

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **PNC BANK, NATIONAL ASSOCIATION**

Vs

Defendant: **DAVID E HELBERT AKA DAVE HELBERT AKA DAVID HELBERT AKA DAVID ERIC HELBERT INDIVIDUALLY AND AS CO-TRUSTEE OF THE DAVID E HELBERT AND SHERYL A HELBERT JOINT LIVING TRUST DATED FEBRUARY 25 2003 ET AL**

Case Number **17CV191311**

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 28th day of August, 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:

09/11/19 at 10:15 am the following described real estate, to wit:

Commonly Known as **195 BEACHWOOD AVENUE AVON LAKE, OH 44012**

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

Parcel Number: **04-00-007-129-003**

Said property appraised at: **One Hundred Seventy Four Thousand Dollars and Zero Cents \$174,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$116,000.00**. 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 - 07/26/19 08/02/19 08/09/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **FIFTH THIRD MORTGAGE COMPANY**

Vs

Defendant: **UNKNOWN HEIRS LEGATEES REPRESENTATIVES DEVISEES AND BENEFICIARIES OF MICHAEL W WAGNER ET AL**

Case Number **17CV193928**

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 28th day of August, 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:

09/11/19 at 10:15 am the following described real estate, to wit:

Commonly Known as **45705 MIDDLE RIDGE ROAD AMHERST, OH 44001**

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

Parcel Number: **05-00-045-000-029**

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

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$44,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

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

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

Attorney: ANSELMO LINDBERG OLIVER LLC
LORAIN MORNING JOURNAL - 07/26/19 08/02/19 08/09/19

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: **CHARLENA YBARRA ET AL**

Case Number **18CV194899**

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 28th day of August, 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:

09/11/19 at 10:15 am the following described real estate, to wit:

Commonly Known as **2251 CENTER ROAD AVON, OH 44011**

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

Parcel Number: **04-00-015-110-281**

Said property appraised at: **Two Hundred Twenty Five Thousand Dollars and Zero Cents \$225,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$150,000.00**. 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 - 07/26/19 08/02/19 08/09/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **M&T BANK**

Vs

Defendant: **HOLLY M CHENAIL-KLEIN ET AL**

Case Number **18CV196023**

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 28th day of August, 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:

09/11/19 at **10:15 am** the following described real estate, to wit:

Commonly Known as **508 WEST 24TH STREET LORAIN, OH 44052**

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

Parcel Number: **02-01-003-176-014**

Said property appraised at: **Twenty One Thousand Dollars and Zero Cents \$21,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$14,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

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

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

Attorney: REISENFELD & ASSOCIATES LPA LLC

LORAIN MORNING JOURNAL - 07/26/19 08/02/19 08/09/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **LORAIN COUNTY HABITAT FOR HUMANITY, INC**

Vs

Defendant: **NATHAN BRUMFIELD, ET AL**

Case Number **18CV196328**

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 28th day of August, 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:

09/11/19 at 10:15 am the following described real estate, to wit:

Commonly Known as **1008 WEST 5TH STREET LORAIN, OH 44052**

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

Parcel Number: **02-01-005-105-008**

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

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$26,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

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

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

Attorney: WELTMAN WEINBERG & REIS CO LPA

LORAIN MORNING JOURNAL - 07/26/19 08/02/19 08/09/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND**

Vs

Defendant: **EMMANUEL K ADIKA**

Case Number **19CV197408**

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 28th day of August, 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:

09/11/19 at 10:15 am the following described real estate, to wit:

Commonly Known as **2100 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: **02-02-014-113-020**

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

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

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

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

**Attorney: CARLISLE MCNELLIE RINI KRAMER & ULRICH CO LPA
LORAIN MORNING JOURNAL - 07/26/19 08/02/19 08/09/19**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **MIDFIRST BANK**

Vs

Defendant: **DAVID A HAMA ET AL**

Case Number **19CV197754**

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 28th day of August, 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:

09/11/19 at 10:15 am the following described real estate, to wit:

Commonly Known as **1812-1814 WASHINGTON AVENUE LORAIN, OH 44052**

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

Parcel Number: **02-01-006-138-033**

Said property appraised at: **Fifty Four Thousand Dollars and Zero Cents \$54,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$36,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

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

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

Attorney: MANLEY DEAS KOCHALSKI LLC

LORAIN MORNING JOURNAL - 07/26/19 08/02/19 08/09/19

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: **JAMES ROBINSON, ET AL**

Case Number **18TX007141**

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 **2616 REID AVENUE LORAIN, OH 44055**

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

Parcel Number: **02-01-003-190-020**

Amount of Judgment estimated to be **\$5,591.65** plus court costs.

