

SHERIFF SALE

Tuesday, January 17, 2012

MAHONING COUNTY COURTHOUSE, COMMISSIONERS' HEARING ROOM
NO SMOKING, EATING OR DRINKING AND PLEASE TURN OFF ALL CELL PHONES.

ALL PARTIES INTENDING TO BID MUST READ THIS BULLETIN.

****NEW PROCEDURES ARE INCLUDED.****

THESE RULES HAVE BEEN IN EFFECT AS OF THE SEPTEMBER 30, 2008 SALE.

PLEASE READ THIS BULLETIN CAREFULLY PRIOR TO **EACH** SALE,

AS THE SHERIFF'S OFFICE RESERVES THE RIGHT TO MODIFY THESE PROCEDURES AS NECESSARY
TO ENSURE OUR COMPLIANCE WITH THE REQUIREMENTS OF HOUSE BILL 138

*******TERMS*******

PLAINTIFF: THIS TERM REFERS TO PROFESSIONALS WHO ATTEND THE SALE AND BID ON BEHALF OF THE BANK OR MORTGAGE COMPANY THAT HOLDS THE LOAN ON THE PROPERTY. PLAINTIFFS FREQUENTLY BID ON SEVERAL PROPERTIES DURING A SALE.

THIRD PARTY: THIS TERM REFERS TO ANY PURCHASER WHO IS **NOT** AFFILIATED WITH THE BANK OR MORTGAGE COMPANY.

REQUIREMENTS VARY SLIGHTLY FOR PLAINTIFFS AND THIRD PARTIES, SO THEY ARE OUTLINED IN THIS BULLETIN SEPARATELY. PLEASE READ BOTH THE GENERAL INFORMATION SECTION AND THE SECTION THAT PERTAINS TO YOU THOROUGHLY.

RECALLED: THIS TERM REFERS TO THE PROPERTY BEING WITHDRAWN FROM THE SALE

GENERAL INFORMATION

ALL BIDS WILL BE IN INCREMENTS OF AT LEAST ONE HUNDRED DOLLARS (\$100). THOSE BIDDING ARE REQUIRED TO CALL OUT THEIR BID IN A LOUD VOICE SO THE AUCTIONEER AND ALL THOSE IN THE ROOM CAN HEAR THE BID. IF THE AUCTIONEER CANNOT HEAR THE BID, IT WILL NOT BE RECOGNIZED. HAND BIDS OR HAND SIGNALS ARE NOT PERMITTED.

THE AUCTIONEER WILL NOW PAUSE AT THE CONCLUSION OF **EACH INDIVIDUAL SALE** DURING THE SHERIFF'S SALE FOR COURT SERVICES STAFF TO ACCEPT THE DEPOSIT AND ACCOMPANYING DOCUMENTS. IF THE SUCCESSFUL BIDDER DOES NOT HAVE A DEPOSIT CHECK READY, THEIR BID WILL BE THROWN OUT AND BIDDING WILL BE REOPENED. PROCEDURES WILL BE EXPLAINED IN MORE DETAIL IN THIS BULLETIN IN THE SECTIONS DIRECTED TOWARD THIRD PARTY PURCHASERS AND PLAINTIFFS, RESPECTIVELY.

DEPOSITS ARE NOW REQUIRED FROM BOTH PLAINTIFFS AND THIRD PARTY PURCHASERS AT THE TIME OF THE SALE. THE DEPOSIT FOR THIRD PARTY PURCHASERS IS 10% OF THE APPRAISED VALUE. THE DEPOSIT REQUIREMENT FOR PLAINTIFFS IS 10% OF THE APPRAISED VALUE, WITH A \$3,000.00 CAP. **FOR TAX LIEN AND TREASURER'S SALES, THE DEPOSIT IS 10% OF THE MINIMUM BID.** DEPOSITS MUST BE IN THE FORM OF GUARANTEED FUNDS: A CASHIER'S CHECK, LAW FIRM CHECK OR MONEY ORDER. CASH, CREDIT CARDS AND PERSONAL CHECKS ARE **NOT** ACCEPTED.

