \$69,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$46,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

2329.36(c) Of the Ohio Revised Code requires successful bidders to pay recording and conveyance fees to the Sheriff for Sales. These fees will be assessed above the bid and will be included in the final balance.

2329.21 The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Attorney: **JOHN D CLUNK**

**ELYRIA CHRONICLE TELEGRAM - 07/07/17 07/14/17 07/21/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: HUNTINGTON NATIONAL BANK

Vs

Defendant: GARY S MUDRAK, ET AL

Case Number 17CV191812

Court of Common Pleas, Lorain County, Ohio

In pursuance of an Order of Sale issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on **Wednesday the 9th day of August, 2017** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

**08/23/17** at 10:15 am the following described real estate, to wit:

Commonly Known as **8794 WAKEFIELD RUN NORTH RIDGEVILLE, OH 44039**

Instructions for obtaining a complete Legal description of the property can be found at [www.loraincountysheriff.com](http://www.loraincountysheriff.com)

Parcel Number: **07-00-038-702-014**

Said property appraised at: **One Hundred Sixty Two Thousand Dollars and Zero Cents \$162,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$108,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

2329.36(c) Of the Ohio Revised Code requires successful bidders to pay recording and conveyance fees to the Sheriff for Sales. These fees will be assessed above the bid and will be included in the final balance.

2329.21 The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Attorney: FELTY & LEMBRIGHT CO LPA

ELYRIA CHRONICLE TELEGRAM - 07/07/17 07/14/17 07/21/17

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **AURORA LOAN SERVICES LLC**

Vs

Defendant: **SALEM R SALEM**

Case Number **11CV171580**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an Alias Order of Sale issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on **Wednesday the 9th day of August, 2017 at 10:15 am or shortly thereafter,**

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

**08/23/17 at 10:15 am** the following described real estate, to wit:

Commonly Known as **845 HORSESHOE WAY AVON LAKE, OH 44012**

Instructions for obtaining a complete Legal description of the property can be found at [www.loraincountysheriff.com](http://www.loraincountysheriff.com)

Parcel Number: **04-00-029-000-667**

Said property appraised at: **Two Hundred Forty Thousand Dollars and Zero Cents \$240,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$160,000.00**. A deposit of **\$10,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

2329.36(c) Of the Ohio Revised Code requires successful bidders to pay recording and conveyance fees to the Sheriff for Sales. These fees will be assessed above the bid and will be included in the final balance.

2329.21 The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Attorney: **JOHN D CLUNK**

**LORAIN MORNING JOURNAL - 07/07/17 07/14/17 07/21/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **US BANK NATIONAL ASSOCIATION**

Vs

Defendant: **ANGELA G STALLER, ET AL**

Case Number **15CV185523**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an **Alias Order of Sale** issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on **Wednesday the 9th day of August, 2017** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

**08/23/17** at **10:15 am** the following described real estate, to wit:

Commonly Known as **4356 BROCKLEY AVENUE SHEFFIELD LAKE, OH 44054**

Instructions for obtaining a complete Legal description of the property can be found at [www.loraincountysheriff.com](http://www.loraincountysheriff.com)

Parcel Number: **03-00-029-106-028**

Said property appraised at: **Seventy Two Thousand Dollars and Zero Cents \$72,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$48,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

2329.36(c) Of the Ohio Revised Code requires successful bidders to pay recording and conveyance fees to the Sheriff for Sales. These fees will be assessed above the bid and will be included in the final balance.

2329.21 The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Attorney: **LERNER SAMPSON & ROTHFUSS**

**LORAIN MORNING JOURNAL - 07/07/17 07/14/17 07/21/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio



SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **BAYVIEW LOAN SERVICING LLC A DELAWARE LIMITED LIABILITY COMPANY**

Vs

Defendant: **UNKNOWN HEIRS AT LAW DEVISEES AND LEGATEES OF JOSEPH J KISH, JR DECEASED (DOD 12/5/15), ET AL**

Case Number **17CV191652**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an **Order of Sale** issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on **Wednesday the 9th day of August, 2017** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

**08/23/16** at **10:15 am** the following described real estate, to wit:

Commonly Known as **2380 EAST 42ND STREET LORAIN, OH 44055**

Instructions for obtaining a complete Legal description of the property can be found at [www.loraincountysheriff.com](http://www.loraincountysheriff.com)

Parcel Number: **03-00-079-114-005**

Said property appraised at: **Thirty Six Thousand Dollars and Zero Cents \$36,000.00**

Property cannot be sold for less than  $\frac{2}{3}$  of the appraised value. Bidding will start at **\$24,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

2329.36(c) Of the Ohio Revised Code requires successful bidders to pay recording and conveyance fees to the Sheriff for Sales. These fees will be assessed above the bid and will be included in the final balance.

2329.21 The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Attorney: **JOHN D CLUNK**

**LORAIN MORNING JOURNAL - 07/07/17 07/14/17 07/21/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

**SHERIFF'S SALE OF REAL ESTATE**

Plaintiff: **US BANK NATIONAL ASSOCIATION**

Vs

Defendant: **STEPHEN PROSAK ET AL**

Case Number **16CV190784**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an **Order of Sale** issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on **Wednesday the 9th day of August, 2017 at 10:15 am or shortly thereafter,**

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

**08/23/17 at 10:15 am** the following described real estate, to wit:

Commonly Known as **1917 WEST 41ST STREET LORAIN, OH 44052**

Instructions for obtaining a complete Legal description of the property can be found at [www.loraincountysheriff.com](http://www.loraincountysheriff.com)

Parcel Number: **02-02-007-104-014**

Said property appraised at: **Sixty Thousand Dollars and Zero Cents \$60,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$40,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

2329.36(c) Of the Ohio Revised Code requires successful bidders to pay recording and conveyance fees to the Sheriff for Sales. These fees will be assessed above the bid and will be included in the final balance.

2329.21 The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Attorney: **LERNER SAMPSON & ROTHFUSS**

**LORAIN MORNING JOURNAL - 07/07/17 07/14/17 07/21/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **FIFTH THIRD MORTGAGE COMPANY**

Vs

Defendant: **DORCAS TORRES ET AL**

Case Number **16CV190269**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an **Order of Sale** issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on **Wednesday the 9th day of August, 2017 at 10:15 am or shortly thereafter,**

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

**08/23/17 at 10:15 am** the following described real estate, to wit:

Commonly Known as **1727 HAMILTON AVENUE LORAIN, OH 44052**

Instructions for obtaining a complete Legal description of the property can be found at [www.loraincountysheriff.com](http://www.loraincountysheriff.com)

Parcel Number: **02-01-006-134-004**

Said property appraised at: **Twenty One Thousand Dollars and Zero Cents \$21,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$14,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

2329.36(c) Of the Ohio Revised Code requires successful bidders to pay recording and conveyance fees to the Sheriff for Sales. These fees will be assessed above the bid and will be included in the final balance.

2329.21 The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Attorney: **CARLISLE MCNELLIE RINI KRAMER & ULRICH CO LPA**  
**LORAIN MORNING JOURNAL - 07/07/17 07/14/17 07/21/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **FIFTH THIRD MORTGAGE COMPANY C/O FIFTH THIRD BANK**

Vs

Defendant: **EDWARD R FRIDENSTINE ET AL**

Case Number **16CV190330**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an **Order of Sale** issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on **Wednesday the 9th day of August, 2017** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

**08/23/17** at 10:15 am the following described real estate, to wit:

Commonly Known as **150 ELYRIA AVENUE AMHERST, OH 44001**

Instructions for obtaining a complete Legal description of the property can be found at [www.loraincountysheriff.com](http://www.loraincountysheriff.com)

Parcel Number: **05-00-024-122-005**

Said property appraised at: **Ninety Thousand Dollars and Zero Cents \$90,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$60,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

2329.36(c) Of the Ohio Revised Code requires successful bidders to pay recording and conveyance fees to the Sheriff for Sales. These fees will be assessed above the bid and will be included in the final balance.

2329.21 The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Attorney: **LERNER SAMPSON & ROTHFUSS**

**LORAIN MORNING JOURNAL - 07/07/17 07/14/17 07/21/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio