

SHERIFF SALE

Tuesday, May 23, 2017

LOCATION -SHERIFFS' SALES ARE HELD AT 1:30PM IN THE COMMISSIONER'S MEETING ROOM, LOCATED IN THE BASEMENT OF THE MAHONING COUNTY COURTHOUSE, 120 MARKET STREET, YOUNGSTOWN, OH 44503 ONCE A SALE HAS BEEN SET, THE SALE LIST WILL BE AVAILABLE ON THE MAHONING COUNTY SHERIFFS' OFFICE WEBSITE AS WELL AS THE MAHONING COUNTY . THE LIST WILL ALSO BE AVAILABLE AT THE MAHONING COUNTY COURTHOUSE AND THE LOBBY OF THE SHERIFFS OFFICE.

NO SMOKING, EATING OR DRINKING IS ALLOWED AND PLEASE TURN OFF ALL CELL PHONES.

ALL PARTIES INTENDING TO BID MUST READ THIS BULLETIN.

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

THESE RULES WILL BE IN EFFECT AS OF THE FEBRUARY 14, 2017 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 390

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 OR A JUDGEMENT LIEN CREDITOR.

THIRD PARTY: THIS TERM REFERS TO ANY PURCHASER WHO IS **NOT** THE PLAINTIFF PURCHASER.

REQUIREMENTS VARY FOR PLAINTIFFS AND THIRD PARTIES, SO THEY ARE OUTLINED IN THIS BULLETIN

RECALLED: THIS TERM REFERS TO PROPERTY BEING WITHDRAWN FROM THE SALE

BIDDING - BIDDING FOR MORTGAGE FORECLOSURE STARTS AT TWO-THIRDS (2/3) OF THE APPRAISED VALUE OF THE PROPERTY, UNLESS THERE IS A COURT-ORDERED STARTING BID. EACH JUDGEMENT CREDITOR & LIENHOLDER (PLAINTIFF) WHO IS A PARTY TO THE FORECLOSURE ACTION, MAY SUBMIT A REMOTE BID TO THE SHERIFF BY EMAIL (mcsocourtservices@mahoningcountyoh.gov) OR FAX (330-480-5096). EACH REMOTE BID SHALL BE OF A FIXED MAXIMUM AMOUNT AND SHALL BE DELIVERED TO THE SHERIFF ON OR BEFORE 4:30 P.M. ON THE BUSINESS DAY IMMEDIATELY PRECEEDING THE DATE OF THE SALE. THE SHERIFF SHALL PLACE A REMOTE BID ON BEHALF OF THE JUDGEMENT CREDITOR OR LIENHOLDER WHO SUBMITTED THE REMOTE BID. THE SHERIFF SHALL PROVIDE NOTICE OF THE RESULTS OF THE SALE, NOT LATER THAN THE CLOSE OF THE BUSINESS DAY ON THE DATE OF THE SALE TO ALL PERSONS WHO SUBMITTED A REMOTE BID.

***** REMOTE BIDDING IS STRICTLY LIMITED TO LIEN HOLDERS ONLY. IF YOU ARE NOT NOTIFIED AS AN INTERESTED PARTY IN THE CASE, YOU WILL NOT BE PERMITTED TO SUBMIT A REMOTE BID.**

IF THE SALE RESULTS IN A "**NO BID / NO SALE**" AND REMAINS UNSOLD AFTER THIS FIRST SALE, THEN THE PROPERTY SHALL BE OFFERED AGAIN AT A SECOND SALE AND SHALL BE SOLD TO THE HIGHEST BIDDER WITHOUT REGARD TO ANY MINIMUM BID REQUIREMENT IN SECTION 2329.20 OF THE OHIO REVISED CODE. THE SECOND SALE WILL BE HELD AT THE NEXT SCHEDULED SHERIFF SALE. IF THE PROPERTY IS SOLD FOR AN AMOUNT INSUFFICIENT TO PAY THE COSTS OF THE ACTION AND THE TAXES DUE ON THE PROPERTY, THEN THE PURCHASER SHALL BE RESPONSIBLE FOR THOSE COSTS IN REGARDS TO SALES OF RESIDENTIAL PROPERTY THAT ARE SOLD AT SHERIFF'S SALE WITH NO SET MINIMUM BID (SECOND SALE); THE JUDGMENT CREDITOR AND THE FIRST LIEN HOLDER EACH HAVE THE RIGHT TO REDEEM THE PROPERTY WITHIN 14 DAYS AFTER THE SALE BY PAYING THE PURCHASE PRICE.

ON ALL OTHER SALES THE DEBTOR HAS THE RIGHT OF REDEMPTION OF THE PROPERTY UNTIL THE CONFIRMATION OF SALE IS SIGNED BY THE JUDGE AND FILED BY THE COURT.

DEPOSITS:

IF THE PLAINTIFF IS THE PURCHASER, NO DEPOSIT IS REQUIRED AT THE TIME OF SALE.

IF THE APPRIASED VALUE OF THE PROPERTY IS:

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| 1. LESS THAN OR EQUAL TO \$10,000 | THE DEPOSIT IS \$2000.00 |
| 2. GREATER THAN \$10,000 BUT LESS THAN \$200,000 | THE DEPOSIT IS \$5,000.00 |
| 3. GREATER THAN \$200,000 | THE DEPOSIT IS \$10,000.00 |

FOR TAX LIENS AND TREASURER'S SALES, THE DEPOSIT IS 10% OF THE MINIMUM BID, WITH A \$3,000 CAP.

**ALL DEPOSITS, EXCEPT FOR THE PLAINTIFF, ARE DUE AT THE TIME OF THE SALE.
ALL DEPOSITS FROM NON PLAINTIFFS SHOULD BE IN THE FORM OF A CASHIER'S CHECK OR MONEY ORDER.**

THE PURCHASER INFORMATION 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.

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. SHERIFF SALE CONTACT NUMBER 330-480-5010.

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 AT 330-747-7777.

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 #390. 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 MINUS YOUR DEPOSIT, MINUS 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.

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

ALL SHERIFF'S DEEDS ARE TO BE PREPARED BY THE ATTORNEY FOR THE PLAINTIFF, OR THE ATTORNEY WHO ORDERED THE SALE. THIS INCLUDES DEEDS FOR THIRD PARTY PURCHASERS ALSO.

THE SHERIFF'S DEED MUST BE DELIVERED TO THE SHERIFF WITHIN 7 DAYS FROM THE FILING OF THE CONFIRMATION OF SALE. THIS MUST INCLUDE THE CONVEYANCE FORM.

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.

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

THE SHERIFF'S OFFICE NOR ANY OF ITS AFFILIATES HAVE ACCESS TO THE INTERIOR OF THE HOUSES AT ANY TIME. THE SHERIFF'S OFFICE DOES NOT HAVE KEYS TO THE HOUSE. THE HOUSE IS NOT AVAILABLE FOR TOUR OR INSPECTION PRIOR TO THE SHERIFF'S SALE. THE PROPERTY DOES NOT BELONG TO THE PURCHASER UNTIL AFTER THE DEED IS FILED WITH THE MAHONING COUNTY RECORDER'S OFFICE. PURCHASERS WHO ATTEMPT TO ACCESS THE PROPERTY PRIOR TO RECEIVING A RECORDED DEED, RISK BEING CHARGED WITH TRESPASSING. THE PURCHASER RECEIVES PROPERTY "AS IS". THE MAHONING COUNTY SHERIFFS' OFFICE MAKES NO WARRANTY OR GUARANTEE ON ANY OF THE PROPERTIES SOLD AT SHERIFF'S SALE. THE APPRAISALS ARE EXTERIOR VIEWS ONLY AND DO NOT INCLUDE AN INTERIOR INSPECTION.

IT IS THE RESPONSIBILITY OF THE PROSPECTIVE PURCHASER TO CHECK INTO THE PROPERTIES THAT DESIRE TO PURCHASE FOR DELINQUENT TAXES, UTILITY DELINQUENCIES, LIENS, AND DEMOLITION LISTS.

****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, MAY 23, 2017 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

CASE NO.	LOCATION	APPRAISED	MINIMUM BID
1. 14CV2913 BANK OF NEW YORK VS SANDRA BRAXTON	4005 HOWARD STREET YOUNGSTOWN, OH 44512 53-198-0-118-000	\$46,000.00	\$30,666.67
2. 14CV2984 NATIONSTAR MTG LLC VS DONALD & SHIRLEY COMMISSO (DECD) ET AL	6150 VILLA MARIE ROAD LOWELLVILLE, OH 44436 52-064-0-015-000	\$169,000.00	\$112,666.67
3. 15CV0149 CITIFINANCIAL SERVICING VS HELENA & DAVID ROWE (DECD) ET AL	1433 OVERLOOK AVENUE LOWELLVILLE, OH 44436 45-079-0-438-000 & 45-079-0-439-000	\$42,000.00	\$28,000.00
4. 15CV379 CALIBER HOME LOANS VS ANTWAN PIERCE	4053 RIVERSIDE DRIVE YOUNGSTOWN, OH 44511 29-072-0-092-000	\$91,000.00	\$60,666.67
5. 15CV1873 CITIZENS BANK VS EST OF ARLENE DURRETT (DECD)	464 N SCHENLEY AVENUE YOUNGSTOWN, OH 44509 53-174-0-322-000	\$38,000.00	
6. 15CV1953 CAPITAL ONE VS COLLEEN & LAWRENCE BODNAR	2225 COLEMAN DRIVE YOUNGSTOWN, OH 44511 53-147-0-063-000	\$64,000.00	
7. 15CV3092 JPMORGAN CHASE BANK VS DAVID SEEM & CYNTHIA RUSSELL	17616 AFTON AVENUE LAKE MILTON, OH 44429 33-029-0-328-000	\$66,000.00	\$44,000.00
8. 15CV3099 CITIMORTGAGE VS KENNETH KLINE	17462 AFTON AVENUE LAKE MILTON, OH 44429 33-029-0-343-000	\$69,000.00	
9. 16CV0284 US BANK VS DAVID & SUZANNE WHITE	5667 RADCLIFFE AVENUE YOUNGSTOWN, OH 44515 48-110-0-107-000	\$93,000.00	\$62,000.00
10. 16CV0559 US BANK VS DOUGLAS & CHRISTINE BERDINE	114 N BELLE VISTA AVENUE YOUNGSTOWN, OH 44509 53-172-0-044-000	\$23,333.33	
11. 16CV0640 WELLS FARGO BANK VS DWAYNE & CHRISTINA TOWNSEND	943 S SCHENLEY AVE YOUNGSTOWN, OH 44509 53-161-0-034-000	\$75,000.00	\$50,000.00 RECALLED
12. 16CV0680 DITECH FINANCE VS SHEILA M HAYES	1422 LANSDOWNE BLVD YOUNGSTOWN, OH 44505 53-104-0-236-000	\$7,500.00	\$5,000.00
13. 16CV0873 JPMORGAN CHASE VS ROBERT & DONNA KNIGHT ET AL	3027 REDGATE LANE YOUNGSTOWN, OH 44511 48-002-0-160-000	\$53,000.00	\$35,333.33

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14. 16CV1089 US BANK VS KIMBERLY A KAMAN	1255 WOODLEDGE DRIVE MINERAL RIDGE, OH 44440 48-088-0-070-000	\$120,000.00	\$80,000.00
15. 16CV1156 PNC BANK VS ANNE M JOHNSON	17621 LAKEWOOD AVENUE LAKE MILTON, OH 44429 33-025-0-039-000, 33-025-0-038-000, 33-025-0-037-000	\$48,000.00	\$32,000.00
16. 16CV1342 KEY BANK VS JACK & HELENE MELROSE	6981 YNG-PITT ROAD POLAND, OH 44514 35-031-0-062-000	\$86,000.00	
17. 16CV1681 HUNTINGTON VS MELVIN COLLINGWOOD (DECD) ET AL	355 MAPLEWOOD AVENUE STRUTHERS, OH 44471 38-017-0-044-000	\$47,000.00	\$31,333.33
18. 16CV1760 US BANK VS REBECCA A JOHNSON & EUGENE FITCH JR ET AL	220 WILSON STREET STRUTHERS , OH 44471 38-014-0-048-000	\$63,000.00	\$42,000.00
19. 16CV2128 ROBERT HALSTEAD VS ANTHONY J WISE	4664 KENNEDY ROAD LOWELLVILLE, OH 44436 35-084-0-017-000	\$64,000.00	\$42,666.67
20. 16CV2273 DEUTSCHE BANK VS JAY & MICHELLE GARDNER	885 AFTON AVENUE YOUNGSTOWN, OH 44512 29-015-0-340-000	\$72,000.00	\$48,000.00
21. 16CV2281 US BANK VS ROBIN & JOSEPH DELULLO	1024 WESTPORT CIRCLE YOUNGSTOWN, OH 44511 29-082-0-056-000	\$146,333.33	\$97,555.55
22. 16CV2336 KEYBANK VS LEE ANN CANDELANUTT ET AL	5411 WILLOW CREST AVENUE AUSTINTOWN, OH 44515 48-018-0-064-000	\$80,000.00	\$53,333.33
23. 16CV2357 PNC BANK VS LAWRENCE R STEWART III	375 N. JOHNSON ROAD SEBRING, OH 44672 21-014-0-080-000	\$101,000.00	\$67,333.33
24. 16CV2368 HUNTINGTON NATL BANK VS DANA M ROTH	3808 CUMBERLAND DRIVE YOUNGSTOWN, OH 44515 48-007-0-140-000	\$88,000.00	\$58,666.67
25. 16CV2403 PENNYMAC LOAN SERVICES VS ANNA M DOLANSKY & WILLIAM SLOMCKECK	2333 OAK TRACE STREET YOUNGSTOWN, OH 44515 48-130-0-183-000	\$120,000.00	\$80,000.00 RECALLED

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26. 16CV2411 HOME SAVINGS & LOAN VS JENNIFER LYNN GOSSETT	3285 BEARS DEN YOUNGSTOWN, OH 44511 53-147-0-007-000	\$110,000.00	\$73,333.33
27. 16CV2459 US BANK VS MARGUERITE D LEATHERS	8811 WOODLAND ROAD POLAND, OH 44514 35-072-0-008-000	\$83,000.00	\$55,333.33
28. 16CV2889 HUNTINGTON NATIONAL BANK VS KRISTINE R SAKELY ET AL	1131 OHLTOWN ROAD YOUNGSTOWN, OH 44515 48-048-0-010-000	\$72,000.00	\$48,000.00
29. 16CV1393 DANIEL R YEMMA TREAS MAH CTY VS FLORENCE L SIMKUNAS ET AL	122 HOLLYWOOD AVE, YCL 33062 YOUNGSTOWN, OH 44512 53-190-0-112-000		\$10,824.00 PLUS COSTS
30. 16CV1993 DANIEL R YEMMA TREAS MAH CTY VS WILENA PHILLIPS ET AL	365 E AUBURNDALE YCL 32462 YOUNGSTOWN, OH 44507 53-117-0-354-000		\$5,351.00 PLUS COSTS
31. 16CV2393 DANIEL R YEMMA TREAS MAH CTY VS JOSEPH LISNER ET AL	POLAND CENTER DR LOT 50 POLAND, OH 44514 35-051-0-025-000		\$5,551.00 PLUS COSTS
32. 16CV3148 DANIEL R YEMMA TREAS MAH CTY VS JAMES FLAHERTY ET AL	37 RIDGE WAY, LOT 1445 STRUTHERS, OH 44471 38-008-0-052-000	\$30,000.00	\$20,000.00

NEXT SHERIFF SALE: TUESDAY, JUNE 6, 2017
NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, MAY 30, 2017