

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **LHC-3 LLC**

Vs

Defendant: **CHARLES A SMITH AND JEAN M SMITH ET AL**

Case Number **13CV181298**

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 17th 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:

10/31/2018 at 10:15 am the following described real estate, to wit:

Commonly Known as **41881 ADELBERT STREET ELYRIA, OH 44035**

Instructions for obtaining a complete Legal description of the property can be found at www.loraincountysheriff.com

Parcel Number: **06-24-037-104-017**

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**

ELYRIA CHRONICLE TELEGRAM - 9/14/2018 9/21/2018 9/28/2018

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FFMLT TRUST 2006-FF3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF3**

Vs
Defendant: **LINZELL HOOKS, ET AL**

Case Number **17CV192365** 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 17th 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:

10/31/18 at **10:15 am** the following described real estate, to wit:

Commonly Known as **638 HARVARD AVENUE ELYRIA, OH 44035**

Instructions for obtaining a complete Legal description of the property can be found at www.loraincountysheriff.com

Parcel Number: **06-25-006-115-027**

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: **REISENFELD & ASSOCIATES LPA LLC**
ELYRIA CHRONICLE TELEGRAM - 09/14/18 09/21/18 09/28/18

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **NATIONSTAR MORTGAGE LLC**

Vs

Defendant: **MARK A HEILINGER, ET AL**

Case Number **17CV193306**

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 17th 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:

10/31/18 at **10:15 am** the following described real estate, to wit:

Commonly Known as **547 WILLOW PARK ROAD ELYRIA, OH 44035**

Instructions for obtaining a complete Legal description of the property can be found at www.loraincountysheriff.com

Parcel Number: **06-24-028-105-015**

Said property appraised at: **Forty Two Thousand Dollars and Zero Cents \$42,000.00**

Property cannot be sold for less than $\frac{2}{3}$ of the appraised value. Bidding will start at **\$28,000.00**. 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 - 09/14/18 09/21/18 09/28/18

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

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

Vs

Defendant: **ROSE SCHROEDER, ET AL**

Case Number **17CV194082**

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 17th 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:

10/31/18 at **10:15 am** the following described real estate, to wit:

Commonly Known as **1008 CHESTNUT STREET GRAFTON, OH 44044**

Instructions for obtaining a complete Legal description of the property can be found at www.loraincountysheriff.com

Parcel Number: **16-00-001-112-013**

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

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

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

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

Attorney: **FELTY & LEMBRIGHT CO LPA**

ELYRIA CHRONICLE TELEGRAM - 09/14/18 09/21/18 09/28/18

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIZATION TRUST SERIES 2006-A4 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-D**

Vs
Defendant: **JUDITH A THIEL, ET AL**

Case Number **17CV194149** 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 17th 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:

10/31/18 at 10:15 am the following described real estate, to wit:

Commonly Known as **131 SAINT CHARLES PLACE ELYRIA, OH 44035**

Instructions for obtaining a complete Legal description of the property can be found at www.loraincountysheriff.com

Parcel Number: **10-00-005-785-004**

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

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$96,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

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

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

Attorney: **REISENFELD & ASSOCIATES LPA LLC**
ELYRIA CHRONICLE TELEGRAM - 09/14/18 09/21/18 09/28/18

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **BAYVIEW LOAN SERVICING LLC**

Vs

Defendant: **CATHERINE M ALPINE, ET AL**

Case Number **18CV194532**

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 17th 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:

10/31/18 at **10:15 am** the following described real estate, to wit:

Commonly Known as **6398 FOREST PARK DRIVE NORTH RIDGEVILLE, OH 44039**

Instructions for obtaining a complete Legal description of the property can be found at www.loraincountysheriff.com

Parcel Number: **07-00-021-704-024**

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

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

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

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

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

ELYRIA CHRONICLE TELEGRAM - 09/14/18 09/21/18 09/28/18

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: **UNKNOWN HEIRS DEVISEES AND LEGATEES OF KATHE J GRUVER ET AL**

Case Number **17TX006973**

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 **138 WARREN AVENUE AND VACANT LOT DIRECTLY SOUTH OF 138 WARREN AVE
ELYRIA, OH 44035**

Instructions for obtaining a complete Legal description of the property can be found at www.loraincountysheriff.com

Parcel Number: **06-25-015-107-012 06-25-015-107-013**

Amount of Judgment estimated to be **\$14,621.40** plus court costs.

Last known owner: **KATHE J GRUVER ET AL, 138 WARREN 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 17th 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 **10/31/2018 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**

ELYRIA CHRONICLE TELEGRAM - 9/14/2018 9/21/2018 9/28/2018

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **FIFTH THIRD MORTGAGE COMPANY**

Vs

Defendant: **WARREN D BAKER AKA WARREN BAKER ET AL**

Case Number **17CV193293**

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 17th 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:

10/31/2018 at **10:15 am** the following described real estate, to wit:

Commonly Known as **207 LAKEWOOD DRIVE AVON LAKE, OH 44012**

Instructions for obtaining a complete Legal description of the property can be found at www.loraincountysheriff.com

Parcel Number: **04-00-030-130-016 04-00-030-130-017**

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

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

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

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

Attorney: **LERNER SAMPSON & ROTHFUSS**

LORAIN MORNING JOURNAL - 9/14/2018 9/21/2018 9/28/2018

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **FIFTH THIRD MORTGAGE COMPANY**

Vs

Defendant: **FRANCISCO PAGAN, III ET AL**

Case Number **17CV193303**

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 17th 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:

10/31/2018 at **10:15 am** the following described real estate, to wit:

Commonly Known as **942 WEST 29TH STREET LORAIN, OH 44052**

Instructions for obtaining a complete Legal description of the property can be found at www.loraincountysheriff.com

Parcel Number: **02-01-006-167-014**

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

LORAIN MORNING JOURNAL - 9/14/2018 9/21/2018 9/28/2018

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **KEYBANK NATIONAL ASSOCIATION**

Vs

Defendant: **GARY R COOPER ET AL**

Case Number **17CV194147**

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 17th 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:

10/31/18 at **10:15 am** the following described real estate, to wit:

Commonly Known as **4519 RIVERSIDE DRIVE LORAIN, OH 44055**

Instructions for obtaining a complete Legal description of the property can be found at www.loraincountysheriff.com

Parcel Number: **03-00-078-118-024**

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

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

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

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

Attorney: **SHAPIRO VAN ESS PHILLIPS & BARRAGATE LLP**

LORAIN MORNING JOURNAL - 09/14/18 09/21/18 09/28/18

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

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

Vs

Defendant: **DOREEN J EVANS ET AL**

Case Number **18CV194425**

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 17th 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:

10/31/18 at **10:15 am** the following described real estate, to wit:

Commonly Known as **338 MORNINGTON ROAD VERMILION, OH 44089**

Instructions for obtaining a complete Legal description of the property can be found at www.loraincountysheriff.com

Parcel Number: **01-00-003-107-066**

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

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

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

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

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

LORAIN MORNING JOURNAL - 09/14/18 09/21/18 09/28/18

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**

Vs

Defendant: **ENEDINA NIETO**

Case Number **18CV194333**

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 17th 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:

10/31/18 at **10:15 am** the following described real estate, to wit:

Commonly Known as **2260 EAST 41ST STREET LORAIN, OH 44055**

Instructions for obtaining a complete Legal description of the property can be found at www.loraincountysheriff.com

Parcel Number: **03-00-099-114-020**

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

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

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

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

Attorney: **MANLEY DEAS KOCHALSKI LLC**

LORAIN MORNING JOURNAL - 09/14/18 09/21/18 09/28/18

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: HUNTINGTON NATIONAL BANK S/B/M THE HUNTINGTON MORTGAGE COMPANY

Vs

Defendant: STEPHANIE WILSON, ET AL

Case Number 18CV194585

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 17th 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:

10/31/18 at 10:15 am the following described real estate, to wit:

Commonly Known as **2009 WEST 29TH STREET LORAIN, OH 44052**

Instructions for obtaining a complete Legal description of the property can be found at www.loraincountysheriff.com

Parcel Number: **02-02-017-104-017**

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

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

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

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

Attorney: REIMER LAW CO.

LORAIN MORNING JOURNAL - 09/14/18 09/21/18 09/28/18

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: **DEBRA R KELLER, ET AL**

Case Number **17TX006913**

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 ON THE WESTERLY SIDE OF INDIANA AVENUE DIRECTLY SOUTHEAST OF 430 INDIANA AVENUE LORAIN, OH 44052**

Instructions for obtaining a complete Legal description of the property can be found at www.loraincountysheriff.com

Parcel Number: **02-00-051-117-026**

Amount of Judgment estimated to be **\$33,978.85** plus court costs.

Last known owner: **DEBRA R KELLER, ET AL, 434 INDIANA AVE, 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 17th 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 **10/31/18 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 - 09/14/18 09/21/18 09/28/18

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: **MISTY KAY MATHNA ET AL**

Case Number **18TX007014**

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 **507 WEST 32ND STREET LORAIN, OH 44055**

Instructions for obtaining a complete Legal description of the property can be found at www.loraincountysheriff.com

Parcel Number: **02-01-003-217-009**

Amount of Judgment estimated to be **\$20,765.97** plus court costs.

Last known owner: **MISTY KAY MATHNA ET AL, 507 WEST 32ND 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 17th 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 **10/31/18 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 may be adjudged to be in contempt of court. **Sale is caveat emptor.**

Attorney: **CHRISTOPHER A PYANOWSKI**

LORAIN MORNING JOURNAL - 09/14/18 09/21/18 09/28/18

Phil R. Stammitti - Sheriff of Lorain County Ohio