

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

Plaintiff: **THE FARMERS SAVINGS BANK BANK**

Vs

Defendant: **BRUCE B BARKER ET AL**

Case Number **09CV163926**

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 **409 SOUTH MAIN STREET WELLINGTON, OH 44090**

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

Parcel Number: **18-00-022-108-048**

Amount of Judgment estimated to be **\$34,536.07** plus court costs.

Last known owner: **BRUCE B BARKER ET AL, 409 SOUTH MAIN STREET WELLINGTON, OH 44090**

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 16th day of May, 2018** 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 **05/30/18 at 10:15 am** or shortly thereafter for an amount sufficient to satisfy the judgment against each parcel. Real property to be sold may be 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 - 04/13/18 04/20/18 04/27/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **JPMORGAN CHASE BANK NATIONAL ASSOCIATION**

Vs

Defendant: **DAVID WALKER AND REBECCA WALKER AKA BECKY WALKER, ET AL**

Case Number **14CV185247**

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 16th day of May, 2018** 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:

**5/30/2018 at 10:15 am** the following described real estate, to wit:

Commonly Known as **252 WEST COLLEGE STREET OBERLIN, OH 44074**

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

Parcel Number: **09-00-085-101-029**

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**

**ELYRIA CHRONICLE TELEGRAM - 4/13/2018 4/20/2018 4/27/2018**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **JPMORGAN CHASE BANK N.A.**

Vs

Defendant: **LISA MARTELL ET AL**

Case Number **15CV187169**

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 16th day of May, 2018** 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:

**5/30/2018** at **10:15 am** the following described real estate, to wit:

Commonly Known as **12457 EATON BOULEVARD 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: **11-00-036-113-019**

Said property appraised at: **Thirty Nine Thousand Dollars and Zero Cents \$39,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$26,000.00**. 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 - 4/13/2018 4/20/2018 4/27/2018**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **BANK OF AMERICA NATIONAL ASSOCIATION SBM BA MORTGAGE LLC SBM NATIONSBANC MORTGAGE CORPORATION SBM BOATMAN'S NATIONAL MORTGAGE INC.**

Vs

Defendant: **ANDREA SMITH NKA ANDREA HAMILTON ET AL**

Case Number **16CV191196**

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 16th day of May, 2018** 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:

**05/30/18** at **10:15 am** the following described real estate, to wit:

Commonly Known as **169 WARREN 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: **06-25-015-106-045**

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: **REIMER LAW CO.**

**ELYRIA CHRONICLE TELEGRAM - 04/13/18 04/20/18 04/27/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

**SHERIFF'S SALE OF REAL ESTATE**

Plaintiff: **CITIMORTGAGE INC**

Vs

Defendant: **HOWARD LYNCH, ET AL**

Case Number **17CV191868**

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 16th day of May, 2018** 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:

**06/30/18** at **10:15 am** the following described real estate, to wit:

Commonly Known as **961 VALLEY BOULEVARD 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: **06-25-032-104-012**

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: **REIMER LAW CO.**

**ELYRIA CHRONICLE TELEGRAM - 04/13/18 04/20/18 04/27/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

**SHERIFF'S SALE OF REAL ESTATE**

Plaintiff: **WELLS FARGO BANK, NA**

Vs

Defendant: **KEVIN T LAMB AKA KEVIN LAMB, ET AL**

Case Number **17CV192337**

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 16th day of May, 2018** 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:

**05/30/18** at **10:15 am** the following described real estate, to wit:

Commonly Known as **6191 GREENVIEW TRAIL 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: **07-00-032-000-467**

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

Property cannot be sold for less than 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: **SHAPIRO VAN ESS PHILLIPS & BARRAGATE LLP**  
**ELYRIA CHRONICLE TELEGRAM - 04/13/18 04/20/18 04/27/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

**SHERIFF'S SALE OF REAL ESTATE**

Plaintiff: **WELLS FARGO BANK, NA**

Vs

Defendant: **SUZANNE R STROSSER ET AL**

Case Number **17CV192888**

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 16th day of May, 2018** 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:

**5/30/2018** at **10:15 am** the following described real estate, to wit:

Commonly Known as **943 NORTH WEST RIVER 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: **06-24-167-000-011**

Said property appraised at: **Thirty Thousand Dollars and Zero Cents \$30,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$20,000.00**. 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 - 4/13/2018 4/20/2018 4/27/2018**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING**

Vs

Defendant: **KIMBERLY S ROLLYSON AKA KIMBERLY SUE LANGFORD AKA KIMBERLY S LANGFORD ET AL**

Case Number **17CV193044**

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 16th day of May, 2018** 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:

**5/30/2018 at 10:15 am** the following described real estate, to wit:

Commonly Known as **429 10TH 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: **06-26-017-000-042**

Said property appraised at: **Thirty Nine Thousand Dollars and Zero Cents \$39,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$26,000.00**. 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 - 4/13/2018 4/20/2018 4/27/2018**

Phil R. Stammitti - Sheriff of Lorain County Ohio



SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **WELLS FARGO BANK, NA., SUCCESSOR BY MERGER TO WACHOVIA MORTGAGE, FSB FKA WORLD SAVINGS BANK FSB**

Vs

Defendant: **OSCAR F VILLARREAL, ET AL**

Case Number **17CV193272**

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 16th day of May, 2018** 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:

**05/30/18** at **10:15 am** the following described real estate, to wit:

Commonly Known as **9388 VICTORIA LANE 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: **07-00-036-000-117**

Said property appraised at: **Two Hundred Ten Thousand Dollars and Zero Cents \$210,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$140,000.00**. 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**

**ELYRIA CHRONICLE TELEGRAM - 04/13/18 04/20/18 04/27/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **WELLS FARGO BANK, N.A.**

Vs

Defendant: **CHERYL A STILES-FULE AKA CHERYL A STILES FULE ET AL**

Case Number **17CV193531**

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 16th day of May, 2018** 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:

**05/30/18** at **10:15 am** the following described real estate, to wit:

Commonly Known as **6017 EMERALD STREET 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: **07-00-017-129-045**

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 - 04/13/18 04/20/18 04/27/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **JPMORGAN CHASE BANK, NA**

Vs

Defendant: **NATHAN B YOUNG, ET AL**

Case Number **17CV193645**

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 16th day of May, 2018** 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:

**05/30/18** at **10:15 am** the following described real estate, to wit:

Commonly Known as **180 SOUTH PLEASANT STREET OBERLIN, OH 44074**

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

Parcel Number: **09-00-096-101-017**

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: **MANLEY DEAS KOCHALSKI LLC**

**ELYRIA CHRONICLE TELEGRAM - 04/13/18 04/20/18 04/27/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2004 PARK PLACE SECURITIES INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WHQ2**

Vs

Defendant: **UNKNOWN HEIRS AT LAW, DEVISEES, LEGATEES, EXECUTORS AND ADMINISTRATORS OF JOAN MOORE ET AL**

Case Number **17CV193961**

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 16th day of May, 2018** 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:

**05/30/18** at **10:15 am** the following described real estate, to wit:

Commonly Known as **244 GRAFTON STREET OBERLIN, OH 44074**

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

Parcel Number: **09-00-096-109-020 09-00-096-109-021**

Said property appraised at: **Sixty Six Thousand Dollars and Zero Cents \$66,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$44,000.00**. 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: **CLUNK, HOOSE Co., LPA**

**ELYRIA CHRONICLE TELEGRAM - 04/13/18 04/20/18 04/27/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF LORAIN, OHIO**

Vs

Defendant: **GLORIA GONZALES ET AL**

Case Number **17CV193636**

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 16th day of May, 2018** 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:

**05/30/18** at **10:15 am** the following described real estate, to wit:

Commonly Known as **1404 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: **03-00-056-111-008**

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: **DONALD M ZALESKI**

**LORAIN MORNING JOURNAL - 04/13/18 04/20/18 04/27/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **BAYVIEW LOAN SERVICING LLC**

Vs

Defendant: **UNKNOWN SPOUSE, IF ANY, OF JOHN M VOLK, ET AL**

Case Number **17CV193994**

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 16th day of May, 2018** 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:

**05/30/18** at **10:15 am** the following described real estate, to wit:

Commonly Known as **235 INDIANA 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: **02-00-051-104-014**

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: **CLUNK, HOOSE Co., LPA**

**LORAIN MORNING JOURNAL - 04/13/18 04/20/18 04/27/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

**SHERIFF'S SALE OF REAL ESTATE**

Plaintiff: **CITIBANK NA NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS OWNER TRUSTEE FOR NEW RESIDENTIAL MORTGAGE LOAN TRUST 2016-1**

Vs

Defendant: **DONALD L JACKSON ET AL**

Case Number **16CV190982**

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 16th day of May, 2018** 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:

**5/30/2018** at **10:15 am** the following described real estate, to wit:

Commonly Known as **108 ANNIS ROAD SOUTH 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: **05-00-030-000-005 05-00-011-105-026**

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: **SHAPIRO VAN ESS PHILLIPS & BARRAGATE LLP**  
**LORAIN MORNING JOURNAL - 4/13/2018 4/20/2018 4/27/2018**

Phil R. Stammitti - Sheriff of Lorain County Ohio

**SHERIFF'S SALE OF REAL ESTATE**

Plaintiff: **WELLS FARGO BANK, NA**

Vs

Defendant: **TIMOTHY N CONRADY ET AL**

Case Number **17CV191545**

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 16th day of May, 2018** 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:

**5/30/2018** at **10:15 am** the following described real estate, to wit:

Commonly Known as **3500 OBERLIN AVENUE 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: **02-02-015-109-069 02-02-015-109-070**

Said property appraised at: **Ninety Nine Thousand Dollars and Zero Cents \$99,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$66,000.00**. 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**  
**LORAIN MORNING JOURNAL - 4/13/2018 4/20/2018 4/27/2018**

Phil R. Stammitti - Sheriff of Lorain County Ohio



SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA**

Vs

Defendant: **SANDRA J WOOTTEN ET AL**

Case Number **16CV190597**

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 16th day of May, 2018** 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:

**5/30/2018 at 10:15 am** the following described real estate, to wit:

Commonly Known as **32689 REDWOOD BOULEVARD 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: **04-00-018-182-001**

Said property appraised at: **Two Hundred Ten Thousand Dollars and Zero Cents \$210,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$140,000.00**. 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: **REIMER LAW CO.**

**LORAIN MORNING JOURNAL - 4/13/2018 4/20/2018 4/27/2018**

Phil R. Stammitti - Sheriff of Lorain County Ohio

**SHERIFF'S SALE OF REAL ESTATE**

Plaintiff: **FINANCE OF AMERICA REVERSE LLC**

Vs

Defendant: **EDMUND J HICKS ET AL**

Case Number **17CV192556**

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 16th day of May, 2018** 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:

**5/30/2018** at **10:15 am** the following described real estate, to wit:

Commonly Known as **4900 ROSEWOOD DRIVE 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: **03-00-036-109-007**

Said property appraised at: **Ninety Nine Thousand Dollars and Zero Cents \$99,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$66,000.00**. 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 - 4/13/2018 4/20/2018 4/27/2018**

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: LEE M GALLIGAN, ET AL

Case Number 17TX006884

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 **COMMONLY KNOWN AS: TWO ADJACENT LOTS ON THE WESTERLY SIDE OF WEST SHORE BLVD., WITH 03-00-038-118-041 DIRECTLY NORTH OF 774 WEST SHORE BLVD., AND 03-00-038-118-040 STARTING 40' NORTH OF 774 WEST SHORE BLVD., 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: 03-00-038-118-040, 03-00-038-118-041

Amount of Judgment estimated to be **\$5,142.42** plus court costs.

Last known owner: LEE M GALLIGAN, ET AL, 41894 L;AWRENCE CT, ELYRIA, OH 44035

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 16th day of May, 2018** 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 **05/30/18 at 10:15 am** or shortly thereafter for an amount sufficient to satisfy the judgment against each parcel. Real property to be sold may be 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 - 04/13/18 04/20/18 04/27/18

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: **JUSTA CABRERA**

Case Number **17TX006930**

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 DIRECTLY BETWEEN 128 WEST 23RD STREET AND 122 WEST 23RD 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: **02-01-003-173-023**

Amount of Judgment estimated to be **\$52,051.06** plus court costs.

Last known owner: **JUSTA CABRERA**, 124 WEST 23<sup>RD</sup> 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 16th day of May, 2018** 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 **05/30/18 at 10:15 am** or shortly thereafter for an amount sufficient to satisfy the judgment against each parcel. Real property to be sold may be 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 - 04/13/18 04/20/18 04/27/18**

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: **VIRGINIA LURRY ET AL**

Case Number **17TX006959**

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 PARCEL OF LAND LOCATED DIRECTLY BETWEEN 1815 EAST 29TH STREET AND 1823 EAST 29TH 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: **03-00-096-115-012**

Amount of Judgment estimated to be **\$31,525.86** plus court costs.

Last known owner: **VIRGINIA LURRY**, 1819 EAST 29<sup>TH</sup> 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 16th day of May, 2018** 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 **05/30/18 at 10:15 am** or shortly thereafter for an amount sufficient to satisfy the judgment against each parcel. Real property to be sold may be 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 - 04/13/18 04/20/18 04/27/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

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

Plaintiff: **WELLS FARGO BANK, NA**

Vs

Defendant: **ROY RIETH AKA ROY R RIETH, ET AL**

Case Number **12CV175866**

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 **2329 EAST 32ND 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: **03-00-082-104-019**

Amount of Judgment estimated to be **\$10,123.01** plus court costs.

Last known owner: **ROY RIETH AKA ROY R RIETH, ET AL**, 112 EDGEWOOD DR, 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 16th day of May, 2018** 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 **05/30/18 at 10:15 am** or shortly thereafter for an amount sufficient to satisfy the judgment against each parcel. Real property to be sold may be 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 - 04/13/18 04/20/18 04/27/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio