

SHERIFF SALE

Tuesday, January 23, 2018

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RECALLED: THIS TERM REFERS TO PROPERTY BEING WITHDRAWN FROM THE SALE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, JANUARY 23, 2018 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM

CASE NO.	LOCATION	APPRAISED	MINIMUM BID
1. 14CV1467 MTGLQ INVESTORS LP VS WILLIAM HEWITSON	4628 SIMON ROAD YOUNGSTOWN, OH 44512 29-013-0-092-000	\$102,000.00	\$60,000.00 STEVE & LORA COOPER
2. 15CV1132 APPLECREST CONDOMINIUM ASSN VS JANE DOE, UNKNOWN SPOUSE, IF ANY OF WILLIAM SANDERS DECD ET AL	6028 APPLECREST COURT BOARDMAN, OH 44512 29-008-0-298-000	\$41,000.00	\$27,333.33 PREMIER REAL ESTATE MGMT
3. 16CV1147 DITECH FINANCIAL LLC VS BILL WINE	226 MELROSE AVE YOUNGSTOWN, OH 44512 29-009-0-147-000	\$62,000.00	\$41,333.33 NO BID
4. 16CV2058 WILMINGTON TRUST VS ROBERT HOLODNAK	324 SOUTH 15TH ST SEBRING, OH 44672 21-002-0-139-000 & 21-002-0-140-000	\$44,000.00	\$29,333.33 \$29,334.00 PLAINTIFF
5. 16CV2968 NATIONSTAR MTG VS JOY & THOMAS DEVLIN	895 SOUTH SCHENLEY AVE YOUNGSTOWN, OH 44509 53-163-0-024-000	\$72,000.00	\$48,000.00 \$48,240.00 PLAINTIFF
6. 17CV197 CARRINGTON MTG SERVICES VS ERIC PAMFILIE	108 MILTON AVE YOUNGSTOWN, OH 44509 53-068-0-365-000	\$26,000.00	\$17,333.33 \$17,342.00 PLAINTIFF
7. 17CV203 CHEMICAL BANK VS STEPHEN M BREKOSKI JR & AMY AMADIO	5666 TULANE AVE AUSTINTOWN, OH 44515 48-120-0-095-000	\$90,000.00	\$60,000.00 \$69,900.00 VT LARNEY LTD
8. 17CV567 FARM CREDIT MID-AMERICA VS ROBERT & LOIS HOWARD	13580 WOODWORTH RD NEW SPRINGFIELD, OH 44443 01-167-0-008-020	\$108,000.00	\$72,000.00 NO BID
9. 17CV745 WELLS FARGO BANK VS CAREN SCHINDLER	326 EAST OREGON ST SEBRING, OH 44672 21-003-0-066-000	\$37,000.00	\$24,666.67 \$24,667.00 PLAINTIFF
10. 17CV898 CARRINGTON MTG SERVICES VS ANGELIQUE & BRYANT JACKSON	412 WEST MIDLOTHIAN BLVD YOUNGSTOWN, OH 44511 53-125-0-062-000 & 53-125-0-021-000	\$56,000.00	\$37,333.33 RECALLED
11. 17CV951 MIDFIRST BANK VS ROBERT ENYEART, AS POSSIBLE HEIR TO THE ESTATE OF WILLIAM ENYEART	4098 BURKEY RD YOUNGSTOWN, OH 44515 48-095-0-295-000	\$62,000.00	\$41,333.33 \$43,320.00 PLAINTIFF
12. 17CV1062 BANK OF AMERICA VS CHRISTOPHER LARSON	2919 EAST SOUTH RANGE RD NEW SPRINGFIELD, OH 44443 01-154-0-004-000	\$115,000.00	\$76,666.67 \$76,667.00 PLAINTIFF

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MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

13. 17CV1099 CROSSCOUNTRY MTG VS RUSSELL CLAY	50 UPLAND AVE YOUNGSTOWN, OH 44505 53-012-0-019-000	\$40,000.00	\$26,666.67 \$26,667.00 PLAINTIFF
14. 17CV1130 DLJ MTG CAPITAL INC VS SUGENIE ROJAS	121 FAIRDALE AVE CAMPBELL, OH 44405 46-014-0-033-000	\$52,000.00	\$34,666.67 \$50,000.00 PLAINTIFF
15. 17CV1239 HOME SAVINGS BANK VS THEODOSIA BILLS	1415 AVON ST & V/L AVON ST YOUNGSTOWN, OH 44505 53-100-0-065-000 & 53-100-0-064-000	\$20,000.00	\$13,333.33 \$15,900.00 GEORGE CINTRON
16. 17CV1250 WELLS FARGO BANK VS JOCELYN HEPHNER	2384 BEDFORD RD LOWELLVILLE, OH 44436 41-104-0-015-000	\$64,000.00	\$42,666.67 \$42,667.00 PLAINTIFF
17. 17CV1344 M&T BANK VS RUSSELL BEATTY III	2137 WEST MANOR AVE YOUNGSTOWN, OH 44514 39-001-0-096-000	\$62,000.00	\$41,333.33 \$41,334.00 PLAINTIFF
18. 17CV1405 PNC BANK VS MICHAEL EMRICH	2425 DONALD AVE YOUNGSTOWN, OH 44509 53-180-0-069-000	\$45,000.00	\$30,000.00 PLAINTIFF
19. 17CV1600 HUNTINGTON NATL BANK VS MOLLY O'CONNOR	13578 BANDY RD ALLIANCE, OH 44601 16-020-0-010-000	\$60,000.00	\$40,000.00 PLAINTIFF
20. 16CV1435 DANIEL R YEMMA TREAS MAH CTY VS RONALD HAUS	W. MAIN ST LOT #938 CANFIELD, OH 44406 28-023-0-011.010	\$275,000.00	\$183,333.33 NO BID
21. 17CV1050 DANIEL R YEMMA TREAS MAH CTY VS ANTOINETTE MAJOR ET AL	129 ADAMS ST LOT #129 CAMPBELL, OH 44405 46-007-0-207-000		\$4,738.40 PLUS COSTS NO BID
22. 17CV1257 DANIEL R YEMMA TREAS MAH CTY VS LEOPOLD LLC ET AL	47 ILLINOIS AVE LOT 16907 YOUNGSTOWN, OH 44505 53-006-0-278-000		\$10,079.00 PLUS COSTS NO BID

NEXT SHERIFF SALE: TUESDAY, FEBRUARY 6, 2018
NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, JANUARY 30, 2018