

**SHERIFF'S SALE OF REAL ESTATE**

Plaintiff: **LAKEVIEW LOAN SERVICING LLC**

Vs

Defendant: **UNKNOWN HEIRS, LEGATEES, DEVISEES, EXECUTORS, ADMINISTRATORS AND ASSIGNS AND THEIR SPOUSES, IF ANY, OF NINA L HEBBLE ET AL**

Case Number **19CV197201**

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 at the **Lorain County Transportation Center located at 40 East Avenue Elyria, Ohio on Wednesday the 2nd day of December, 2020 at 10:00 a.m.** 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:

**12/16/20 at 10:00 a.m.** the following described real estate, to wit:

Commonly Known as **756 UNIVERSITY AVENUE ELYRIA, OH 44035**

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

Parcel Number: **06-25-002-112-039**

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

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

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

**Attorney: REISENFELD & ASSOCIATES LPA LLC  
ELYRIA CHRONICLE TELEGRAM - 10/23/20 10/30/20 11/06/20**

Phil R. Stammitti - Sheriff of Lorain County Ohio

**SHERIFF'S SALE OF REAL ESTATE**

**Plaintiff: US BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS  
INDENTURE TRUSTEE OF CIM TRUST 2018-R4**

**Vs**

**Defendant: ROBERT LOWE ET AL**

**Case Number 20CV200518**

**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 at the Lorain County Transportation Center located at 40 East Avenue Elyria, Ohio on Wednesday the 2nd day of December, 2020 at 10:00 a.m. 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:**

**12/16/20 at 10:00 a.m. the following described real estate, to wit:**

**Commonly Known as 181 ROOSEVELT AVENUE ELYRIA, OH 44035**

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

**Parcel Number: 06-25-017-110-002**

**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 made out to Lorain County Sheriff. 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 - 10/23/20 10/30/20 11/06/20**

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

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **TOWD POINT MORTGAGE TRUST 2017-2, US BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE**  
Vs  
Defendant: **JOHN DOE(S) NAME(S) UNKNOWN, THE UNKNOWN HEIRS, DEVISEES, LEGATEES, BENEFICIARIES OF ROSEMARY HARPER, AND THEIR UNKNOWN SPOUSES AND CREDITORS; AND THE UNKNOWN SPOUSE OF ROSEMARY HARPER, ET AL**

Case Number **20CV201284**

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 at the **Lorain County Transportation Center located at 40 East Avenue Elyria, Ohio on Wednesday the 2nd day of December, 2020 at 10:00 a.m.** 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:

**12/16/20 at 10:00 a.m.** the following described real estate, to wit:

Commonly Known as **226 FAIRLAWN ELYRIA, OH 44035**

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

Parcel Number: **06-25-015-109-008**

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

Property cannot be sold for less than  $\frac{2}{3}$  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 made out to **Lorain County Sheriff**. 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 - 10/23/20 10/30/20 11/06/20**

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: **REDA A CLAY**

Case Number **19TX007348**

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 DIRECTLY BETWEEN 337 16TH STREET AND 331 16TH STREET, ELYRIA, OH 44035**

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

Parcel Number: **06-26-002-102-023**

Amount of Judgment estimated to be **\$20,229.30** plus court costs.

Last known owner: **REDA A CLAY**, 5061 ELYRIA AVE, 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 2nd day of December, 2020 at 10:45 a.m.** or shortly thereafter in the **Lorain County Transportation Center located at 40 East Avenue 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 **12/16/20 at 10:45 a.m.** 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 made out to **Lorain County Sheriff.** 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 - 10/23/20 10/30/20 11/06/20**

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: **KENNETH MYERS ET AL**

Case Number **19TX007377**

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 **116-118-120 EAST MAIN STREET LAGRANGE, OH 44050**

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

Parcel Number: **15-00-055-101-026**

Amount of Judgment estimated to be **\$26,252.53** plus court costs.

Last known owner: **KENNETH MYERS, 116 EAST MAIN STREET LAGRANGE, OH 44050**

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 2nd day of December, 2020 at 10:45 a.m.** or shortly thereafter in the **Lorain County Transportation Center located at 40 East Avenue 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 **12/16/20 at 10:45 a.m.** 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 made out to **Lorain County Sheriff.** 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 - 10/23/20 10/30/20 11/06/20**

Phil R. Stammitti - Sheriff of Lorain County Ohio

SHERIFF'S SALE OF REAL ESTATE

Plaintiff: **COMMSTAR CREDIT UNION**

Vs

Defendant: **KEITH DAVIS ET AL**

Case Number **20CV200537**

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 at the **Lorain County Transportation Center located at 40 East Avenue Elyria, Ohio on Wednesday the 2nd day of December, 2020 at 10:00 a.m.** 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:

**12/16/20 at 10:00 a.m.** the following described real estate, to wit:

Commonly Known as **2520 EAST 32ND STREET LORAIN, OH 44055**

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

Parcel Number: **03-00-081-109-006**

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 made out to **Lorain County Sheriff**. 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 - 10/23/20 10/30/20 11/06/20**

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: **DENZIL R WRIGHT ET AL**

Case Number **19TX007414**

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 **1851 HAMILTON AVENUE LORAIN, OH 44052**

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

Parcel Number: **02-01-006-138-007**

Amount of Judgment estimated to be **\$13,656.33** plus court costs.

Last known owner: **DENZIL R WRIGHT**, 1851 HAMILTON AVENUE 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 2nd day of December, 2020 at 10:45 a.m.** or shortly thereafter in the **Lorain County Transportation Center located at 40 East Avenue 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 **12/16/20 at 10:45 a.m.** 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 made out to **Lorain County Sheriff**. 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 - 10/23/20 10/30/20 11/06/20

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: **COMPASS HOUSE INC., AN OHIO NON-PROFIT CORPORATION, ET AL**

Case Number **19TX007461**

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 **211 EAST 27TH STREET LORAIN, OH 44055**

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

Parcel Number: **02-00-093-111-013**

Amount of Judgment estimated to be **\$14,231.78** plus court costs.

Last known owner: **COMPASS HOUSE INC., AN OHIO NON-PROFIT CORPORATION, ET AL, 211 EAST 27TH 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 2nd day of December, 2020 at 10:45 a.m.** or shortly thereafter in the **Lorain County Transportation Center located at 40 East Avenue 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 **12/16/20 at 10:45 a.m.** 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 made out to **Lorain County Sheriff**. 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 - 10/23/20 10/30/20 11/06/20**

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 ROBIN L CANTRELL, ET AL**

Case Number **20TX007491**

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

**UPON P.P. NO. : 02-02-013-101-023**

**COMMONLY KNOWN AS: 2433 MEISTER ROAD LORAIN, OH 44053**

**UPON P.P. NO.: 02-02-013-101-024**

**COMMONLY KNOWN AS: REAR LAND APPROXIMATELY .06 ACRES SOUTH OF 2433 MEISTER ROAD LORAIN, OH 44053**

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

Parcel Number: **02-02-013-101-023, 02-02-013-101-024**

Amount of Judgment estimated to be **\$5,306.14** plus court costs.

Last known owner: **UNKNOWN HEIRS, DEVISEES, AND LEGATEES OF ROBIN L CANTRELL, ET AL**, 2433 MEISTER RD, LORAIN, OH 44053

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 2nd day of December, 2020 at 10:45 a.m.** or shortly thereafter in the **Lorain County Transportation Center located at 40 East Avenue 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 **12/16/20 at 10:45 a.m.** 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 made out to **Lorain County Sheriff.** 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 - 10/23/20 10/30/20 11/06/20**

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 ELSIE JOHNSON ET AL**

Case Number **20TX007495**

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 **1628 PENNSYLVANIA AVENUE LORAIN, OH 44052**

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

Parcel Number: **03-00-056-123-016**

Amount of Judgment estimated to be **\$15,083.50** plus court costs.

Last known owner: **ELSIE JOHNSON, 1628 PENNSYLVANIA AVENUE 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 2nd day of December, 2020 at 10:45 a.m.** or shortly thereafter in the **Lorain County Transportation Center located at 40 East Avenue 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 **12/16/20 at 10:45 a.m.** 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 made out to **Lorain County Sheriff.** 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 - 10/23/20 10/30/20 11/06/20**

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: **DOMENICO SABATINO DOMENICK SABATINI, ET AL**

Case Number **20TX007518**

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 DIRECTLY EAST OF 350 E 43RD STREET LORAIN, OH 44052**

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

Parcel Number: **03-00-108-104-009**

Amount of Judgment estimated to be **\$15,203.69** plus court costs.

Last known owner: **DOMENICO SABATINO DOMENICK SABATINI, ET AL, A VACANT LOT DIRECTLY EAST OF 350 E 43RD 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 2nd day of December, 2020 at 10:45 a.m.** or shortly thereafter in the **Lorain County Transportation Center located at 40 East Avenue 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 **12/16/20 at 10:45 a.m.** 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 made out to **Lorain County Sheriff**. 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**

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Phil R. Stammitti - Sheriff of Lorain County Ohio