Last known owner: **JAMES ROBINSON, ET AL**, 1333 E 110TH ST, CLEVELAND OH 44106

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 28th day of August, 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 **09/11/19 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 - 07/26/19 08/02/19 08/09/19

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: **UNKNOWN HEIRS DEVISEES AND LEGATEES OF A ROGER WHITEMAN AKA ANDREW ROGER WHITEMAN ET AL**

Case Number **18TX007191**

Court of Common Pleas, Lorain County, Ohio

Whereas, judgment has been rendered against certain parcels of real property for taxes, assessments penalties, cost, and charges as follows:

Commonly Known as **VACANT LOT LOCATED DIRECTLY BETWEEN 326 BELLAIRE ROAD AND 332 BELLAIRE ROAD AVON LAKE, OH 44012**

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

Parcel Number: **04-00-018-119-023**

Amount of Judgment estimated to be **\$25,302.69** plus court costs.

Last known owner: **ROGER A WHITEMAN** , 330 BELLAIRE ROAD AVON LAKE, OH 44012

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 28th day of August, 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 **9/11/2019 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 maybe adjudged to be in contempt of court. **Sale is caveat emptor.**

Attorney: CHRISTOPHER A PYANOWSKI
LORAIN MORNING JOURNAL - 7/26/2019 8/2/2019 8/9/2019

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: **QUINTIN PEREZ AKA QUINTON PEREZ AKA QUINTIN E PEREZ AKA QUINTON L PEREZ AKA QUINTON E PEREZ AKA QUINTIN ELADIO PEREZ SR ET AL**

Case Number **18TX007222**

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 **A VACANT LOT LOCATED DIRECTLY BETWEEN 1746 WASHINGTON AVE AND 1732 WASHINGTON AVE LORAIN, OH 44052**

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

Parcel Number: **02-01-006-134-037**

Amount of Judgment estimated to be **\$38,579.39** plus court costs.

Last known owner: **QUINTIN PEREZ , 8009 ALAMOSA WOOD AVE., RUSKIN FL 33573**

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 28th day of August, 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 **9/11/2019 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 maybe adjudged to be in contempt of court. **Sale is caveat emptor.**

Attorney: **CHRISTOPHER A PYANOWSKI**
LORAIN MORNING JOURNAL - 7/26/2019 8/2/2019 8/9/2019

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TO JPMORGAN CHASE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RENAISSANCE HOME EQUITY LOAN TRUST SERIES 2003-2**

Vs

Defendant: **MARY F DARNELL ET AL**

Case Number **19CV197706**

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 28th day of August, 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:

09/11/19 at 10:15 am the following described real estate, to wit:

Commonly Known as **540 FURNACE STREET ELYRIA, OH 44035**

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

Parcel Number: **06-24-050-104-010**

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: MANLEY DEAS KOCHALSKI LLC
ELYRIA CHRONICLE TELEGRAM - 07/26/19 08/02/19 08/09/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

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

Vs

Defendant: **GILBERT L HIGNETT, ET AL**

Case Number **18CV196824**

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 28th day of August, 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:

09/11/19 at 10:15 am the following described real estate, to wit:

Commonly Known as **41866 ADELBERT ROAD ELYRIA, OH 44035**

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

Parcel Number: **06-24-037-103-036**

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: DONALD M ZALESKI

ELYRIA CHRONICLE TELEGRAM - 07/26/19 08/02/19 08/09/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND**

Vs

Defendant: **TERESITA SPERRY AKA TERESITA MEDINA ET AL**

Case Number **19CV197353**

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 28th day of August, 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:

09/11/19 at 10:15 am the following described real estate, to wit:

Commonly Known as **15 BUNKER HILL ELYRIA, OH 44035**

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

Parcel Number: **06-24-030-702-001**

Said property appraised at: **Twenty Seven Thousand Dollars and Zero Cents \$27,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$18,000.00**. 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 - 07/26/19 08/02/19 08/09/19**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **JP MORGAN MORTGAGE ACQUISITION CORP**

Vs

Defendant: **KENNETH A GRAHAM ET AL**

Case Number **19CV197442**

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 28th day of August, 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:

09/11/19 at **10:15 am** the following described real estate, to wit:

Commonly Known as **34129 BAINBRIDGE ROAD NORTH RIDGEVILLE, OH 44039**

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

Parcel Number: **07-00-015-108-032**

Said property appraised at: **One Hundred Fifty Three Thousand Dollars and Zero Cents \$153,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$102,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

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

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

Attorney: WELTMAN WEINBERG & REIS CO LPA

ELYRIA CHRONICLE TELEGRAM - 07/26/19 08/02/19 08/09/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **WILMINGTON TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS SUCCESSOR TRUSTEE TO CITIBANK N.A. AS TRUSTEE TO LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-1**

Vs

Defendant: **DARRYL L MILLER**

Case Number **18CV196338**

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 28th day of August, 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:

09/11/19 at 10:15 am the following described real estate, to wit:

Commonly Known as **10060 AVON BELDEN ROAD GRAFTON, OH 44044**

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

Parcel Number: **1100051000048 1100051000058 1100051000072**

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: CARLISLE MCNELLIE RINI KRAMER & ULRICH CO LPA
ELYRIA CHRONICLE TELEGRAM - 07/26/19 08/02/19 08/09/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **HUNTINGTON NATIONAL BANK**

Vs

Defendant: **STEPHEN PURCEL, ET AL**

Case Number **18CV196809**

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 28th day of August, 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:

09/11/19 at 10:15 am the following described real estate, to wit:

Commonly Known as **98 EDGEWOOD DRIVE GRAFTON, OH 44044**

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

Parcel Number: **10-00-015-105-007**

Said property appraised at: **Ninety Thousand Dollars and Zero Cents \$90,000.00**

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$60,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

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

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

Attorney: GERNER & KEARNS

ELYRIA CHRONICLE TELEGRAM - 07/26/19 08/02/19 08/09/19

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **LORMET COMMUNITY FEDERAL CREDIT UNION**

Vs

Defendant: **ARNOLD BURGESS AKA ARNOLD O BURGESS ET AL**

Case Number **14CV183013**

Court of Common Pleas, Lorain County, Ohio

In pursuance of an **Order of Sale with Court Set Minimum Bid** 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 28th day of August, 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:

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

THE MINIMUM BID ACCEPTED AT THE SALE WILL BE \$27,500.00 AS SET BY THE COURT.

Commonly Known as: **7387 DYKE AVENUE NORTH RIDGEVILLE, OH 44039**

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

Parcel Number: **07-00-046-104-005, 07-00-046-104-009**

MINIMUM BID: \$27,500.00

10% of the bid is due at the time of sale in a cashiers 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. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

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

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

Attorney: DONALD M ZALESKI

ELYRIA CHRONICLE TELEGRAM - 7/26/2019 8/2/2019 8/9/2019

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-5, ASSET-BACKED CERTIFICATES, SERIES 2005-5**

Vs

Defendant: **TAMARA J HAMMER, AKA TAMARA HAMMER, ET AL**

Case Number **18CV196281**

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 28th day of August, 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:

09/11/19 at 10:15 am the following described real estate, to wit:

Commonly Known as **120 HALE STREET WELLINGTON, OH 44090**

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

Parcel Number: **18-00-021-111-006**

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

Property cannot be sold for less than 2/3 of the appraised value. Bidding will start at **\$58,000.00**. A deposit of **\$5,000.00** will be due at the time of sale in a cashier's check. All money in excess of the required deposit will be applied towards the purchase price of the property. The unpaid balance of the purchase price shall be due and payable to the sheriff within thirty (30) days from the date of the sale, but also subject to the confirmation order. See office staff for further details. The purchaser shall be required to pay interest on said unpaid balance at ten percent (10%) per annum from the date of the confirmation of the sale to the date of payment of the balance unless the balance shall be paid within thirty (30) days from the date of confirmation of sale otherwise the purchaser may be adjudged to be in contempt of court. All appraisals are done on the outside of the property. The Sheriff is not liable for the condition of the property upon confirmation of the sale. Sale is caveat emptor.

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

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

Attorney: MANLEY DEAS KOCHALSKI LLC
ELYRIA CHRONICLE TELEGRAM - 07/26/19 08/02/19 08/09/19

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: **TORRANCE VAUGHAN, ET AL**

Case Number **16TX006692**

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 **433 10TH STREET ELYRIA, OH 44035**

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

Parcel Number: **06-26-017-000-041**

Amount of Judgment estimated to be **\$17,779.19** plus court costs.

Last known owner: **TORRANCE VAUGHAN, 433 10TH STREET 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 28th day of August, 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 **9/11/2019 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 maybe adjudged to be in contempt of court. **Sale is caveat emptor.**

Attorney: CHRISTOPHER A PYANOWSKI

ELYRIA CHRONICLE TELEGRAM - 7/26/2019 8/2/2019 8/9/2019

Phil R. Stammitti - Sheriff of Lorain County Ohio

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

Plaintiff: **EVERGREEN MEADOWS CONDOMINIUM OWNERS ASSOC. NO. 1**

Vs

Defendant: **DAMON M CHAMPE ET AL**

Case Number **18CV194394**

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 **8749 WEST RIDGE ROAD UNIT B ELYRIA, OH 44035**

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

Parcel Number: **06-24-003-701-007**

Amount of Judgment estimated to be **\$8,202.72** plus court costs.

Last known owner: **DAMON M CHAMPE**, 8749 WEST RIDGE ROAD UNIT B 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 28th day of August, 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 **09/11/19 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

ELYRIA CHRONICLE TELEGRAM - 07/26/19 08/02/19 08/09/19

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: **WARREN DANIELS ET AL**

Case Number **18TX007157**

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 **510 GEORGETOWN AVENUE ELYRIA, OH 44035**

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

Parcel Number: **06-25-024-101-012**

Amount of Judgment estimated to be **\$29,004.74** plus court costs.

Last known owner: **WARREN DANIELS**, 510 GEORGETOWN 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 28th day of August, 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 **09/11/19 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

ELYRIA CHRONICLE TELEGRAM - 07/26/19 08/02/19 08/09/19

Phil R. Stammitti - Sheriff of Lorain County Ohio