

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

Plaintiff: **AMERICAN HOME MORTGAGE SERVICING INC AS SUCCESSOR IN INTEREST TO OPTION ONE MORTGAGE CORPORATION**

Vs

Defendant: **BRYAN J KIRKWOOD ET AL**

Case Number **09CV162001**

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 LOCATED DIRECTLY NORTH OF 144 IRONDALE 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: **06-24-010-105-017**

Amount of Judgment estimated to be **\$6,079.31** plus court costs.

Last known owner: **BRYAN J KIRKWOOD**, 47760 COOPER FOSTER PARK ROAD AMHERST, OH 44001

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 13th day of December, 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 **12/27/17 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**  
**ELYRIA CHRONICLE TELEGRAM - 11/10/17 11/17/17 11/24/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

**SHERIFF'S SALE OF REAL ESTATE**

Plaintiff: **BANK UNITED FSB**

Vs

Defendant: **CAREY KLUG ET AL**

Case Number **09CV162884**

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 13th day of December, 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:

**12/27/2017** at **10:15 am** the following described real estate, to wit:

Commonly Known as **79 COVELAND DRIVE 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: **04-00-019-103-008 04-00-019-103-009**

Said property appraised at: **One Million Five Hundred Thousand Dollars and Zero Cents \$1,500,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$1,000,000.00**. 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: **LERNER SAMPSON & ROTHFUSS**

**LORAIN MORNING JOURNAL - 11/10/2017 11/17/2017 11/24/2017**

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: **RIGO LAZAR ET AL**

Case Number **16CV189269**

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 13th day of December, 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:

**12/27/2017** at **10:15 am** the following described real estate, to wit:

Commonly Known as **631 PASADENA 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: **03-00-039-114-063**

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: **REISENFELD & ASSOCIATES LPA LLC**  
**LORAIN MORNING JOURNAL - 11/10/2017 11/17/2017 11/24/2017**

Phil R. Stammitti - Sheriff of Lorain County Ohio

**SHERIFF'S SALE OF REAL ESTATE**

Plaintiff: **US BANK NATIONAL ASSOCIATION**

Vs

Defendant: **CAROLYN E MILLER**

Case Number **16CV190126**

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 13th day of December, 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:

**12/27/17** at **10:15 am** the following described real estate, to wit:

Commonly Known as **163 PEARL STREET 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: **05-00-023-120-008**

Said property appraised at: **Ninety Three Thousand Dollars and Zero Cents \$93,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$62,000.00**. 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 - 11/10/17 11/17/17 11/24/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **HUNTINGTON NATIONAL BANK SUCCESSOR BY MERGER TO FIRSTMERIT BANK NA SUCCESSOR BY MERGER TO CITIZENS BANK SUCCESSOR BY MERGER TO REPUBLIC BANK SUCCESSOR BY MERGER TO REPUBLIC SAVINGS BANK**

Vs

Defendant: **RICHARD EMERSON HOUSE AKA RICHARD E HOUSE ET AL**

Case Number **16CV190723**

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 13th day of December, 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:

**12/27/2017 at 10:15 am** the following described real estate, to wit:

Commonly Known as **3010 AND 3012 LARKMOOR 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: **03-00-056-109-028**

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: CARLISLE MCNELLIE RINI KRAMER & ULRICH CO LPA  
LORAIN MORNING JOURNAL - 11/10/2017 11/17/2017 11/24/2017**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **ALFA WEALTH LLC**

Vs

Defendant: **MICHAEL T LINDSEY ET AL**

Case Number **17CV192183**

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 13th day of December, 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:

**12/27/2017** at **10:15 am** the following described real estate, to wit:

Commonly Known as **1319 NEW JERSEY 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: **03-00-056-107-007**

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: **CARLISLE MCNELLIE RINI KRAMER & ULRICH CO LPA**  
**LORAIN MORNING JOURNAL - 11/10/2017 11/17/2017 11/24/2017**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **PENNYMAC LOAN SERVICES, LLC**

Vs

Defendant: **MICHAEL J BRAGG, ET AL**

Case Number **17CV192351**

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 13th day of December, 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:

**12/27/17** at **10:15 am** the following described real estate, to wit:

Commonly Known as **50385 TELEGRAPH ROAD 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: **08-00-092-104-006**

Said property appraised at: **One Hundred Two Thousand Dollars and Zero Cents \$102,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$68,000.00**. 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**

**LORAIN MORNING JOURNAL - 11/10/17 11/17/17 11/24/17**

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: **SHIFF-GARY, INC, ET AL**

Case Number **17TX006811-008**

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 LOT LOCATED AT THE NORTHEAST CORNER OF EAST 23RD ST AND ELYRIA 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: **02-00-093-106-008**

Amount of Judgment estimated to be **\$4,812.60** plus court costs.

Last known owner: **SHIFF-GARY, INC, ET AL, 446 BROADWAY 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 13th day of December, 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 **12/27/17 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 - 11/10/17 11/17/17 11/24/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio



SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF13 MORTGAGE PASS THROUGH CERTIFICATES SERIES 2006-FF13**  
Vs  
Defendant: **WILLIAM BIRTH ET AL**

Case Number **14CV183463** 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 13th day of December, 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:

**12/27/17** at **10:15 am** the following described real estate, to wit:

Commonly Known as **133 ASHLAND 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: **10-00-005-101-165**

Said property appraised at: **One Hundred Forty Four Thousand Dollars and Zero Cents \$144,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$96,000.00**. 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 - 11/10/17 11/17/17 11/24/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

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

Plaintiff: **SUSAN M SIMMONS**

Vs

Defendant: **JOSEPH J SIMMONS, JR ET AL**

Case Number **14CV184592**

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 **36792 LAW 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: **16-00-064-000-014**

Amount of Judgment estimated to be **\$49,470.21** plus court costs.

Last known owner: **JOSEPH J SIMMONS, JR ET AL**, 36292 STATE ROUTE 303 GRAFTON, OH 44044

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 13th day of December, 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 **12/27/17 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**

**ELYRIA CHRONICLE TELEGRAM - 11/10/17 11/17/17 11/24/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **FIFTH THIRD MORTGAGE COMPANY**

Vs

Defendant: **RAY A HENDERSON ET AL**

Case Number **16CV191231**

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 13th day of December, 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:

**12/27/17** at **10:15 am** the following described real estate, to wit:

Commonly Known as **504 ALEXIS 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: **10-00-005-107-635**

Said property appraised at: **One Hundred Seventy One Thousand Dollars and Zero Cents \$171,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$114,000.00**. 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 - 11/10/17 11/17/17 11/24/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **FIFTH THIRD MORTGAGE COMPANY**

Vs

Defendant: **WILLIAM M GRACE**

Case Number **17CV191430**

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 13th day of December, 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:

**12/27/17 at 10:15 am** the following described real estate, to wit:

Commonly Known as **618 CALANN 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: **10-00-005-101-132**

Said property appraised at: **One Hundred Eighty Thousand Dollars and Zero Cents \$180,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$120,000.00**. 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: **MANLEY DEAS KOCHALSKI LLC**  
**ELYRIA CHRONICLE TELEGRAM - 11/10/17 11/17/17 11/24/17**

Phil R. Stammitti - Sheriff of Lorain County Ohio

**SHERIFF'S SALE OF REAL ESTATE**

Plaintiff: **CARRINGTON MORTGAGE SERVICES LLC**

Vs

Defendant: **NATALIE A PASTOR A/K/A NATALIE A SLONE ET AL**

Case Number **17CV192064**

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 13th day of December, 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:

**12/27/2017** at **10:15 am** the following described real estate, to wit:

Commonly Known as **1112 EAST RIVER 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: **06-25-004-107-002**

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

Property cannot be sold for less than 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: **SHAPIRO VAN ESS PHILLIPS & BARRAGATE LLP**  
**ELYRIA CHRONICLE TELEGRAM - 11/10/2017 11/17/2017 11/24/2017**

Phil R. Stammitti - Sheriff of Lorain County Ohio