

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **US BANK NATIONAL ASSOCIATION**

Vs

Defendant: **ANTHONY J HUFFMAN, ET AL**

Case Number **16CV190106**

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 6th day of September, 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:

**9/20/2017** at **10:15 am** the following described real estate, to wit:

Commonly Known as **108 CORNELL 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: **06-25-005-103-021**

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

Property cannot be sold for less than  $\frac{2}{3}$  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: **LAURITO & LAURITO LLC**

**ELYRIA CHRONICLE TELEGRAM - 8/4/2017 8/11/2017 8/18/2017**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **TRIFERA LLC**

Vs

Defendant: **KAREN SILVERS**

Case Number **16CV190500**

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 6th day of September, 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:

**9/20/2017** at **10:15 am** the following described real estate, to wit:

Commonly Known as **805 CLEMENS 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: **06-24-024-106-003**

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: **REIMER LAW CO.**

**ELYRIA CHRONICLE TELEGRAM - 8/4/2017 8/11/2017 8/18/2017**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **JPMORGAN CHASE BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO BANK ONE N.A.**

Vs

Defendant: **RICHARD G MILLER ET AL**

Case Number **16CV190880**

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 6th day of September, 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:

**9/20/2017** at **10:15 am** the following described real estate, to wit:

Commonly Known as **235 FOREST PARK LAGRANGE, OH 44050**

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

Parcel Number: **15-00-098-102-055**

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**

**ELYRIA CHRONICLE TELEGRAM - 8/4/2017 8/11/2017 8/18/2017**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **CIT BANK NA**

Vs

Defendant: **THE UNKNOWN HEIRS, DEVISEES, LEGATEES, EXECUTORS, ADMINISTRATORS, SPOUSES AND ASSIGNS AND THE UNKNOWN GUARDIANS OF MINOR AND/OR INCOMPETENT HEIRS OF DIANE HARBST AKA SALLY DIANE HARBST, ET AL**

Case Number **17CV191667**

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 6th day of September, 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:

**9/20/2017 at 10:15 am** the following described real estate, to wit:

Commonly Known as **715 BOSTON 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: **06-25-006-118-023**

Said property appraised at: **Fifty One Thousand Dollars and Zero Cents \$51,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$34,000.00**. 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 - 8/4/2017 8/11/2017 8/18/2017**

Phil R. Stammitti - Sheriff of Lorain County Ohio

NOTICE OF SALE UNDER JUDGEMENT OF FORECLOSURE OF LIENS FOR DELINQUENT LAND TAXES

Plaintiff: **LORAIN COUNTY TREASURER**

Vs

Defendant: **LAURIE VIMPENY ET AL**

Case Number **16TX006786**

Court of Common Pleas, Lorain County, Ohio

Whereas, judgment has been rendered against certain parcels of real property for taxes, assessments penalties, cost, and charges as follows:

Commonly Known as **VACANT LAND ELYRIA, OH 44035**

**VACANT LAND BEING LOCATED AT THE SOUTHERLY CORNER OF OBERLIN ELYRIA ROAD AND SQUIRE 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: **10-00-003-126-002 10-00-003-126-004 10-00-003-126-005 10-00-003-126-007 10-00-003-126-008**

Amount of Judgment estimated to be **\$7,564.59** plus court costs.

Last known owner: **LAURIE VIMPENY ET AL**, 1322 REDBUD LORAIN, OH 44053

Whereas, such judgment orders such real property to be sold by the undersigned to satisfy the total amount of such judgment (including costs). Now, therefore, public notice is hereby given, that I, Phil R Stammitti, Sheriff of Lorain County, Ohio, will sell such real property at public auction to the highest bidder of an amount sufficient to satisfy the judgment against each parcel on **Wednesday the 6th day of September, 2017** at 10:15 am or shortly thereafter in the Commissioner's Public Hearing Room on the 4th Floor in the Lorain County Administration Bldg., 226 Middle Ave., Elyria, Ohio. If any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and conditions of the first sale at the same place on **9/20/2017 at 10:15 am** or shortly thereafter for an amount sufficient to satisfy the judgment against each parcel. Real property to be sold maybe subject to Federal tax liens that may not be extinguished by the sale and purchasers of any such property are urged to search the Federal tax lien index that is kept by the County Recorder to determine if notice of a Federal tax lien has been filed with respect to any such real property.

Property cannot be sold for less than the amount of judgment plus court cost, 10% of the bid is due at the time of sale in a cashier's check (not less than \$1,000) up to a maximum of \$10,000. All money in excess of the required deposit will be applied towards the purchase price of the property.

