

SHERIFF SALE

Tuesday, February 6, 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RECALLED: THIS TERM REFERS TO PROPERTY BEING WITHDRAWN FROM THE SALE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, FEBRUARY 6, 2018 AT 1:30P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

CASE NO.	LOCATION	APPRAISED	MINIMUM BID
1. 15CV0471 JPMORGAN CHASE BANK VS ROBERT & JUSTINE TRUSLOW	40 NORTH EDGEHILL AVE YOUNGSTOWN, OH 44515 48-025-0-297-000	\$63,000.00	\$42,000.00 \$42,000.00 PLANTIFF
2. 15CV2124 EST OF ELMER CYBAK VS ZANDRA CYBAK	5346 SARATOGA AVE YOUNGSTOWN, OH 44515 48-115-0-061-000	\$224,000.00	\$149,333.33 NO BID
3. 15CV3229 FEDERAL NATIONAL MORTGAGE VS THOMAS & MARIA HALL	2402 RENWICK DR. POLAND, OH 44514 35-003-0-144-000	\$78,000.00	\$52,000.00 \$52,000.00 PLANTIFF
4. 16CV0387 CARRINGTON MTG SERVICES VS LEROY WILLIAMS	5009 FRIENDSHIP AVE YOUNGSTOWN, OH 44512 29-063-0-178-000	\$65,000.00	\$43,333.33 \$47,880.00 PLANTIFF
5. 16CV1147 DITECH FINANCIAL LLC VS BILL WINE	226 MELROSE AVE YOUNGSTOWN, OH 44512 29-009-0-147-000	\$62,000.00	\$41,334.00 PLANTIFF
6. 16CV1194 US BANK VS KENNETH ZITELLO & PAMELA PHELAN	2020 MATHEWS ROAD YOUNGSTOWN, OH 44514 30-026-0-405-000	\$83,000.00	\$55,333.33 RECALLED
7. 16CV2416 WELLS FARGO BANK VS FRANCES BURRELL	42 SPRING ST STRUTHERS, OH 44471 38-007-0-338-000	\$31,000.00	\$20,666.67 \$20,667.00 PLANTIFF
8. 16CV2439 CITIMORTGAGE INC VS KEITH & DEBORAH RAMER	4526 BURKEY RD YOUNGSTOWN, OH 44515 48-114-0-105-000	\$66,000.00	\$44,000.00 \$44,000.00 PLANTIFF
9. 16CV2909 FREEDOM MTG VS BRIAN MCNEAL	105 WEST STREET WASHINGTONVILLE, OH 44490 11-001-0-009-010	\$60,000.00	\$40,000.00 \$53,200.00 PLANTIFF
10. 16CV3107 WELLS FARGO BANK VS PAUL CARSON SR ET AL	6935 GLENWOOD AVE YOUNGSTOWN, OH 44512 29-066-0-012-000	\$75,000.00	\$50,000.00 \$50,000.00 PLANTIFF
11. 16CV3218 KEYBANK VS DAVID BILLER	214 LOWELL AVE YOUNGSTOWN, OH 44512 53-190-0-201-000	\$34,000.00	\$22,666.67 NO BID
12. 16CV3219 FIFTH THIRD MTG VS KRISTEN BOWER	1355 FOX DEN TRAIL CANFIELD, OH 44406 26-032-0-009-000	\$349,000.00	\$232,666.67 RECALLED

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13. 17CV0069 NATIONSTAR MTG VS ANGELA IANNIZZARO	4115 BOB-O-LINK DR YOUNGSTOWN, OH 44511 32-085-0-089-000	\$108,000.00	\$72,000.00 \$80,000.00 PLANTIFF
14. 17CV0556 NATIONSTAR MTG VS EUGENE METTILE ET AL	1425 FREDRICKSBURG DR BOARDMAN, OH 44512 32-089-0-141-000	\$109,000.00	\$72,666.67 \$80,000.00 NORTHEASTERN ENGINEERING
15. 17CV0567 FARM CREDIT MID-AMERICA, FLCA VS ROBERT & LOIS HOWARD	13580 WOODWORTH RD NEW SPRINGFIELD, OH 44443 01-167-0-008-020	\$108,000.00	\$30,000.00 PLANTIFF
16. 17CV0846 HOME SAVINGS BANK VS ROLAND LANE ET AL	419 SANDERSON AVE CAMPBELL, OH 44405 46-009-0-283-000	\$27,000.00	\$18,000.00 NO BID
17. 17CV1074 HUNTINGTON NATIONAL BANK VS ELIZABETH JONES	12261 GLADSTONE RD SW WARREN, OH 44481 50-012-0-003-000	\$119,000.00	\$79,333.33 NO BID
18. 17CV1114 CITIBANK VS SUE MOSKAL ET AL	4301 PEMBROOK RD YOUNGSTOWN, OH 44515 48-080-0-073-000	\$48,000.00	\$32,000.00 \$32,160.00 PLANTIFF
19. 17CV1158 HOME FEDERAL SAVINGS & LOAN VS GERALDO & CECILIA MUNIZ	442 PENHALE AVE CAMPBELL. OH 44505 46-009-0-029-000	\$39,000.00	\$26,000.00 \$26,000.00 PLANTIFF
20. 17CV1489 HOME SAVINGS BANK VS SAJIDA BIBI	7354 OREGON TRAIL YOUNGSTOWN, OH 44512 29-091-0-226-000	\$52,000.00	\$34,666.67 \$34,667.00 PLANTIFF
21. 17CV1621 JPMORGAN CHASE BANK VS JAMES METZGER ET AL	656 WEST OREGON AVE SEBRING, OH 44672 21-004-0-083-000	\$92,000.00	\$61,333.33 \$61,334.00 PLANTIFF
22. 17CV1731 DOLLAR BANK VS MARK ROHBAUGH	145 S KIMBERLY YOUNGSTOWN, OH 44515 48-065-0-190-000	\$64,000.00	\$42,666.67 NO BID
23. 17CV0387 DANIEL R YEMMA TREAS MAH CTY VS FOREMOST ENTERPRISES LLC ET AL	165 N. DUNLAP AVE YCL#30114 YOUNGSTOWN, OH 44509 53-170-0-132-000		\$18,384.00 PLUS COSTS NO BID
24. 17CV0387 DANIEL R YEMMA TREAS MAH CTY VS FOREMOST ENTERPRISES LLC ET AL	2907 COTTAGE GROVE AVE YCL#29694 YOUNGSTOWN, OH 44507 53-119-0-018-000		\$7,893.00 PLUS COSTS NO BID
25. 17CV0387 DANIEL R YEMMA TREAS MAH CTY VS FOREMOST ENTERPRISES LLC ET AL	239 E. BOSTON AVE YCL#35001 YOUNGSTOWN, OH 44507 53-116-0-261-000		\$6,365.00 PLUS COSTS NO BID
26. 17CV0387 DANIEL R YEMMA TREAS MAH CTY VS FOREMOST ENTERPRISES LLC ET AL	559 E. LUCIUS AVE YCL#35463 YOUNGSTOWN, OH 44502 53-117-0-446-000		\$8,997.00 PLUS COSTS NO BID

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27. 17CV0998 DANIEL R YEMMA TREAS MAH CTY VS ROBERT OGLE JR ET AL	4TH STREET, LOT NO. 3046 STRUTHERS, OH 44471 38-018-0-270-000	\$20,014.77 PLUS COSTS NO BID
28. 17CV1138 DANIEL R YEMMA TREAS MAH CTY VS WILLIAM TOMEI ET AL	283 REED, LOT 2560 CAMPBELL, OH 44405 46-016-0-032-000	\$17,012.27 PLUS COSTS NO BID
29. 17CV1190 DANIEL R YEMMA TREAS MAH CTY VS ANTOINETTE SCHUMAKER ET AL	172 ROBINSON LOT 30 & ROBINSON LOT 493 CAMPBELL, OH 44405 46-007-0-317-000 & 46-007-0-316-000	\$6,383.45 PLUS COSTS NO BID
30. 17CV1437 DANIEL R YEMMA TREAS MAH CTY VS DENIS SEGUIN ET AL	17 S. RICHVIEW, YCL 29218 YOUNGSTOWN, OH 44509 53-167-0-010-000	\$10,071.00 PLUS COSTS NO BID
31. 17CV1533 DANIEL R YEMMA TREAS MAH CTY VS SUPERIOR CHEMICAL GENERAL PARTNERSHIP ET AL	220 HUBBARD RD, YC OUTLOT #1655 YOUNGSTOWN, OH 44505 53-101-0-019-000	\$28,380.00 PLUS COSTS NO BID
32. 17CV1594 DANIEL R YEMMA TREAS MAH CTY VS LOUIS ALLEN ET AL	176 WESLEY AVE, YCL 29916, 29917 YOUNGSTOWN, OH 44509 53-170-0-340-000 & 53-170-0-341-000	\$7,980.00 PLUS COSTS \$7,980.00
33. 17CV1598 DANIEL R YEMMA TREAS MAH CTY VS ROSALEE MCRAE ET AL	255 N. HEIGHTS AVE, YCL 12785 & 12786 YOUNGSTOWN, OH 44504 53-007-0-125-000 & 53-007-0-126-000	\$10,004.00 PLUS COSTS NO BID
34. 17CV1851 DANIEL R YEMMA TREAS MAH CTY VS MICHAEL KLACIK ET AL	913 E. INDIANOLA AVE LOT 30984 YOUNGSTOWN, OH 44502 53-112-0-277-000	\$7,448.24 PLUS COSTS NO BID
35. 17CV1941 DANIEL R YEMMA TREAS MAH CTY VS DREAMA MCCREE ET AL	2647 TAFT, LOT 26027 YOUNGSTOWN, OH 44502 53-108-0-223-000	\$7,277.00 PLUS COSTS NO BID

NEXT SHERIFF SALE: TUESDAY, FEBRUARY 20, 2018

NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, FEBRUARY 13, 2018