WE ARE NOW USING THE PURCHASER INFORMATION FORM RECOMMENDED BY THE BUCKEYE STATE SHERIFFS ASSOCIATION. THIS FORM MUST BE HANDED IN ALONG WITH THE DEPOSIT AS EACH PROPERTY IS AUCTIONED OFF. IT MUST BE LEGIBLE AND COMPLETE, AS IT WILL BECOME A PART OF THE COURT RECORD. BLANK COPIES OF THIS FORM ARE AVAILABLE AT THE FRONT TABLE. IT IS STRONGLY RECOMMENDED THAT BIDDERS FILL ONE OUT IN ADVANCE FOR EACH PROPERTY THEY PLAN TO BID ON.

A BID AT THIS SALE CONSTITUTES A BINDING OFFER FOR THE PROPERTY. PROSPECTIVE BUYERS ARE URGED TO BE CERTAIN THEY CAN PAY THE DEPOSIT THE DAY OF THE SALE, AND THE BALANCE PROMPTLY WITHIN 30 DAYS AFTER THE CONFIRMATION OF SALE HAS BEEN FILED. ONCE A BID HAS BEEN ACCEPTED. FAILURE TO FOLLOW THROUGH WITH THE SALE CONSTITUTES CONTEMPT OF COURT, AND MAY CARRY LEGAL AND FINANCIAL PENALTIES AS SUCH. UNDER THESE CIRCUMSTANCES, DEPOSITS ARE **NOT** REFUNDED.

PROSPECTIVE PURCHASERS ARE HEREBY INFORMED THAT UNDER OHIO REVISED CODE 2329.22, **THERE IS A STATUTORY RIGHT OF REDEMPTION**. SHOULD REDEMPTION BE EXERCISED, YOUR DEPOSIT WILL BE REFUNDED.

THE PROPERTY DOES NOT BELONG TO THE NEW OWNER UNTIL THE PROPERTY IS DEEDED IN HIS OR HER NAME. PURCHASERS WHO ATTEMPT TO ACCESS THE PROPERTY PRIOR TO RECEIVING THEIR DEED RISK BEING CHARGED WITH TRESPASSING.

HARD COPIES OF SHERIFF SALE LISTS ARE AVAILABLE IN THE LOBBY OF THE MAHONING COUNTY JUSTICE CENTER AT 110 FIFTH AVENUE, YOUNGSTOWN, OHIO; AT THE DEPUTY SHERIFF'S SECURITY DESK IN THE LOBBY OF THE MAHONING COUNTY COURTHOUSE AND AT WWW.MAHONINGSHERIFF.COM/SHERIFF-SALES, LISTS ARE RELEASED ONE WEEK IN ADVANCE OF THE SALE. SHERIFF SALE LISTS ARE PROVIDED AS A COURTESY TO THE PUBLIC. THEY ARE NOT A LEGAL DOCUMENT. THE MAHONING COUNTY SHERIFF'S OFFICE IS NOT RESPONSIBLE FOR ANY INACCURACIES.

PLEASE BE INFORMED THAT LEGAL NOTICES ON FORECLOSURES AND TAX DELINQUENT PROPERTIES ARE **PUBLISHED FOR THREE (3) CONSECUTIVE WEEKS IN THE DAILY LEGAL NEWS** PRIOR TO THE SALE. PLEASE CONTACT THE DAILY LEGAL NEWS FOR SUBSCRIPTION INFORMATION.

SALES TO THIRD PARTIES

FOR THIRD PARTIES, THE DEPOSIT IS 10% OF THE APPRAISED VALUE. PLEASE COME TO THE SALE PREPARED TO SUBMIT 10% OF THE APPRAISED VALUE IMMEDIATELY UPON YOUR SUCCESSFUL BID, IN THE FORM OF A CASHIER'S CHECK OR MONEY ORDER.

THE BALANCE, ALSO IN THE FORM OF A CASHIER'S CHECK PAYABLE TO THE SHERIFF OF MAHONING COUNTY, IS DUE WITHIN THIRTY (30) DAYS AFTER THE CONFIRMATION OF SALE HAS BEEN FILED. PER THE REQUIREMENTS OF HB #138, THE CONFIRMATION SHOULD BE FILED WITHIN 30 DAYS OF THE SALE, SO THE FINAL PAYMENT WILL BE DUE APPROXIMATELY 60 DAYS AFTER THE SALE.

THE SHERIFF'S OFFICE WILL NOTIFY THIRD PARTY PURCHASERS BY PHONE AS SOON AS WE RECEIVE THE CONFIRMATION TO INFORM THEM THAT THE BALANCE IS DUE. UNLESS THE BALANCE IS RECEIVED WITHIN EIGHT (8) DAYS FROM THE DATE OF NOTIFICATION BY THE SHERIFF'S OFFICE, THE PURCHASER SHALL BE REQUIRED TO PAY INTEREST ON ANY UNPAID BALANCE AT TEN PERCENT (10%) PER ANNUM FROM THE DATE OF THE CONFIRMATION OF SALE TO THE DATE OF PAYMENT OF THE BALANCE, OR THE PURCHASER MAY BE ADJUDGED TO BE IN CONTEMPT OF COURT.

TAXES BECOME THE RESPONSIBILITY OF THE SUCCESSFUL BIDDER AT THE TIME OF SALE. THE PURCHASER PAYS THE TAXES IN THE FORM OF GUARANTEED FUNDS DIRECTLY TO THE TREASURER. WHEN YOU BRING US YOUR COPY OF THE RECEIPT, WE SUBTRACT THE TAXES YOU PAID IN ORDER TO ARRIVE AT YOUR FINAL BALANCE. THE TREASURER'S OFFICE WILL FORWARD THE ORIGINAL RECEIPT TO THE SHERIFF'S OFFICE. PLEASE CONTACT THE TREASURER'S OFFICE AT 330-740-2460, EXT. 7774 IF YOU HAVE ANY QUESTIONS.

PURCHASE PRICE - YOUR DEPOSIT-TAXES PAID TO TREASURER= FINAL BALANCE DUE TO SHERIFF

ONCE WE HAVE RECEIVED THE ORANGE RECEIPT AND YOUR FINAL PAYMENT, WE WILL RECORD YOUR DEED.

SALES TO THE PLAINTIFF

AS DISCUSSED IN THE GENERAL INFORMATION SECTION, THE DEPOSIT IS 10% OF THE APPRAISED VALUE OF THE PROPERTY, NOT TO EXCEED \$3,000.00, AND IS DUE IMMEDIATELY AT THE SALE, ALONG WITH THE PURCHASER INFORMATION FORM. THE SHERIFF'S OFFICE WILL ACCEPT LAW FIRM CHECKS FROM PLAINTIFFS FOR THE DEPOSIT, IN ADDITION TO CASHIER'S CHECKS OR MONEY ORDERS. TAXES ARE STILL PAYABLE DIRECTLY TO THE TREASURER, AND THE SHERIFF'S OFFICE STILL NEEDS THE ORIGINAL ORANGE RECEIPT FROM THE TREASURER. **PLAINTIFFS SHOULD NOW GO TO THE TREASURER'S OFFICE AND PAY THE PROPERTY TAXES IMMEDIATELY AFTER THE SALE.** IF YOU HAVE ANY QUESTIONS REGARDING THIS CHANGE, PLEASE CONTACT THE TREASURER'S OFFICE DIRECTLY AT 330-740-2460, EXT. 7774

PROPERTY DESCRIPTION PRE-APPROVAL FORMS ARE **NOT** REQUIRED IN MAHONING COUNTY.

PLAINTIFFS WILL PREPARE DEEDS FOR PROPERTIES WHICH SOLD ON AND AFTER SEPTEMBER 30, 2008. FOR PROPERTIES THAT SOLD PRIOR TO SEPTEMBER 30, 2008, THE SHERIFF'S OFFICE WILL CONTINUE TO PREPARE DEEDS AND MAIL THEM BACK TO THE PLAINTIFF AS WE HAVE DONE PRIOR TO THE PASSAGE OF HB #138. PLEASE DO NOT SEND US DEEDS FOR THESE OLD CASES, AS WE DO NOT HAVE FUNDS ON HAND TO RECORD THEM.

WHEN PLAINTIFFS BEGIN DEED PREPARATION, THEY ARE ENCOURAGED TO USE A DEED MODELED AFTER THE SHORT FORM DEED RECOMMENDED BY THE BUCKEYE SHERIFFS ASSOCIATION. ANY QUESTIONS REGARDING THE FORMATTING OF SHERIFF'S DEEDS MAY BE DIRECTED TO COURT SERVICES AT 330-480-5010.

PER THE RECOMMENDATIONS OF THE BUCKEYE SHERIFFS ASSOCIATION, WE ARE REQUESTING THAT PLAINTIFFS SUBMIT A COMPLETED CONVEYANCE FORM TO THE MAHONING COUNTY SHERIFF'S OFFICE ALONG WITH THE DEED.

DURING THIS PERIOD OF TRANSITION, PLEASE CHECK THIS BULLETIN BEFORE EACH SALE FOR UPDATES TO MAHONING COUNTY SHERIFF SALE PROCEDURE.

****SHERIFF'S SALES MAY BE CANCELED DUE TO INCLEMENT WEATHER OR OTHER COUNTY EMERGENCY. IN SUCH CASES, THE SALE WILL BE HELD UPON THE REOPENING OF THE MAHONING COUNTY COURTHOUSE AFTER THE EMERGENCY HAS PASSED. REPUBLICATION WILL NOT TAKE PLACE. HOWEVER, NOTICE OF THE NEW SALE DATES WILL BE POSTED ON THE INTERNET. ****

**SHERIFF SALE LIST
TUESDAY, JANUARY 17, 2012 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

TAX LIEN & TREASURER SALES

CASE NO.	LOCATION	MINIMUM BID
1. 10CV321 GLENN T. CAPOUELLEZ VS. ANDREW C. VARGO et al	147 W. MIDDLETOWN RD NORTH LIMA OH 44452 05-006-0-018.00-0	\$16,400.00 PLUS COSTS NO BID
2. 10CV818 AMERICAN TAX FUNDING LLC VS. BERNARD JACKSON et al	31 MILTON AVE YOUNGSTOWN OH 44509 53-065-0-229.00-0 & 53-065-0-230.00-0 PARCELS TO BE SOLD COLLECTIVELY	\$11,500.00 PLUS COSTS NO BID
3. 10CV1281 LISA ANTONINI TREAS MAH CTY OH VS. UNK HEIRS OF GLORIA COPELAND et al	32 FLEMING YCL# 644 SEC PT & FLEMING YCL# 8613 SEC PT YOUNGSTOWN OH 53-078-0-213.000 & 53-078-0-214.000 PARCELS TO BE SOLD COLLECTIVELY	\$4,227.41 PLUS COSTS NO BID YOUNGSTOWN CITY LANDBANK
4. 10CV1283 LISA ANTONINI TREAS MAH CTY OH VS. ETHEL G. BRASSFIELD et al	OVERLOOK LOWELLVILLE LOTS# 253, 252 & 1552 OVERLOOK LOWELLVILLE LOT# 251 45-079-0-461.00, 45-079-0-462.00 & 45-079-0-463.00 PARCELS TO BE SOLD COLLECTIVELY	\$7,034.59 PLUS COSTS NO BID
5. 10CV1285 LISA ANTONINI TREAS MAH CTY OH VS. UNK HEIRS OF ETHEL DOTSON et al	OAKLAND AVE YCL# 8616 SEC E YOUNGSTOWN OH 53-078-0-216.000	\$3,533.70 PLUS COSTS NO BID YOUNGSTOWN CITY LANDBANK
6. 10CV1381 LISA ANTONINI TREAS MAH CTY OH VS. FRANK PAPE et al	OAKLAND AVE YCL# 8615 YOUNGSTOWN OH 53-078-0-215.00	\$2,356.72 PLUS COSTS NO BID YOUNGSTOWN CITY LANDBANK
7. 10CV1725 AMERICAN TAX FUNDING LLC VS. MERLINE MOORE et al	616 W. LACLEDE AVE YOUNGSTOWN OH 44511 53-131-0-254.00-0	\$5,300.00 PLUS COSTS LYNNISE WELLS
8. 10CV1747 LISA ANTONINI TREAS MAH CTY OH VS. BETHANY BAPTIST CHURCH OF YO et al	ROWLAND ST YCL# 7983 YOUNGSTOWN OH 53-078-0-013.00	\$2,442.43 PLUS COSTS NO BID YOUNGSTOWN CITY LANDBANK
9. 10CV1777 LISA ANTONINI TREAS MAH CTY OH VS. CARL JEAN PRICE HAYES et al	808 ROWLAND ST YCL# 7980 YOUNGSTOWN OH 53-078-0-017.00	\$2,101.64 PLUS COSTS NO BID YOUNGSTOWN CITY LANDBANK
10. 10CV1830 MARK E. GOHLKE VS. FITCH KIRTLAND BISHOP et al	NORTH LIMA RD (VACANT LOT) POLAND OH 44514 35-033-0-210.00-0	\$7,300.00 PLUS COSTS NO BID
11. 10CV1903 LISA ANTONINI TREAS MAH CTY OH VS. JONATHAN HARRIS et al	FLEMING ST YCL# 8618 YOUNGSTOWN OH 53-078-0-200.00	\$5,436.49 PLUS COSTS NO BID YOUNGSTOWN CITY LANDBANK

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TAX LIEN & TREASURER SALES

CASE NO.	LOCATION	MINIMUM BID
12. 10CV1969 LISA ANTONINI TREAS MAH CTY OH VS. MILES REED et al	FLEMING ST YCL# 9221 YOUNGSTOWN OH 53-078-0-210.00	\$28,920.80 PLUS COSTS NO BID YOUNGSTOWN CITY LANDBANK
13. 10CV3708 LISA ANTONINI TREAS MAH CTY OH VS. VIOLET E. CASANTA et al	WORTHINGTON ST YCL# 43959 YOUNGSTOWN OH 53-078-0-124.00	\$1,279.74 PLUS COSTS NO BID YOUNGSTOWN CITY LANDBANK
14. 10CV4322 LISA ANTONINI TREAS MAH CTY OH VS. HELEN L. BYRD et al	734 HAYMAN YCL# 3982 SEC E & HAYMAN YCL 3981 SEC W YOUNGSTOWN OH 53-076-0-535.00 & 53-076-0-536.00 PARCELS TO BE SOLD COLLECTIVELY	\$6,754.83 PLUS COSTS NO BID YOUNGSTOWN CITY LANDBANK
15. 10CV4323 LISA ANTONINI TREAS MAH CTY OH VS. EVER LEE JOHNSON aka HARRIS et al	905 GRIFFITH ST YCL# 55489 YOUNGSTOWN OH 53-076-0-530.00	\$6,251.56 PLUS COSTS NO BID YOUNGSTOWN CITY LANDBANK
16. 10CV4340 AMERICAN TAX FUNDING LLC VS. ROBERT H. VANSICKLE et al	264 BROADWAY ST YOUNGSTOWN OH 44504 53-007-0-065.00-0	\$28,500.00 PLUS COSTS NO BID
17. 10CV4341 AMERICAN TAX FUNDING LLC VS. CHERYL A. DEVORE et al	108 SEXTON ST STRUTHERS OH 44471 38-007-0-281.00-0	\$8,000.00 PLUS COSTS NO BID
18. 10CV4406 DEBBIE BAEZ VS. SANTIAGO MOLINA et al	BRUCE LOT# 12822 YOUNGSTOWN OH 53-032-0-481.00-0	\$2,746.26 PLUS COSTS NO BID
19. 10CV4523 ZVI LICHTER VS. STEVE J. JONES et al	733 CRANDALL AVE YOUNGSTOWN OH 44510 53-079-0-452.00-0	\$4,000.00 PLUS COSTS NO BID
20. 11CV34 MILL CREK METROPARKS VS. CAMILLA FORD et al	456 GLENWOOD YCL# 16027 YOUNGSTOWN OH 53-063-0-002.00-0	\$2,723.92 PLUS COSTS NO BID
21. 11CV70 CYNTHIA J. JACKSON VS. RENEE NEWELL et al	2677 MCFARLAND AVE YCL# 22943 YOUNGSTOWN OH 53-134-0-261.00-0	\$4,504.84 PLUS COSTS NO BID
22. 11CV189 AMERICAN TAX FUNDING LLC VS. LAWRENCE F. BATTISTI et al	562 E. PHILADELPHIA AVE YOUNGSTOWN OH 44502 53-116-0-337.00-0 & 53-116-0-338.00-0 PARCELS TO BE SOLD COLLECTIVELY	\$10,000.00 PLUS COSTS NO BID

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TUESDAY, JANUARY 17, 2012 AT 1:30 P.M.
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CASE NO.	LOCATION	MINIMUM BID
23. 11CV290 MILL CREEK METROPARKS VS. JOSEPH T. GRAY SR. et al	PARK HILL DR YCL# 38209, LOMBARDY CT YCL# 22457 LOMBARDY CT YCL# 30609 WEST, LOMBARDY CT YCL# 22456 WEST YOUNGSTOWN OH 53-138-0-052.00-0, 53-138-0-026.00-0, 53-138-0-027.00-0, 53-138-0-028.00-0 PARCELS TO BE SOLD COLLECTIVELY	\$2,942.80 PLUS COSTS NO BID
24. 11CV506 DOUGLAS & ALICE JONES VS. JAMES R. MCDUFFIE et al	1610 STEWART YCL# 28392 YOUNGSTOWN OH 53-106-0-557.00-0	\$2,682.92 PLUS COSTS NO BID
25. 11CV685 JESSICA QUILES FKA CANDELARIA VS. JOHNNIE STEVENSON et al	1159 BERWICK LOT# 53161 YOUNGSTOWN OH 53-205-0-284.00-0	\$2,606.10 PLUS COSTS NO BID
26. 11CV914 NET RELATIONS INC VS. MARK PEACHOCK et al	1510 MAHONING AVE YOUNGSTOWN OH 44509 53-066-0-168.00-0	\$12,000.00 PLUS COSTS NO BID
27. 11CV1684 GREATER FRIENDSHIP BAPTIST CHURCH VS. ADNAN SHIHAIBAR et al	WOODLAND LOT 6368 SEC E, WOODLAND LOT 6368 SEC W, WOODLAND LOT 6369, HILLMAN LOT 6370 SEC PT, HILLMAN LOT 6370 SEC S, HILLMAN LOT 6370 SEC N, HILLMAN LOT 55702 YOUNGSTOWN OH 53-063-0-097.00-0, 53-063-0-098.00-0, 53-063-0-099.00-0, 53-063-0-101.00-0, 53-063-0-102.00-0, 53-063-0-103.00-0, 53-063-0-104.00-0 PARCELS TO BE SOLD COLLECTIVELY	\$4,497.23 PLUS COSTS NO BID
28. 11CV1709 GREATER FRIENDSHIP BAPTIST CHURCH VS. EARL A. CHARITY et al	511 WOODLAND LOT# 3012 YOUNGSTOWN OH 53-049-0-030.00-0	\$2,884.83 PLUS COSTS NO BID

NEXT SHERIFF SALE: TUESDAY, JANUARY 31, 2012.

NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, JANUARY 24, 2012.