**2329.36(c) requires successful bidders to pay recording and conveyance fees to the Sheriff. These fees will be assessed above and beyond the minimum 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.**

The unpaid balance of the purchase price shall be due and payable to the Sheriff within thirty (30) days from the date of confirmation of sale otherwise the purchaser maybe adjudged to be in contempt of court. **Sale is caveat emptor.**

Attorney: **CHRISTOPHER A PYANOWSKI**

**ELYRIA CHRONICLE TELEGRAM - 8/4/2017 8/11/2017 8/18/2017**

Phil R. Stammitti - Sheriff of Lorain County Ohio

**NOTICE OF SALE UNDER JUDGEMENT OF FORECLOSURE OF LIENS FOR DELINQUENT LAND TAXES**

Plaintiff: **LORAIN COUNTY TREASURER**

Vs

Defendant: **ROBERT J MORRIS, JR ET AL**

Case Number **17TX006817**

Court of Common Pleas, Lorain County, Ohio

Whereas, judgment has been rendered against certain parcels of real property for taxes, assessments penalties, cost, and charges as follows:

Commonly Known as

**PERMANENT PARCEL NOS. 07-00-046-103-021 AND 07-00-046-103-022**

**COMMONLY KNOWN AS: TWO VACANT LOTS LOCATED ON THE NORTHERLY SIDE OF CENTER RIDGE RD., NORTH RIDGEVILLE, OH 44039**

**PERMANENT PARCEL NUMBER 07-00-046-103-020**

**COMMONLY KNOWN AS: VACANT LOT LOCATED ON THE WESTERLY SIDE OF DYKE AVENUE DIRECTLY NORTH OF 39186 CENTER RIDGE RD., 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: **07-00-046-103-021 07-00-046-103-022 07-00-046-103-020**

Amount of Judgment estimated to be **\$15,867.14** plus court costs.

Last known owner: **ROBERT J MORRIS, JR ET AL, 39231 CENTER RIDGE RD., NORTH RIDGEVILLE, OH 44039**

Whereas, such judgment orders such real property to be sold by the undersigned to satisfy the total amount of such judgment (including costs). Now, therefore, public notice is hereby given, that I, Phil R Stammitti, Sheriff of Lorain County, Ohio, will sell such real property at public auction to the highest bidder of an amount sufficient to satisfy the judgment against each parcel on **Wednesday the 6th day of September, 2017** at 10:15 am or shortly thereafter in the Commissioner's Public Hearing Room on the 4th Floor in the Lorain County Administration Bldg., 226 Middle Ave., Elyria, Ohio. If any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and conditions of the first sale at the same place on **9/20/2017 at 10:15 am** or shortly thereafter for an amount sufficient to satisfy the judgment against each parcel. Real property to be sold maybe subject to Federal tax liens that may not be extinguished by the sale and purchasers of any such property are urged to search the Federal tax lien index that is kept by the County Recorder to determine if notice of a Federal tax lien has been filed with respect to any such real property.

Property cannot be sold for less than the amount of judgment plus court cost, 10% of the bid is due at the time of sale in a cashier's check (not less than \$1,000) up to a maximum of \$10,000. All money in excess of the required deposit will be applied towards the purchase price of the property.

**2329.36(c) requires successful bidders to pay recording and conveyance fees to the Sheriff. These fees will be assessed above and beyond the minimum 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.**

The unpaid balance of the purchase price shall be due and payable to the Sheriff within thirty (30) days from the date of confirmation of sale otherwise the purchaser maybe adjudged to be in contempt of court. **Sale is caveat emptor.**

Attorney: **CHRISTOPHER A PYANOWSKI**

**ELYRIA CHRONICLE TELEGRAM - 8/4/2017 8/11/2017 8/18/2017**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **PNC BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO NATIONAL CITY BANK**

Vs

Defendant: **UNKNOWN SPOUSE HEIRS EXECUTORS CREDITORS AND ADMINISTRATORS OF THE ESTATE OF PHYLLIS L MARQUEZ FKA PHYLLIS L CULLEN DECEASED ET AL**

Case Number **16CV190594**

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 6th day of September, 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:

**9/20/2017** at **10:15 am** the following described real estate, to wit:

Commonly Known as **1626 WEST 38TH STREET LORAIN, OH 44053**

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

Parcel Number: **02-02-015-111-006**

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: **JAVITCH BLOCK LLC**

**LORAIN MORNING JOURNAL - 8/4/2017 8/11/2017 8/18/2017**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **US BANK NA, SUCCESSOR TRUSTEE TO WELLS FARGO BANK, NA, SUCCESSOR TO WACHOVIA BANK, NA, AS TRUSTEE, FOR THE CHASE MORTGAGE FINANCE TRUST SERIES 2005-S1**

Vs

Defendant: **MARIA O ESCURO AKA MARIA CECILIA O ESCURO, ET AL**

Case Number **16CV190107**

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 6th day of September, 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:

**9/20/2017** at **10:15 am** the following described real estate, to wit:

Commonly Known as **60 BEECH CLIFF DRIVE 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: **05-00-016-101-110**

Said property appraised at: **Five Hundred Twenty Two Thousand Dollars and Zero Cents \$522,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$348,000.00**. 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: **REISENFELD & ASSOCIATES LPA LLC**  
**LORAIN MORNING JOURNAL - 8/4/2017 8/11/2017 8/18/2017**

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: **MARIA J VAZQUEZ ET AL**

Case Number **17CV191377**

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 6th day of September, 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:

**9/20/2017 at 10:15 am** the following described real estate, to wit:

Commonly Known as **815 WEST 19TH 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: **02-01-006-142-024**

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: **JOHN D CLUNK**

**LORAIN MORNING JOURNAL - 8/4/2017 8/11/2017 8/18/2017**

Phil R. Stammitti - Sheriff of Lorain County Ohio

NOTICE OF SALE UNDER JUDGEMENT OF FORECLOSURE OF LIENS FOR DELINQUENT LAND TAXES

Plaintiff: **LORAIN COUNTY TREASURER**

Vs

Defendant: **CHARLES A SMITH, SR, ET AL**

Case Number **16TX006796**

Court of Common Pleas, Lorain County, Ohio

Whereas, judgment has been rendered against certain parcels of real property for taxes, assessments penalties, cost, and charges as follows:

Commonly Known as **1630 EUCLID 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: **03-00-056-122-022**

Amount of Judgment estimated to be **\$5,648.12** plus court costs.

Last known owner: **CHARLES A SMITH, SR, 1630 EUCLID AVENUE LORAIN, OH 44052**

Whereas, such judgment orders such real property to be sold by the undersigned to satisfy the total amount of such judgment (including costs). Now, therefore, public notice is hereby given, that I, Phil R Stammitti, Sheriff of Lorain County, Ohio, will sell such real property at public auction to the highest bidder of an amount sufficient to satisfy the judgment against each parcel on **Wednesday the 6th day of September, 2017** at 10:15 am or shortly thereafter in the Commissioner's Public Hearing Room on the 4th Floor in the Lorain County Administration Bldg., 226 Middle Ave., Elyria, Ohio. If any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and conditions of the first sale at the same place on **09/20/17 at 10:15 am** or shortly thereafter for an amount sufficient to satisfy the judgment against each parcel. Real property to be sold maybe subject to Federal tax liens that may not be extinguished by the sale and purchasers of any such property are urged to search the Federal tax lien index that is kept by the County Recorder to determine if notice of a Federal tax lien has been filed with respect to any such real property.

Property cannot be sold for less than the amount of judgment plus court cost, 10% of the bid is due at the time of sale in a cashier's check (not less than \$1,000) up to a maximum of \$10,000. All money in excess of the required deposit will be applied towards the purchase price of the property.

**2329.36(c) requires successful bidders to pay recording and conveyance fees to the Sheriff. These fees will be assessed above and beyond the minimum 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.**

The unpaid balance of the purchase price shall be due and payable to the Sheriff within thirty (30) days from the date of confirmation of sale otherwise the purchaser maybe adjudged to be in contempt of court. **Sale is caveat emptor.**

Attorney: **CHRISTOPHER A PYANOWSKI**

**LORAIN MORNING JOURNAL - 08/04/17 08/11/17 08/18/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

NOTICE OF SALE UNDER JUDGEMENT OF FORECLOSURE OF LIENS FOR DELINQUENT LAND TAXES

Plaintiff: **LORAIN COUNTY TREASURER**

Vs

Defendant: **JOSEPH HITCHENS, SR ET AL**

Case Number **17TX006809**

Court of Common Pleas, Lorain County, Ohio

Whereas, judgment has been rendered against certain parcels of real property for taxes, assessments penalties, cost, and charges as follows:

Commonly Known as **2513 EAST 32ND 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: **03-00-082-112-017**

Amount of Judgment estimated to be **\$7,374.61** plus court costs.

Last known owner: **JOSEPH HITCHENS, SR, 2513 EAST 32ND STREET LORAIN, OH 44052**

Whereas, such judgment orders such real property to be sold by the undersigned to satisfy the total amount of such judgment (including costs). Now, therefore, public notice is hereby given, that I, Phil R Stammitti, Sheriff of Lorain County, Ohio, will sell such real property at public auction to the highest bidder of an amount sufficient to satisfy the judgment against each parcel on **Wednesday the 6th day of September, 2017** at 10:15 am or shortly thereafter in the Commissioner's Public Hearing Room on the 4th Floor in the Lorain County Administration Bldg., 226 Middle Ave., Elyria, Ohio. If any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and conditions of the first sale at the same place on **09/20/17 at 10:15 am** or shortly thereafter for an amount sufficient to satisfy the judgment against each parcel. Real property to be sold maybe subject to Federal tax liens that may not be extinguished by the sale and purchasers of any such property are urged to search the Federal tax lien index that is kept by the County Recorder to determine if notice of a Federal tax lien has been filed with respect to any such real property.

Property cannot be sold for less than the amount of judgment plus court cost, 10% of the bid is due at the time of sale in a cashier's check (not less than \$1,000) up to a maximum of \$10,000. All money in excess of the required deposit will be applied towards the purchase price of the property.

**2329.36(c) requires successful bidders to pay recording and conveyance fees to the Sheriff. These fees will be assessed above and beyond the minimum 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.**

The unpaid balance of the purchase price shall be due and payable to the Sheriff within thirty (30) days from the date of confirmation of sale otherwise the purchaser maybe adjudged to be in contempt of court. **Sale is caveat emptor.**

Attorney: **CHRISTOPHER A PYANOWSKI**

**LORAIN MORNING JOURNAL - 08/04/17 08/11/17 08/18/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio