

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **THE FARMERS SAVINGS BANK**

Vs

Defendant: **BRUCE B BARKER ET AL**

Case Number **09CV163926**

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 24th day of April, 2019** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

05/08/19 at **10:15 am** the following described real estate, to wit:

Commonly Known as **409 SOUTH MAIN STREET WELLINGTON, OH 44090**

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

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

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: **CHRIS CAREY ATTORNEY AT LAW**

ELYRIA CHRONICLE TELEGRAM - 03/22/19 03/29/19 04/05/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **QUEST IRA INC.**

Vs

Defendant: **EDWARD GALKA ET AL**

Case Number **12CV176459**

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 24th day of April, 2019 at 10:15 am or shortly thereafter,**

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

05/08/19 at 10:15 am the following described real estate, to wit:

Commonly Known as **151 BUTTERNUT DRIVE AMHERST, OH 44001**

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

Parcel Number: **05-00-043-104-001**

Said property appraised at: **One Hundred Eleven Thousand Dollars and Zero Cents \$111,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$74,000.00**. 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: **ADAM J VINCENT**

LORAIN MORNING JOURNAL - 03/22/19 03/29/19 04/05/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

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

Plaintiff: **LORAIN NATIONAL BANK**

Vs

Defendant: **ROBERT J BAKER, ET AL**

Case Number **12CV177716-003**

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 **1119 OBERLIN AVENUE LORAIN, OH 44052**

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

Parcel Number: **02-01-006-119-003**

Amount of Judgment estimated to be **\$1,727.33** plus court costs.

Last known owner: **ROBERT J BAKER, ET AL, 5003 PORTAGE DR, VERMILION OH 44089**

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 24th day of April, 2019** at 10:15 am or shortly thereafter in the Commissioner's Public Hearing Room on the 4th Floor in the Lorain County Administration Bldg., 226 Middle Ave., Elyria, Ohio. If any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and conditions of the first sale at the same place on **05/08/19 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 - 03/22/19 03/29/19 04/05/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

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

Plaintiff: **LORAIN NATIONAL BANK**

Vs

Defendant: **ROBERT J BAKER, ET AL**

Case Number **12CV177716-006**

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 **2117 EAST 29TH STREET LORAIN, OH 44055**

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

Parcel Number: **03-00-094-104-006**

Amount of Judgment estimated to be **\$9,641.60** plus court costs.

Last known owner: **ROBERT J BAKER, ET AL**, 2117 5003 PORTAGE DR, VERMILION OH 44089

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 24th day of April, 2019** at 10:15 am or shortly thereafter in the Commissioner's Public Hearing Room on the 4th Floor in the Lorain County Administration Bldg., 226 Middle Ave., Elyria, Ohio. If any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and conditions of the first sale at the same place on **05/08/19 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 - 03/22/19 03/29/19 04/05/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

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

Plaintiff: **LORAIN NATIONAL BANK**

Vs

Defendant: **ROBERT J BAKER, ET AL**

Case Number **12CV177716-068**

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 **339 ROXBORO ROAD VERMILION, OH 44089**

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

Parcel Number: **01-00-002-111-068**

Amount of Judgment estimated to be **\$4,173.39** plus court costs.

Last known owner: **ROBERT J BAKER, ET AL**, 5003 PORTAGE DR, VERMILION OH 44089

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 24th day of April, 2019** at 10:15 am or shortly thereafter in the Commissioner's Public Hearing Room on the 4th Floor in the Lorain County Administration Bldg., 226 Middle Ave., Elyria, Ohio. If any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and conditions of the first sale at the same place on **05/08/19 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 - 03/22/19 03/29/19 04/05/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **MARIA R PIZZINO**

Vs

Defendant: **JOSEPH D CARNEY**

Case Number **17CV193735**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an **Order of Sale in Partition** 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 24th day of April, 2019** at 10:15 am or shortly thereafter the following described real estate, to wit:

Commonly Known as **1540 PEACH DRIVE AVON, OH 44011**

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

Parcel Number: **04-00-028-102-135**

Said property appraised at: **Three Hundred Thousand Dollars and Zero Cents \$300,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$200,000.00**. 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: **ELISA P PIZZINO**

LORAIN MORNING JOURNAL - 3/22/2019 3/29/2019 4/5/2019

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR AMERICAN GENERAL MORTGAGE LOAN TRUST 2009-1 AMERICAN GENERAL MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2009-1**

Vs

Defendant: **ERICA D BRYANT ET AL**

Case Number **17CV193837**

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 24th day of April, 2019** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

5/8/2019 at **10:15 am** the following described real estate, to wit:

Commonly Known as **2516 WEST 40TH STREET LORAIN, OH 44053**

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

Parcel Number: **02-02-013-109-029**

Said property appraised at: **Eighty One Thousand Dollars and Zero Cents \$81,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$54,000.00**. 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 - 3/22/2019 3/29/2019 4/5/2019

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **WELLS FARGO BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO WELLS FARGO BANK
MINNESOTA NATIONAL ASSOCIATION SOLELY IN ITS CAPACITY AS TRUSTEE FOR PROVIDENT BANK HOME EQUITY
LOAN ASSET-BACKED CERTIFICATES SERIES 2000-2**

Vs

Defendant: **ADRIAN L OLIVENCIA AKA ADRIAN OLIVENCIA ET AL**

Case Number **18CV195087**

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 24th day of April, 2019** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

5/8/2019 at 10:15 am the following described real estate, to wit:

Commonly Known as **604 EAST 33RD STREET LORAIN, OH 44055**

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

Parcel Number: **03-00-098-127-013**

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

Property cannot be sold for less than 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: **CLUNK, HOOSE Co., LPA**

LORAIN MORNING JOURNAL - 3/22/2019 3/29/2019 4/5/2019

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

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

Vs

Defendant: **THE UNKNOWN HEIRS, DEVISEES, LEGATEES, EXECUTORS, ADMINISTRATORS, SPOUSES AND ASSIGNS
AND THE UNKNOWN GUARDIANS OF MINOR AND/OR INCOMPETENT HEIRS OF THOMAS L BERTRAM**

Case Number **18CV196503**

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 24th day of April, 2019** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

05/08/19 at **10:15 am** the following described real estate, to wit:

Commonly Known as **1605 CEDAR DRIVE LORAIN, OH 44052**

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

Parcel Number: **03-00-057-109-010**

Said property appraised at: **Sixty Nine Thousand Dollars and Zero Cents \$69,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$46,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

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

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

Attorney: **LERNER SAMPSON & ROTHFUSS**

LORAIN MORNING JOURNAL - 03/22/19 03/29/19 04/05/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **FREEDOM MORTGAGE CORPORATION**

Vs

Defendant: **LISA M TUDICH ET AL**

Case Number **18CV196520**

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 24th day of April, 2019 at 10:15 am or shortly thereafter,**

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

5/8/2019 at 10:15 am the following described real estate, to wit:

Commonly Known as **3878 WOODWORTH DRIVE LORAIN, OH 44053**

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

Parcel Number: **02-02-012-114-077**

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

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$140,000.00**. A deposit of **\$10,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

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

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

Attorney: **MANLEY DEAS KOCHALSKI LLC**

LORAIN MORNING JOURNAL - 3/22/2019 3/29/2019 4/5/2019

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **WELLS FARGO BANK, NA**

Vs

Defendant: **SHEILA ANN BAKER ET AL**

Case Number **18CV196521**

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 24th day of April, 2019** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

05/08/19 at **10:15 am** the following described real estate, to wit:

Commonly Known as **4133 BLACK RIVER CIRCLE LORAIN, OH 44055**

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

Parcel Number: **03-00-079-126-011**

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**

LORAIN MORNING JOURNAL - 03/22/19 03/29/19 04/05/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **US BANK NATIONAL ASSOCIATION**

Vs

Defendant: **JOSEPH K JONES, ET AL**

Case Number **18CV196581**

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 24th day of April, 2019** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

05/08/19 at **10:15 am** the following described real estate, to wit:

Commonly Known as **851 ALLISON AVENUE LORAIN, OH 44052**

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

Parcel Number: **02-02-027-113-006**

Said property appraised at: **Fifty Seven Thousand Dollars and Zero Cents \$57,000.00**

Property cannot be sold for less than $\frac{2}{3}$ of the appraised value. Bidding will start at **\$38,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

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

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

Attorney: **MANLEY DEAS KOCHALSKI LLC**

LORAIN MORNING JOURNAL - 03/22/19 03/29/19 04/05/19

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: **DANNY DISANTO, ET AL**

Case Number **18TX007076**

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 **1017 WEST 17TH STREET LORAIN, OH 44052**

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

Parcel Number: **02-01-006-134-020**

Amount of Judgment estimated to be **\$16,724.14** plus court costs.

Last known owner: **DANNY DISANTO, ET AL, 600 N PANTANO RD, APT 1814, TUCSON, AZ 85710**

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 24th day of April, 2019** at 10:15 am or shortly thereafter in the Commissioner's Public Hearing Room on the 4th Floor in the Lorain County Administration Bldg., 226 Middle Ave., Elyria, Ohio. If any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and conditions of the first sale at the same place on **05/08/19 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 - 03/22/19 03/29/19 04/05/19

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: **SAMUEL OLIVENCIA, JR ET AL**

Case Number **18TX007113**

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 **2151 EAST 30TH STREET LORAIN, OH 44055**

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

Parcel Number: **03-00-094-105-035**

Amount of Judgment estimated to be **\$21,552.82** plus court costs.

Last known owner: **SAMUEL OLIVENCIA, JR ET AL, 2151 EAST 30TH 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 24th day of April, 2019** 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 **5/8/2019 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 - 3/22/2019 3/29/2019 4/5/2019

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: **RUBY BAILEY AKA RUBY D BAILEY ET AL**

Case Number **18TX007133**

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 **2218 LARKMOOR STREET LORAIN, OH 44052**

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

Parcel Number: **03-00-049-123-006**

Amount of Judgment estimated to be **\$9,798.49** plus court costs.

Last known owner: **RUBY BAILEY AKA RUBY D BAILEY, 2218 LARKMOOR 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 24th day of April, 2019** at 10:15 am or shortly thereafter in the Commissioner's Public Hearing Room on the 4th Floor in the Lorain County Administration Bldg., 226 Middle Ave., Elyria, Ohio. If any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and conditions of the first sale at the same place on **05/08/19 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 - 03/22/19 03/29/19 04/05/19

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: **RONALD NEAL KNOX, ET AL**

Case Number **18TX007142**

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 FKA W 14TH ST LORAIN, OH 44052**

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

Parcel Number: **02-01-003-131-027**

Amount of Judgment estimated to be **\$3,793.83** plus court costs.

Last known owner: **RONALD NEAL KNOX, ET AL**, 1221 BEECHVIEW DR, VERMILION OH 44089

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 24th day of April, 2019** at 10:15 am or shortly thereafter in the Commissioner's Public Hearing Room on the 4th Floor in the Lorain County Administration Bldg., 226 Middle Ave., Elyria, Ohio. If any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and conditions of the first sale at the same place on **05/08/19 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 - 03/22/19 03/29/19 04/05/19

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: **CAROLINE FENDERSON AKA CAROLINE F JOHNSON AKA CAROLINE FENDERSON JOHNSON ET AL**

Case Number **18TX007190**

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 **1106 WEST 21ST STREET LORAIN, OH 44052**

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

Parcel Number: **02-01-006-144-033**

Amount of Judgment estimated to be **\$4,909.75** plus court costs.

Last known owner: **CAROLINE FENDERSON**, 821 Harriet St, 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 24th day of April, 2019** at 10:15 am or shortly thereafter in the Commissioner's Public Hearing Room on the 4th Floor in the Lorain County Administration Bldg., 226 Middle Ave., Elyria, Ohio. If any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and conditions of the first sale at the same place on **05/08/19 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 - 03/22/19 03/29/19 04/05/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **US BANK NATIONAL ASSOCIATION AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF14 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-FF14**

Vs

Defendant: **DAVID COOPER ET AL**

Case Number **18CV194954**

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 24th day of April, 2019 at 10:15 am or shortly thereafter,**

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

5/8/2019 at 10:15 am the following described real estate, to wit:

Commonly Known as **39325 CHESTNUT RIDGE ROAD ELYRIA, OH 44035**

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

Parcel Number: **10-00-005-107-013**

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 - 3/22/2019 3/29/2019 4/5/2019

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

**Plaintiff: LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE
LOAN TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES 2007-2**

Vs

Defendant: FRED L PRETLOW ET AL

Case Number 09CV160540

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 24th day of April, 2019 at 10:15 am** or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

05/08/19 at 10:15 am the following described real estate, to wit:

Commonly Known as 475 EAST COLLEGE STREET OBERLIN, OH 44074

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

Parcel Number: 09-00-087-107-015

Said property appraised at: **One Hundred Forty One Thousand Dollars and Zero Cents \$141,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$94,000.00**. 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 - 03/22/19 03/29/19 04/05/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

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

Defendant: **WILLIAM BIRTH ET AL**

Case Number **14CV183463**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an **Alias Order of Sale** issued from said Court to me directed in the above entitled action, I will expose to sale, at public auction in the Commissioner's Public hearing Room on the 4th floor of the Lorain County Administration Building, 226 Middle Ave., Elyria, Ohio on **Wednesday the 24th day of April, 2019** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

5/8/2019 at **10:15 am** the following described real estate, to wit:

Commonly Known as **133 ASHLAND AVENUE ELYRIA, OH 44035**

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

Parcel Number: **10-00-005-101-165**

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

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

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

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

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

ELYRIA CHRONICLE TELEGRAM - 3/22/2019 3/29/2019 4/5/2019

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **THE FARMERS SAVINGS BANK**

Vs

Defendant: **EDWIN C REISINGER, ET AL**

Case Number **17CV193393-005**

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 24th day of April, 2019 at 10:15 am or shortly thereafter,**

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

05/08/19 at 10:15 am the following described real estate, to wit:

Commonly Known as **28159 WEST ROAD SPENCER, OH 44275**

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

Parcel Number: **21-17-019-000-005**

Said property appraised at: **One Hundred Forty One Thousand Dollars and Zero Cents \$141,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$94,000.00**. 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: **CHRIS CAREY ATTORNEY AT LAW**

ELYRIA CHRONICLE TELEGRAM - 03/22/19 03/29/19 04/05/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **PLAZA HOME MORTGAGE INC**

Vs

Defendant: **SHARON L DICK, ET AL**

Case Number **18CV194769**

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 24th day of April, 2019 at 10:15 am or shortly thereafter,**

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

05/08/19 at 10:15 am the following described real estate, to wit:

Commonly Known as **12563 ALTON ROAD GRAFTON, OH 44044**

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

Parcel Number: **11-00-036-118-005**

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: **REIMER LAW CO.**

ELYRIA CHRONICLE TELEGRAM - 03/22/19 03/29/19 04/05/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **WELLS FARGO BANK, NATIONAL ASSOCIATION, NOT IN IT'S INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS INDENTURE TRUSTEE FOR MORTGAGE LENDERS NETWORK HOME EQUITY LOAN TRUST, SERIES 1999-1**
Vs

Defendant: **CALVIN L FISH AKA CALVIN FISH, ET AL**

Case Number **18CV195233**

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 24th day of April, 2019** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

05/08/19 at 10:15 am the following described real estate, to wit:

Commonly Known as **128 BLAKE STREET ELYRIA, OH 44035**

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

Parcel Number: **06-24-009-107-004**

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: **LERNER SAMPSON & ROTHFUSS**

ELYRIA CHRONICLE TELEGRAM - 03/22/19 03/29/19 04/05/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **THE FARMERS SAVINGS BANK**

Vs

Defendant: **EDWIN C REISINGER, ET AL**

Case Number **17CV193393-025**

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 24th day of April, 2019** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

05/08/19 at **10:15 am** the following described real estate, to wit:

Commonly Known as **VACANT LOT WITH OUT BUILDINGS ALSO KNOWN AS 44544 STEWARD ROAD SULLIVAN, OH 44880**

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

Parcel Number: **21-15-000-000-025, 21-17-017-000-001, 21-17-016-000-010**

Said property appraised at: **Seven Hundred Fifty Six Thousand Dollars and Zero Cents \$756,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$504,000.00**. 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: **CHRIS CAREY ATTORNEY AT LAW**

ELYRIA CHRONICLE TELEGRAM - 03/22/19 03/29/19 04/05/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **FIFTH THIRD MORTGAGE COMPANY**

Vs

Defendant: **ARLEN ROGER WINTERS, ET AL**

Case Number **18CV195749**

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 24th day of April, 2019** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

05/08/19 at **10:15 am** the following described real estate, to wit:

Commonly Known as **10940 HAWKE ROAD COLUMBIA STATION, OH 44622**

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

Parcel Number: **11-00-008-000-063**

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

ELYRIA CHRONICLE TELEGRAM - 03/22/19 03/29/19 04/05/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **US BANK NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO US BANK NATIONAL ASSOCIATION ND**
Vs

Defendant: **HAROLD D REYNOLDS ET AL**

Case Number **18CV195900** 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 24th day of April, 2019 at 10:15 am or shortly thereafter,**

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

5/8/2019 at 10:15 am the following described real estate, to wit:

Commonly Known as **358 OXFORD AVENUE ELYRIA, OH 44035**

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

Parcel Number: **06-25-075-102-035**

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: **MANLEY DEAS KOCHALSKI LLC**
ELYRIA CHRONICLE TELEGRAM - 3/22/2019 3/29/2019 4/5/2019

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **FREEDOM MORTGAGE CORPORATION**

Vs

Defendant: **UNKNOWN HEIRS DEVISEES LEGATEES AND ASSIGNS OF GEORGE W MORRIS ET AL**

Case Number **18CV195941**

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 24th day of April, 2019** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

5/8/2019 at 10:15 am the following described real estate, to wit:

Commonly Known as **36100 SUGAR RIDGE ROAD & REAR LAND NORTH NORTH RIDGEVILLE, OH 44039**

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

Parcel Number: **07-00-026-101-053 07-00-026-101-012**

Said property appraised at: **Eighty Four Thousand Dollars and Zero Cents \$84,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$56,000.00**. 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: **ALBERTELLI LAW PARTNERS OHIO, LLC**

ELYRIA CHRONICLE TELEGRAM - 3/22/2019 3/29/2019 4/5/2019

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE OF OHIO**

Vs

Defendant: **JOHN DOE AND/OR JANE DOE, REAL NAMES UNKNOWN, THE UNKNOWN HEIRS, DEVISEES, LEGATEES, ADMINISTRATORS, EXECUTORS AND ASSIGNS OF JUNE F SPAIN**

Case Number **18CV196262**

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 24th day of April, 2019** at 10:15 am or shortly thereafter,

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

05/08/19 at **10:15 am** the following described real estate, to wit:

Commonly Known as **1900 GRAFTON ROAD ELYRIA, OH 44035**

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

Parcel Number: **10-00-005-105-001**

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: **CARLISLE MCNELLIE RINI KRAMER & ULRICH CO LPA**
ELYRIA CHRONICLE TELEGRAM - 03/22/19 03/29/19 04/05/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**

Vs

Defendant: **JOHN R YANKURA, ET AL**

Case Number **18CV196580**

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 24th day of April, 2019 at 10:15 am or shortly thereafter,**

If any parcel does not receive a sufficient bid, it shall be offered for sale, with no minimum bid at the same place on:

05/08/19 at 10:15 am the following described real estate, to wit:

Commonly Known as **6527 HERSEY CIRCLE NORTH RIDGEVILLE, OH 44039**

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

Parcel Number: **07-00-009-120-187**

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

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$120,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

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

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

Attorney: **MANLEY DEAS KOCHALSKI LLC**

ELYRIA CHRONICLE TELEGRAM - 03/22/19 03/29/19 04/05/19

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: **RONALD J.M. GREENFIELD ET AL**

Case Number **18TX007111**

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 **7075 FREELAND DRIVE ELYRIA, OH 44035**

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

Parcel Number: **06-24-046-107-006**

Amount of Judgment estimated to be **\$17,443.85** plus court costs.

Last known owner: **RONALD J.M. GREENFIELD ET AL, 7075 FREELAND DRIVE 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 24th day of April, 2019** at 10:15 am or shortly thereafter in the Commissioner's Public Hearing Room on the 4th Floor in the Lorain County Administration Bldg., 226 Middle Ave., Elyria, Ohio. If any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and conditions of the first sale at the same place on **05/08/19 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 - 03/22/19 03/29/19 04/05/19

Phil R. Stammitti - Sheriff of Lorain County Ohio