

## **SHERIFF SALE**

**Tuesday, February 20, 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**RECALLED**: THIS TERM REFERS TO PROPERTY BEING WITHDRAWN FROM THE SALE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](mailto: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](http://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 20, 2018 AT 1:30 P.M.**  
**MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>MINIMUM BID</b>
1. 11CV0738 DEUTSCHE BANK VS VINCE & SHIRLENE JETHROE	693 NOTRE DAME YOUNGSTOWN, OH 44515 48-110-0-087-000	\$83,000.00	\$55,333.33
2. 14CV1739 U.S. BANK VS MARTHA CROW	1854 5TH AVE YOUNGSTOWN, OH 44504 53-015-0-160-000	\$177,000.00	\$118,000.00 <b>RECALLED</b>
3. 14CV2668 U.S. BANK VS DEBBIE MORJOCK	1773 EAST MIDDLETOWN RD NORTH LIMA, OH 44452 01-187-0-005-000	\$30,000.00	\$20,000.00
4. 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
5. 15CV2175 U.S. BANK VS LISA FIGINSKY	2246 THURBER LANE YOUNGSTOWN, OH 44509 53-163-0-229-000	\$62,000.00	\$41,333.33 <b>RECALLED</b>
6. 15CV2210 US BANK VS CHRISTOPHER REPPY	732 SOUTH BELLE VISTA AVE YOUNGSTOWN, OH 44509 53-162-0-233-000	\$43,000.00	\$28,666.67
7. 15CV2407 U.S. BANK VS JAMIE MARKOVICH	4286 PEMBROOK ROAD YOUNGSTOWN, OH 44515 48-080-0-050-000	\$76,000.00	\$50,666.67
8. 15CV2855 HUNTINGTON NATL BANK VS TIMOTHY JONES	910 MATHEWS RD YOUNGSTOWN, OH 44512 29-015-0-179-000	\$56,000.00	\$37,333.33
9. 16CV1177 FEDERAL NATIONAL MTG VS DEBORAH BENISTON, AS HEIR TO EST OF JUNE GILLAM	3290 BEARS DEN RD YOUNGSTOWN, OH 44511 53-147-0-166-000	\$57,000.00	\$38,000.00
10. 16CV1809 DEUTSCHE BANK VS RAHEEMA FRANKLIN	2013 COUNTRY CLUB AVE YOUNGSTOWN, OH 44514 31-024-0-019-000	\$64,000.00	42,666.67
11. 16CV2440 CITIFINANCIAL SERVICING VS ROBERT GREGORY ET AL	1648 MANHATTAN AVE YOUNGSTOWN, OH 44509 53-092-0-277-000	\$19,000.00	\$12,666.67
12. 16CV2783 U.S. BANK VS ROBERT & SHEILA JOHNSON ET AL	2720 S SCHENLEY AVE YOUNGSTOWN, OH 44511 53-154-0-065-000	\$75,000.00	\$50,000.00

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13. 16CV2820 NEW YORK MELLON VS JOHN GRANCHIE	735 CRESTVIEW DR YOUNGSTOWN, OH 44512 29-068-0-288-000	\$105,000.00	\$70,000.00 <b>RECALLED</b>
14. 16CV3218 KEYBANK VS DAVID BILLER	214 LOWELL AVE YOUNGSTOWN, OH 44512 53-190-0-201-000	\$34,000.00	
15. 16CV3473 HOME SAVINGS & LOAN VS JONATHAN & HEATHER ALEXANDER	3423 ALLENDALE AVE YOUNGSTOWN, OH 44511 48-001-0-088-000	\$77,000.00	\$51,333.33 <b>RECALLED</b>
16. 17CV0462 M&T BANK VS JOSHUA & STEPHANIE COSTLOW	4671 SIMON RD YOUNGSTOWN, OH 44512 29-013-0-026-000	\$103,000.00	\$68,666.67 <b>RECALLED</b>
17. 17CV0640 DITECH FINANCIAL VS JENNIFER JONES	3610 SHELBY RD YOUNGSTOWN, OH 44511 53-132-0-149-000	\$54,000.00	\$36,000.00
18. 17CV0661 PHH MORTGAGE VS JAMES BRACE	1030 5TH ST STRUTHERS, OH 44471 38-030-0-120-000	\$78,000.00	\$52,000.00
19. 17CV0759 DITECH FINANCIAL VS THOMAS URENA	1905 VOLNEY RD YOUNGSTOWN, OH 44511 53-136-0-027-000, 53-136-0-028-000, 53-136-0-029-000	\$74,000.00	\$49,333.33
20. 17CV0846 HOME SAVINGS BANK VS ROLAND LANE ET AL	419 SANDERSON AVE CAMPBELL, OH 44405 46-009-0-283-000	\$27,000.00	
21. 17CV0900 CARRINGTON MORTGAGE VS ABRAHAM MEYERS	5328 BAKER ST YOUNGSTOWN, OH 44515 48-028-0-050-000	\$74,000.00	\$49,333.33 <b>RECALLED</b>
22. 17CV0902 CITIMORTGAGE VS ELIZABETH MUNSON	233-235 E JUDSON AVE YOUNGSTOWN, OH 44507 53-117-0-090-000 & 53-117-0-091-000	\$29,000.00	\$19,333.33
23. 17CV0969 STRATEGIC REALTY FUND VS MELISSA STEFANICK & KENNETH COOPER	1414 5TH AVE YOUNGSTOWN, OH 44504 53-009-0-179-000	\$65,000.00	\$43,333.00
24. 17CV0975 WELLS FARGO BANK VS EDWIN VASQUEZ	716 EAST BOSTON AVE YOUNGSTOWN, OH 44502 53-111-0-156-000 & 53-111-0-155-000	\$19,000.00	\$12,666.67

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25. 17CV0978 U.S. BANK VS DAVID HARLESS	14890 CREED RD DIAMOND, OH 44412 51-101-0-009-000	\$87,000.00	\$58,000.00
26. 17CV1074 HUNTINGTON NATIONAL BANK VS ELIZABETH JONES	12261 GLADSTONE RD SW WARREN, OHIO 44481 50-012-0-003-000	\$119,000.00	
27. 17CV1171 DEUTSCHE BANK VS LINDA & LEONARD JOHNSON	17454 AFTON AVE LAKE MILTON, OH 44429 33-029-0-345-000	\$63,000.00	\$42,000.00
28. 17CV1306 DEUTSCHE BANK VS DEBORAH CHRETIEN	5162 CENTER RD POLAND, OH 44514 35-086-0-004-000	\$87,000.00	\$58,000.00
29. 17CV1369 NEW YORK MELLON VS ARTHUR & CHERYL HICKS	483 WEST OMAR ST STRUTHERS, OH 44471 38-031-0-106-000	\$68,000.00	\$45,333.33
30. 17CV1416 BAYVIEW LOAN SERVICING VS SHERMAN HELMICK	26 OXFORD ST CAMPBELL, OH 44405 46-016-0-191-000	\$42,000.00	\$28,000.00
31. 17CV1692 DITECH FINANCIAL LLC VS DAVID CHAPMAN	30 GERTRUDE AVE YOUNGSTOWN, OH 44512 29-003-0-247-000	\$42,000.00	\$28,000.00
32. 17CV1731 DOLLAR BANK VS MARK ROHRBAUGH	145 S KIMBERLY YOUNGSTOWN, OH 44515 48-065-0-190-000	\$64,000.00	
33. 17CV1879 HUNTINGTON NATL BANK VS WILLIAM & LORETTA BURTON	3414 KIRK RD YOUNGSTOWN, OH 44511 53-152-0-106-000	\$72,000.00	\$48,000.00
34. 17CV1887 BAYVIEW LOAN SERVICING VS CAROLYN GREENE ET AL	62 LILBURNE DR YOUNGSTOWN, OH 44505 53-230-0-030-000	\$29,000.00	\$19,333.33
35. 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
36. 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
37. 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

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38. 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
39. 17CV0742 DANIEL R YEMMA TREAS MAH CTY VS JAMES SHAULIS SR	144 HOLLYWOOD AVE YOUNGSTOWN, OH 44512 53-190-0-117-000	\$46,000.00	\$30,666.67
40. 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
41. 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
42. 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

**NEXT SHERIFF SALE: TUESDAY, MARCH 6, 2018**

**NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, FEBRUARY 27, 2018**