

SHERIFF SALE

Tuesday, September 05, 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RECALLED: THIS TERM REFERS TO PROPERTY BEING WITHDRAWN FROM THE SALE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:

- | | |
|--|----------------------------|
| 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, SEPTEMBER 5, 2017 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

CASE NO.	LOCATION	APPRAISED	MINIMUM BID
1. 15CV1159 BANK OF NEW YORK MELLON VS DARREN & MARY BETH CESARIO	215 SOUTH SCHENLEY AVE YOUNGSTOWN, OH 44509 53-166-0-046-000	\$54,000.00	\$36,000.00 PLAINTIFF
2. 15CV2352 FEDERAL NATIONAL MTG VS LUCY VELCHEK	1417 CASCADE DRIVE YOUNGSTOWN, OH 44511 53-132-0-357-000	\$66,000.00	\$44,000.00 RECALLED
3. 16CV2065 FEDERAL NATL MTG VS MICHAEL & STEPHANIE REAGAN	4549 GROVER DRIVE YOUNGSTOWN, OH 44512 29-010-0-038-000	\$62,000.00	\$41,333.33 \$41,334.00 PLAINTIFF
4. 16CV2187 PNC BANK NATL ASSOC VS SHAWN JONES	641 N. SCHENLEY AVENUE YOUNGSTOWN, OH 44509 53-174-0-050-000	\$39,000.00	\$26,000.00 NO BID
5. 16CV2460 FIRST GUARANTY MTG VS NICHOLAS M WOLSONOVICH	21754 N BENTON W ROAD NORTH BENTON, OH 44449 16-182-0-001-080	\$123,000.00	\$82,000.00 NO BID
6. 16CV2635 DITECH FINANCIAL LLC VS STANLEY KOSINSKI JR	410 BON AIR AVENUE YOUNGSTOWN, OH 44509 53-175-0-333-000 & 53-175-0-334-000	\$38,000.00	\$25,333.33 \$25,334.00 PLAINTIFF
7. 16CV2786 FED NATL MTG VS STEPHANIE TURUCK	123 EAST BOSTON AVE YOUNGSTOWN, OH 44507 53-119-0-063-000	\$10,000.00	\$6,666.67 \$6,667.00 PLAINTIFF
8. 16CV2843 WELLS FARGO BANK VS JAMES & LEIGH ANN FALCONE	12450 HARMON RD NEW SPRINGFIELD, OH 44443 01-062-0-006-000 & 01-062-0-007-000	\$184,000.00	\$122,666.67 RECALLED
9. 16CV3046 FIRST NATL BANK OF PA VS JUNE THOMPSON	5124 LOCKWOOD BLVD YOUNGSTOWN, OH 44512 29-082-0-024-000	\$112,000.00	\$74,666.67 PLAINTIFF
10. 16CV3106 CITIMORTGAGE VS OSVALDO & KIMBERLY FIGUEROA	338 MISTLETOE AVE YOUNGSTOWN, OH 44511 53-125-0-122-000	\$15,000.00	\$10,000.00 PLAINTIFF
11. 16CV3225 CHEMICAL BANK VS JAMES MILLER DECD ET AL	2425 KIRK RD YOUNGSTOWN, OH 44511 53-153-0-129-000	\$64,000.00	\$32,500.00 PLAINTIFF
12. 16CV3417 WELLS FARGO BANK VS DARLENE BATTAGLINE	416 N HAZELWOOD AVE YOUNGSTOWN, OH 44509 53-171-0-078-000 & 53-171-0-079-000	\$44,000.00	\$29,333.33 NO BID
13. 16CV3451 HOME SAVINGS & LOAN VS	7848 BENDEMEER DR POLAND, OH 44514	\$122,333.33	\$81,555.55 \$81,600.00

**SHERIFF SALE LIST
TUESDAY, SEPTEMBER 5, 2017 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

JAMES SMITH	35-046-0-076-000		TAAM PROPERTIES LLC
14. 17CV0023 HUNTINGTON NATL BANK VS BRIAN PORTERFIELD	1968 OVERLOOK AVE YOUNGSTOWN, OH 44509 53-162-0-121-000	\$30,000.00	\$20,000.00 PLAINTIFF
15. 17CV0053 WELLS FARGO BANK VS DEANNA & JOHN FULY TAR JR	2301 LYON BLVD YOUNGSTOWN, OH 44514 39-003-0-178-000 & 39-003-0-179-000	\$102,666.67	\$68,444.45 \$70,000.00 PLAINTIFF
16. 17CV0077 HOME SAVINGS & LOAN CO VS KAROLYN KNIGHT	1645 WAKEFIELD AVE YOUNGSTOWN, OH 44514 53-192-0-100-000	\$46,000.00	\$30,666.67 NO BID
17. 17CV0223 DITECH FINANCIAL LLC VS AUNDREA O'HARA	1637 LYNN AVENUE YOUNGSTOWN, OH 44514 53-194-0-123-000	\$56,000.00	\$37,333.33 RECALLED
18. 16CV1391 DANIEL R YEMMA TREAS MAH CTY VS BENJAMIN LONGO	628 WESLEY AVE LOT 6 NO 60138 YOUNGSTOWN, OH 44509 53-175-0-298-000	\$39,000.00	\$26,000.00 NO BID
19. 16CV1842 DANIEL R YEMMA TREAS MAH CTY VS SANDRA MCCONNELL ET AL	339 WARREN AVE LOT 201 POLAND, OH 44514 04-037-0-062-000		\$10,711.00 PLUS COSTS NO BID
20. 16CV2353 DANIEL R YEMMA TREAS MAH CTY VS MARY BEAVER DECD ET AL	14765 HOFMEISTER RD LOT 1 NEW MIDDLETOWN, OH 44442 01-055-0-002-000		\$17,877.00 PLUS COSTS WILLIAM ORTZ
21. 16CV2515 DANIEL R YEMMA TREAS MAH CTY VS LOWELL & BARBARA BURNSIDE ET AL	16348 MILTON AVE LOT GL19N LAKE MILTON, OH 44429 51-001-0-016-000, 51-001-0-017-000, 51-001-0-018-000, & 51-001-0-019-000	\$53,000.00	\$35,333.33 NO BID
22. 16CV3174 DANIEL R YEMMA TREAS MAH CTY VS THOMAS TAYLOR DECD ET AL	3942 RISHER AVE LOT 222 YOUNGSTOWN, OH 44511 29-073-0-269-000	\$55,000.00	\$36,666.67 NO BID
23. 16CV3184 DANIEL R YEMMA TREAS MAH CTY VS JOHN HECKATHORN II ET AL	160 N GLENELLEN LOT 38258 YOUNGSTOWN, OH 44509 53-171-0-226-000		\$7,818.00 PLUS COSTS AHMAD HOSSEINIPOUR

NEXT SHERIFF SALE: TUESDAY, SEPTEMBER 19, 2017
NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, SEPTEMBER 12, 2017