

**SHERIFF'S SALE OF REAL ESTATE**

Plaintiff: **JPMORGAN CHASE BANK NATIONAL ASSOCIATION**

Vs

Defendant: **STELLAMARIE THOMAS AKA STELLA MARIE THOMAS ET AL**

Case Number **17CV192529**

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 3rd day of October, 2018 at 10:15 am** or shortly thereafter the following described real estate, to wit:

Commonly Known as **4228 QUEENS GATE AVON, OH 44011**

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

Parcel Number: **04-00-025-000-257**

Said property appraised at: **Four Hundred Fifty Thousand Dollars and Zero Cents \$450,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$300,000.00**. A deposit of **\$10,000.00** will be due at the time of sale in a cashiers 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.

Attorney: **KAMAN & CUSIMANO LLC**

**LORAIN MORNING JOURNAL - 08/31/18 09/07/18 09/14/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

Plaintiff: **COACHMAN'S TRAIL CONDOMINIUM UNIT OWNERS' ASSOCIATION**

Vs

Defendant: **BORN'S PROPERTY MANAGEMENT ET AL**

Case Number **17CV192952**

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 3rd day of October, 2018 at 10:15 am** or shortly thereafter the following described real estate, to wit:

Commonly Known as **216 MOORE ROAD APT 3R 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: **04-00-006-705-031**

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

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$30,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashiers 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.

Attorney: **KAMAN & CUSIMANO LLC**

**LORAIN MORNING JOURNAL - 8/31/2018 9/7/2018 9/14/2018**

Phil R. Stammitti - Sheriff of Lorain County Ohio

**SHERIFF'S SALE OF REAL ESTATE**

**Plaintiff: US BANK NA AS TRUSTEE FOR CONSECO FINANCE HOME EQUITY LOAN TRUST 2001-D**

**Vs**

**Defendant: UNKNOWN HEIRS LEGATEES DEVISEES EXECUTORS ADMINISTRATORS AND ASSIGNS AND THEIR SPOUSES IF ANY OF VERNON WHITEHEAD ET AL**

**Case Number 17CV193275**

**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 3rd day of October, 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:

**10/17/2018 at 10:15 am** the following described real estate, to wit:

**Commonly Known as 1304 WEST 17TH STREET LORAIN, OH 44052**

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

**Parcel Number: 02-02-025-108-023**

**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: REISENFELD & ASSOCIATES LPA LLC  
LORAIN MORNING JOURNAL - 8/31/2018 9/7/2018 9/14/2018**

**Phil R. Stammitti - Sheriff of Lorain County Ohio**

Plaintiff: **CARRINGTON MORTGAGE SERVICES LLC**

Vs

Defendant: **ELIESED RIVERA A/K/A LISA RIVERA ET AL**

Case Number **18CV194404**

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 3rd day of October, 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:

**10/17/18 at 10:15 am** the following described real estate, to wit:

Commonly Known as **2336 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: **03-00-081-101-010**

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: **SHAPIRO VAN ESS PHILLIPS & BARRAGATE LLP**  
**LORAIN MORNING JOURNAL - 08/31/18 09/07/18 09/14/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

Plaintiff: **CIT BANK NA**

Vs

Defendant: **UNKNOWN HEIRS AT LAW DEVISEES LEGATEES EXECUTORS AND ADMINISTRATORS OF IRENE M DEBRASON DECEASED ET AL**

Case Number **18CV194670**

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 3rd day of October, 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:

**10/17/2018 at 10:15 am** the following described real estate, to wit:

Commonly Known as **2232 CLEVELAND BOULEVARD 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: **03-00-049-107-007**

Said property appraised at: **Eighty Seven Thousand Dollars and Zero Cents \$87,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$58,000.00**. 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 - 8/31/2018 9/7/2018 9/14/2018**

Phil R. Stammitti - Sheriff of Lorain County Ohio

Plaintiff: **LORAIN COUNTY TREASURER**

Vs

Defendant: **VICTOR BROOKS AKA VICTOR C BROOKS AKA VICTOR BROOKS ET AL**

Case Number **17TX006904-192-010** 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 **2706 LEXINGTON AVENUE 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: **02-01-003-192-010**

Amount of Judgment estimated to be **\$10,206.81** plus court costs.

Last known owner: **VICTOR BROOKS**, 1125 W 5<sup>TH</sup> STREET LORAIN, OH 44055

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 3rd day of October, 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 **10/17/2018 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 may be adjudged to be in contempt of court. **Sale is caveat emptor.**

Attorney: **CHRISTOPHER A PYANOWSKI**

**LORAIN MORNING JOURNAL - 8/31/2018 9/7/2018 9/14/2018**

Phil R. Stammitti - Sheriff of Lorain County Ohio

Plaintiff: LORAIN COUNTY TREASURER

Vs

Defendant: VICTOR BROOKS AKA VICTOR C BROOKS AKA VICTOR BROOKS ET AL

Case Number 17TX006904-109-021 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 1140 WEST 5TH STREET LORAIN, OH 44052

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

Parcel Number: 02-01-006-109-021

Amount of Judgment estimated to be \$12,426.74 plus court costs.

Last known owner: VICTOR BROOKS, 1125 WEST 5TH 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 3rd day of October, 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 **10/17/2018 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 - 8/31/2018 9/7/2018 9/14/2018

Phil R. Stammitti - Sheriff of Lorain County Ohio

Plaintiff: LORAIN COUNTY TREASURER

Vs

Defendant: VICTOR BROOKS AKA VICTOR C BROOKS AKA VICTOR BROOKS ET AL

Case Number 17TX006904-120-035 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 1108-1110 WASHINGTON AVENUE LORAIN, OH 44052

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

Parcel Number: 02-01-006-120-035

Amount of Judgment estimated to be \$13,802.50 plus court costs.

Last known owner: VICTOR BROOKS, 1125 W 5<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 3rd day of October, 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 **10/17/2018 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 - 8/31/2018 9/7/2018 9/14/2018

Phil R. Stammitti - Sheriff of Lorain County Ohio



Plaintiff: LORAIN COUNTY TREASURER

Vs

Defendant: VICTOR C BROOKS AKA VICTOR BROOKS ET AL

Case Number 17TX006949

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 1013 WEST 10TH STREET AKA 1015 W 10TH 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: 02-01-005-121-006 02-01-005-121-007

Amount of Judgment estimated to be \$10,153.26 plus court costs.

Last known owner: VICTOR C BROOKS AKA VICTOR BROOKS ET AL, 1125 W 5<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 3rd day of October, 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 **10/17/2018 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 - 8/31/2018 9/7/2018 9/14/2018

Phil R. Stammitti - Sheriff of Lorain County Ohio

**SHERIFF'S SALE OF REAL ESTATE**

Plaintiff: **PNC BANK, NATIONAL ASSOCIATION**

Vs

Defendant: **CHAD BELL AKA CHAD T BELL, ET AL**

Case Number **17CV192411**

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 3rd day of October, 2018** at 10:15 am or shortly thereafter,

Commonly Known as **32927 MEADOW CREEK OVAL 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: **07-00-006-101-088**

Said property appraised at: **One Hundred Twenty Thousand Dollars and Zero Cents \$120,000.00**

Property cannot be sold for less than  $\frac{2}{3}$  of the appraised value. Bidding will start at **\$80,000.00**. 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: **KAMAN & CUSIMANO LLC**

**ELYRIA CHRONICLE TELEGRAM - 8/31/2018 9/7/2018 9/14/2018**

Phil R. Stammitti - Sheriff of Lorain County Ohio

**SHERIFF'S SALE OF REAL ESTATE**

Plaintiff: **WELLS FARGO BANK, NA**

Vs

Defendant: **THOMAS D HUNT A/K/A THOMAS L HUNT ET AL**

Case Number **16CV190382**

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 3rd day of October, 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:

**10/17/18** at **10:15 am** the following described real estate, to wit:

Commonly Known as **5629 LEAR NAGLE ROAD 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: **07-00-007-126-020, 07-00-007-126-021**

Said property appraised at: **One Hundred Twenty Thousand Dollars and Zero Cents \$120,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$80,000.00**. 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 - 08/31/18 09/07/18 09/14/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

Plaintiff: PNC BANK, NATIONAL ASSOCIATION SUCCESSOR TO NATIONAL CITY BANK

Vs

Defendant: RAC PROPERTIES LLC C/O JAYNE L CARLSON

Case Number 17CV191358

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 3rd day of October, 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:

10/17/18 at 10:15 am the following described real estate, to wit:

Commonly Known as 40256 BUTTERNUT RIDGE ROAD ELYRIA, OH 44035

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

Parcel Number: 10-00-014-000-172 10-00-007-104-016

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: CHARLES J PALMERI

ELYRIA CHRONICLE TELEGRAM - 08/31/18 09/07/18 09/14/18

Phil R. Stammitti - Sheriff of Lorain County Ohio

Plaintiff: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-5CB, MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2007-5CB

Vs  
Defendant: SYDNEY L BOYD, ET AL

Case Number 17CV191371 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 3rd day of October, 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:

**10/17/18 at 10:15 am** the following described real estate, to wit:

Commonly Known as **326 LOYOLA 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: **06-22-007-000-125**

Said property appraised at: **One Hundred Twenty Three Thousand Dollars and Zero Cents \$123,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$82,000.00**. 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 - 08/31/18 09/07/18 09/14/18

Phil R. Stammitti - Sheriff of Lorain County Ohio

**SHERIFF'S SALE OF REAL ESTATE**

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

**Vs**

**Defendant: RAC PROPERTIES LLC AN OHIO LIMITED LIABILITY COMPANY ET AL**

**Case Number 17CV191406-006**

**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 3rd day of October, 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:

**10/17/18** at **10:15 am** the following described real estate, to wit:

Commonly Known as **254 6TH 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: **06-26-035-000-006**

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

Property cannot be sold for less than  $\frac{2}{3}$  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: CHARLES J PALMERI**

**ELYRIA CHRONICLE TELEGRAM - 08/31/18 09/07/18 09/14/18**

**Phil R. Stammitti - Sheriff of Lorain County Ohio**

Plaintiff: PNC BANK, NATIONAL ASSOCIATION SUCCESSOR TO NATIONAL CITY BANK

Vs

Defendant: RAC PROPERTIES LLC AN OHIO LIMITED LIABILITY COMPANY ET AL

Case Number 17CV191406-010

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 3rd day of October, 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:

10/17/18 at 10:15 am the following described real estate, to wit:

Commonly Known as 248 OLIVE STREET ELYRIA, OH 44035

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

Parcel Number: 06-25-018-105-010

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: CHARLES J PALMERI

ELYRIA CHRONICLE TELEGRAM - 08/31/18 09/07/18 09/14/18

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **MIDFIRST BANK**

Vs

Defendant: **ANTHONY V LANCE, SR AKA ANTHONY V LANCE ET AL**

Case Number **17CV192548**

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 3rd day of October, 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:

**10/17/18** at 10:15 am the following described real estate, to wit:

Commonly Known as **5700 WEST BREEZEWAY DRIVE 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: **07-00-032-000-369, 07-00-032-000-228**

Said property appraised at: **One Hundred Fifty Thousand Dollars and Zero Cents \$150,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$100,000.00**. 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 - 08/31/18 09/07/18 09/14/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio



SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **THE HUNTINGTON NATIONAL BANK**

Vs

Defendant: **THERESA LYNN KOONS FKA THERESA L KOONS-FORTHOFER ET AL**

Case Number **17CV192907**

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 3rd day of October, 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:

**10/17/18** at **10:15 am** the following described real estate, to wit:

Commonly Known as **9627 PATRICIA COURT 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: **10-00-001-102-076**

Said property appraised at: **One Hundred Twenty Six Thousand Dollars and Zero Cents \$126,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$84,000.00**. 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**  
**ELYRIA CHRONICLE TELEGRAM - 08/31/18 09/07/18 09/14/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **CHEMICAL BANK SUCCESSOR BY MERGER TO TALMER BANK AND TRUST SUCCESSOR BY MERGER TO FIRST PLACE BANK SUCCESSOR BY MERGER TO NORTHERN SAVINGS AND LOAN**

Vs

Defendant: **CARL ZIFCAK ET AL**

Case Number **17CV193987**

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 3rd day of October, 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:

**10/17/18 at 10:15 am** the following described real estate, to wit:

Commonly Known as **47285 STATE ROUTE 20 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: **14-00-028-000-004, 14-00-028-000-016**

Said property appraised at: **One Hundred Fifty Thousand Dollars and Zero Cents \$150,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$100,000.00**. 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: **WELTMAN WEINBERG & REIS CO LPA**  
**ELYRIA CHRONICLE TELEGRAM - 08/31/18 09/07/18 09/14/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **DITECH FINANCIAL LLC**

Vs

Defendant: **LUZ C SERRANO AKA LUZ CELIA SERRANO ET AL**

Case Number **18CV194594**

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 3rd day of October, 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:

**10/17/18** at **10:15 am** the following described real estate, to wit:

Commonly Known as **214 5TH 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: **06-26-043-000-016**

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: **MANLEY DEAS KOCHALSKI LLC**

**ELYRIA CHRONICLE TELEGRAM - 08/31/18 09/07/18 09/14/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: PENNYMAC LOAN SERVICES LLC

Vs

Defendant: KYLE MANZO, ET AL

Case Number 17CV193433

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 3rd day of October, 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:

10/17/18 at 10:15 am the following described real estate, to wit:

Commonly Known as 681 NORTH 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: 18-00-029-000-025

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

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

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

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

Attorney: LERNER SAMPSON & ROTHFUSS

ELYRIA CHRONICLE TELEGRAM - 08/31/18 09/07/18 09/14/18

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST 2005-FFH4 ASSET-BACKED CERTIFICATES SERIES 2005-FFH4**

Vs  
Defendant: **TIMOTHY D CHRISTIAN ET AL**

Case Number **17CV193657** 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 3rd day of October, 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:

**10/17/2018 at 10:15 am** the following described real estate, to wit:

Commonly Known as **227 STANFORD 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: **06-25-004-102-009**

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**  
**ELYRIA CHRONICLE TELEGRAM - 8/31/2018 9/7/2018 9/14/2018**

Phil R. Stammitti - Sheriff of Lorain County Ohio

Plaintiff: **M & T BANK**

Vs

Defendant: **DOVE MANUFACTURING, INC., AN OHIO CORPORATION, ET AL**

Case Number **18CV194283**

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 3rd day of October, 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:

**10/17/18** at **10:15 am** the following described real estate, to wit:

Commonly Known as **27100 ROYALTON ROAD COLUMBIA STATION, OH 44028**

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

Parcel Number: **12-00-085-000-012**

Said property appraised at: **Three Hundred Sixty Thousand Dollars and Zero Cents \$360,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$240,000.00**. 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: **MANLEY DEAS KOCHALSKI LLC**

**ELYRIA CHRONICLE TELEGRAM - 08/31/18 09/07/18 09/14/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

Plaintiff: **FEDERAL NATIONAL MORTGAGE ASSOCIATION**

Vs

Defendant: **ROY OWENS, JR**

Case Number **18CV194465**

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 3rd day of October, 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:

**10/17/18 at 10:15 am** the following described real estate, to wit:

Commonly Known as **128 CHARLES COURT 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: **06-25-097-000-007**

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: **MANLEY DEAS KOCHALSKI LLC**

**ELYRIA CHRONICLE TELEGRAM - 08/31/18 09/07/18 09/14/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **BANK OF AMERICA NA**

Vs

Defendant: **DAVID W MACHOCK ET AL**

Case Number **18CV194852**

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 3rd day of October, 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:

**10/17/18** at **10:15 am** the following described real estate, to wit:

Commonly Known as **322 HAMILTON CIRCLE 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: **06-25-041-102-006**

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: **REIMER LAW CO.**

**ELYRIA CHRONICLE TELEGRAM - 08/31/18 09/07/18 09/14/18**

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: DELLAVENE COLLINS ET AL

Case Number 17TX006970

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 **210 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: 18-00-027-111-017

Amount of Judgment estimated to be **\$11,792.64** plus court costs.

Last known owner: **DELLAVENE COLLINS ET AL, 210 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 3rd day of October, 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 **10/17/2018 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 may be adjudged to be in contempt of court. **Sale is caveat emptor.**

Attorney: CHRISTOPHER A PYANOWSKI

ELYRIA CHRONICLE TELEGRAM - 8/31/2018 9/7/2018 9/14/2018

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: RICHARD A YEO

Case Number 17TX006978

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: VACANT LOT ON THE NORTHERLY SIDE IF OBERLIN ELYRIA ROAD, ELYRIA, OH 44035 AND DIRECTLY WEST OF 809 OBERLIN ELYRIA ROAD, ELYRIA, OH 44035**

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

Parcel Number: 10-00-003-123-019

Amount of Judgment estimated to be **\$519.13** plus court costs.

Last known owner: **RICHARD A YEO, 809 OBERLIN ELYRIA ROAD, 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 3rd day of October, 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 **10/17/18 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 - 08/31/18 09/07/18 09/14/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

Plaintiff: LORAIN COUNTY TREASURER

Vs

Defendant: TERRY WALL ET AL

Case Number 17TX006947-008

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 PARCEL OF LAND CONTAINING 3.79 ACRES OF LAND LOCATED DIRECTLY EAST OF 45160 PARSONS ROAD 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: 09-00-097-000-008

Amount of Judgment estimated to be **\$3,642.31** plus court costs.

Last known owner: TERRY WALL, ADDRESS UNKNOWN

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 3rd day of October, 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 **10/17/18 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 - 08/31/18 09/07/18 09/14/18

Phil R. Stammitti - Sheriff of Lorain County Ohio

Plaintiff: LORAIN COUNTY TREASURER

Vs

Defendant: TERRY WALL ET AL

Case Number 17TX006947-011

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 66' X 165' WITH REAR LAND 58.03' X 182' LOCATED ON THE EASTERLY SIDE OF SOUTH PLEASANT STREET LOCATED DIRECTLY BETWEEN 233 SOUTH PLEASANT STREET AND 217 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: 09-00-096-106-009, 09-00-096-106-011

Amount of Judgment estimated to be **\$12,389.69** plus court costs.

Last known owner: TERRY ADDRESS UNKNOWN

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 3rd day of October, 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 **10/17/18 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 - 08/31/18 09/07/18 09/14/18

Phil R. Stammitti - Sheriff of Lorain County Ohio

Plaintiff: **LORAIN COUNTY TREASURER**

Vs

Defendant: **KATHLEEN E CHURCH ET AL**

Case Number **18TX007050**

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 259 MARSEILLES AVENUE AND 253 MARSEILLES 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: **06-25-019-109-014**

Amount of Judgment estimated to be **\$24,817.86** plus court costs.

Last known owner: **KATHLEEN E CHURCH, 257 MARSEILLES AVENUE, 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 3rd day of October, 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 **10/17/18 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 - 08/31/18 09/07/18 09/14/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio

Plaintiff: **LORAIN COUNTY TREASURER**

Vs

Defendant: **WILLIE V COFIELD, ET AL**

Case Number **18TX007035**

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 **905 WEST 18TH STREET LORAIN, OH 44052**

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

Parcel Number: **02-01-006-139-018**

Amount of Judgment estimated to be **\$22,652.00** plus court costs.

Last known owner: **WILLIE V COFIELD, ET AL**, 1654 E 77<sup>TH</sup> ST, CLEVELAND, OH 44103

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 3rd day of October, 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 **10/17/18 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 - 08/31/18 09/07/18 09/14/18**

Phil R. Stammitti - Sheriff of Lorain County Ohio