

SHERIFF SALE

Tuesday, October 31, 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RECALLED: THIS TERM REFERS TO PROPERTY BEING WITHDRAWN FROM THE SALE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, OCTOBER 31, 2017 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM

CASE NO.	LOCATION	APPRAISED	MINIMUM BID
1. 10CV2902 US BANK VS KHALIL & MARY KAMAL	19 CREED CIRCLE CAMPBELL, OH 44405 46-018-0-079-000	\$66,000.00	\$44,000.00 RECALLED
2. 11CV1850 BAC HOME LOANS SERVICING VS LEE D PUPIO	3432 NORTH WENDOVER CIRC YOUNGSTOWN, OH 44511 53-152-0-130-000	\$77,000.00	\$51,333.33 RECALLED
3. 15CV2025 BANK OF NEW YORK MELLON VS DIANE G VOGEL	247 W MAIN ST CANFIELD, OH 44406 28-004-0-015-000	\$144,000.00	\$96,000.00 \$110,000.00 PLAINTIFF
4. 15CV3276 DEUTSCHE VS CHRISTOPHER & MELINDA RAPPACH	20 MALLARD CROSSING CANFIELD, OH 44406 28-020-0-123-000	\$277,000.00	\$184,666.67 RECALLED
5. 16CV0640 WELLS FARGO BANK VS DWAYNE & CHRISTINA TOWNSEND	943 S SCHENLEY AVE YOUNGSTOWN, OH 44509 53-161-0-034-000	\$86,000.00	\$57,333.33 \$57,334.00 PLAINTIFF
6. 16CV0727 JPMORGAN CHASE BANK VS BRIAN & PATRICIA FRANTZ	14565 ELLSWORTH RD BERLIN CENTER, OH 44401 22-005-0-007-010	\$73,000.00	\$48,666.67 \$48,667.00 PLAINTIFF
7. 16CV0826 US BANK VS KATHY L LOVRINOVICZ	192 SUGAR CANE DR YOUNGSTOWN, OH 44512 29-093-0-002-130	\$151,000.00	\$100,666.67 RECALLED
8. 16CV1628 ELPP TRUST VS RHONDA J TISONE	344 MELROSE AVE YOUNGSTOWN, OH 44512 29-009-0-168-000	\$49,000.00	\$32,666.67 PLAINTIFF
9. 16CV1881 WELLS FARGO BANK VS THOMAS & PAULINE WILLIAMS	1041 WALKER MILL ROAD POLAND, OH 44514 29-051-0-070-000 & 29-051-0-069-000	\$113,000.00	\$75,333.33 \$75,334.00 PLAINTIFF
10. 16CV2059 US BANK VS SANDRA & THOMAS NECASTER	12441 GLADSTONE RD WARREN, OH 44481 50-012-0-018-000	\$67,000.00	\$44,666.67 \$53,000.00 McGEE ENTERPRISES
11. 16CV2281 US BANK VS ROBIN & JOSEPH DELULLO	1024 WESTPORT CIRCLE YOUNGSTOWN, OH 44511 29-082-0-056-000	\$149,000.00	\$99,333.33 RECALLED
12. 16CV2402 JPMORGAN CHASE BANK VS NANCY J JOHNSON ET AL	6713 LOCKWOOD BLVD BOARDMAN, OH 44512 32-089-0-021-000	\$189,000.00	\$126,000.00 PLAINTIFF
13. 16CV2467 PNC BANK VS MICHAEL CICCOLELLI SR	549 SIXTH ST CAMPBELL, OH 44405 46-012-0-053-000	\$49,000.00	\$32,666.67 NO BID
14. 16CV2659	273 CRANDALL AVE	\$16,000.00	\$10,666.67

**SHERIFF SALE LIST
TUESDAY, OCTOBER 31, 2017 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

DEUTSCHE BANK VS ANTHONY DOMMENICK	YOUNGSTOWN, OH 44504 53-009-0-272-000		\$11,900.00 PLAINTIFF
15. 16CV2663 PNC BANK VS HENNETTA CARELLY ET AL	447 MEADOWBROOK AVE BOARDMAN, OH 44512 29-015-0-367-000	\$68,000.00	\$32,000.00 LORA COOPER
16. 16CV2777 SELF HELP VENTURES VS COREY D KEMP SR	3713 CASTLE CT YOUNGSTOWN, OH 44511 53-150-0-199-000	\$105,000.00	\$70,000.00 \$75,000.00 PLAINTIFF
17 16CV2925 CARRINGTON MTG VS APRIL M JOHNSON ET AL	4180 CLARIDGE DR YOUNGSTOWN, OH 44511 48-108-0-281-000	\$109,000.00	\$72,666.67 \$75,645.00 PLAINTIFF
18. 16CV3053 BAYVIEW LOAN SERVICING VS JAMES RAMSEY	19 N BON AIR AVE YOUNGSTOWN, OH 44509 53-170-0-302-000	\$36,000.00	\$24,000.00 PLAINTIFF
19. 16CV3430 US BANK VS ROBERT HOWARD	2143 OAK DR NEW SPRINGFIELD, OH 44443 01-166-0-001-000	\$129,000.00	\$86,000.00 \$249,582.68 PLAINTIFF
20. 17CV0115 CARRINGTON MTG VS HEIDI L DAVIS	492 HICKORY HOLLOW DR CANFIELD, OH 44406 28-019-0-137-000	\$158,000.00	\$105,333.33 \$123,880.00 PLAINTIFF
21. 17CV0152 CARRINGTON MTG VS SHANNON L CUNNINGHAM	575 AFTON AVE YOUNGSTOWN, OH 44512 29-015-0-389-000	\$75,000.00	\$50,000.00 \$53,200.00 PLAINTIFF
22. 17CV0295 BANK OF NEW YORK MELLON VS NATALIE SCRIVENS & ANDRE CARTER	468 MISTLETOE AVE YOUNGSTOWN, OH 44511 53-125-0-091-000	\$32,000.00	\$21,333.33 RECALLED
23. 17CV0343 WELLS FARGO BANK VS VS ELIZABETH MEROLILO	51 HIGHLAND AVE STRUTHERS, OH 44471 38-004-0-061-000	\$30,000.00	\$20,000.00 PLAINTIFF
24. 17CV0491 US BANK VS SANDRA & WILLIAM LYONS	215 W. OHIO AVE SEBRING, OH 44672 21-003-0-245-000	\$52,000.00	\$34,666.67 \$34,667.00 PLAINTIFF
25. 17CV0528 US BANK VS LOREDA & GEORGE SCHELL	113 COUNTRY GREEN DR YOUNGSTOWN, OH 44515 48-092-0-034-000	\$129,000.00	\$86,000.00 \$93,500.00 ROBERT MOORE
26. 17CV0662 HUNTINGTON NATL BANK VS ROBERTA M DUARTE	1263 YOLANDA DR AUSTINTOWN, OH 44515 48-007-0-049-000	\$95,000.00	\$63,333.33 \$70,000.00 VT LARNEY LTD
27. 17CV0782 US BANK VS	2945 ROY ST YOUNGSTOWN, OH 44509	\$19,000.00	\$12,666.67 \$49,487.65

**SHERIFF SALE LIST
TUESDAY, OCTOBER 31, 2017 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

FRANCES L FREDERICK	53-180-0-259-000		PLAINTIFF
28. 17CV0797 HUNTINGTON NATL BANK VS FELINA J RENZ	3398 WHITE BEECH LANE YOUNGSTOWN, OH 44511 48-003-0-027-000	\$108,000.00	\$72,000.00 \$72,100.00 MICHELLE RUSU
29. 17CV0106 DANIEL R YEMMA TREAS MAH CTY VS MACK MCLENDON	257 HAROLD LANE LOT 6225 CAMPBELL, OH 44405 46-012-0-157-000	\$32,000.00	\$21,333.33 NO BID
30. 17CV0185 DANIEL R YEMMA TREAS MAH CTY VS FRANCIS CURD ET AL	139 BROADWAY LOT 10549 & 10548 YOUNGSTOWN, OH 44505 53-006-0-412-000 & 53-006-0-413-000		\$3,546.00 PLUS COSTS NO BID
31. 17CV0577 DANIEL R YEMMA TREAS MAH CTY VS JIMMY ROGERS ET AL	FIFTH ST. LOT 2645, 2646, 2647 STRUTHERS, OH 44471 38-017-0-207-000, 38-017-0-208-000, 38-017-0-209-000		\$11,323.00 PLUS COSTS NO BID
32. 17CV0646 DANIEL R YEMMA TREAS MAH CTY VS LAWRENCE MCCASKILL SR ET AL	400 CARROLL ST, LOT 15389 YOUNGSTOWN, OH 44502 53-054-0-389-000		\$4,100.00 PLUS COSTS NO BID
33. 17CV0690 DANIEL R YEMMA TREAS MAH CTY VS ROBERT GROSSEN ET AL	4087 E GARFIELD RD LOT 2 PETERSBURG, OH 44454 01-093-0-003-000	\$36,000.00	\$24,000.00 NO BID
34. 17CV0691 DANIEL R YEMMA TREAS MAH CTY VS ALBERT JACKSON JR ET AL	4525 SOUTHERN BLVD. LOT 373 BOARDMAN, OH 44512 29-001-0-060-000		\$5,264.00 PLUS COSTS NO BID
35. 17CV0730 DANIEL R YEMMA TREAS MAH CTY VS SRB SERVICING LLC ET AL	DEVONSHIRE DR LOT 153 BOARDMAN, OH 44512 29-072-0-021-000		\$5,285.00 PLUS COSTS NO BID
36. 17CV0733 DANIEL R YEMMA TREAS MAH CTY VS HELEN WITT DECD ET AL	28 N. OSBORN, YCL 30060 YOUNGSTOWN, OH 44509 53-170-0-172-000		\$10,344.00 PLUS COSTS NO BID
37. 17CV0876 DANIEL R YEMMA TREAS MAH CTY VS BERNADINE NICHOLSON ET AL	2017 BRANDON AVE YOUNGSTOWN, OH 44514 31-025-0-020-000		\$6,988.00 PLUS COSTS \$7,500.00 PLUS COSTS LYNNISE WELLS

NEXT SHERIFF SALE: TUESDAY, NOVEMBER 14, 2017

NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, NOVEMBER 7, 2017