

SHERIFF SALE

Tuesday, January 17, 2017

MAHONING COUNTY COURTHOUSE, COMMISSIONERS' HEARING ROOM
NO SMOKING, EATING OR DRINKING AND PLEASE TURN OFF ALL CELL PHONES.

ALL PARTIES INTENDING TO BID MUST READ THIS BULLETIN.

****NEW PROCEDURES ARE INCLUDED.****

THESE RULES HAVE BEEN IN EFFECT AS OF THE SEPTEMBER 30, 2008 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 138

*******TERMS*******

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. PLAINTIFFS FREQUENTLY BID ON SEVERAL PROPERTIES DURING A SALE.

THIRD PARTY: THIS TERM REFERS TO ANY PURCHASER WHO IS **NOT** AFFILIATED WITH THE BANK OR MORTGAGE COMPANY.

REQUIREMENTS VARY SLIGHTLY FOR PLAINTIFFS AND THIRD PARTIES, SO THEY ARE OUTLINED IN THIS BULLETIN SEPARATELY. PLEASE READ BOTH THE GENERAL INFORMATION SECTION AND THE SECTION THAT PERTAINS TO YOU THOROUGHLY.

RECALLED: THIS TERM REFERS TO THE PROPERTY BEING WITHDRAWN FROM THE SALE

GENERAL INFORMATION

ALL BIDS WILL BE IN INCREMENTS OF AT LEAST ONE HUNDRED DOLLARS (\$100). THOSE BIDDING ARE REQUIRED TO CALL OUT THEIR BID IN A LOUD VOICE SO THE AUCTIONEER AND ALL THOSE IN THE ROOM CAN HEAR THE BID. IF THE AUCTIONEER CANNOT HEAR THE BID, IT WILL NOT BE RECOGNIZED. HAND BIDS OR HAND SIGNALS ARE NOT PERMITTED.

*****THE AUCTIONEER WILL NOW PAUSE AT THE CONCLUSION OF EACH INDIVIDUAL SALE DURING THE SHERIFF'S SALE FOR COURT SERVICES STAFF TO ACCEPT THE DEPOSIT AND ACCOMPANYING DOCUMENTS. IF THE SUCCESSFUL BIDDER DOES NOT HAVE A DEPOSIT CHECK FOR THE CORRECT AMOUNT REQUIRED, THEIR BID WILL BE THROWN OUT AND BIDDING WILL BE REOPENED. PROCEDURES WILL BE EXPLAINED IN MORE DETAIL IN THIS BULLETIN IN THE SECTIONS DIRECTED TOWARD THIRD PARTY PURCHASERS AND PLAINTIFFS, RESPECTIVELY.*****

DEPOSITS ARE NOW REQUIRED FROM BOTH PLAINTIFFS AND THIRD PARTY PURCHASERS AT THE TIME OF THE SALE. THE DEPOSIT FOR THIRD PARTY PURCHASERS IS 10% OF THE APPRAISED VALUE. THE DEPOSIT REQUIREMENT FOR **PLAINTIFFS** IS 10% OF THE APPRAISED VALUE, WITH A \$3,000.00 CAP. **FOR TAX LIEN AND TREASURER'S SALES, THE DEPOSIT IS 10% OF THE MINIMUM BID.** DEPOSITS MUST BE IN THE FORM OF GUARANTEED FUNDS: A BANK CASHIER'S CHECK, LAW FIRM CHECK OR MONEY ORDER, MADE OUT TO MAHONING COUNTY SHERIFF. CASH, CREDIT CARDS, BUSINESS OR PERSONAL CHECKS ARE **NOT** ACCEPTED.

WE ARE NOW USING THE PURCHASER INFORMATION FORM RECOMMENDED BY THE BUCKEYE STATE SHERIFFS ASSOCIATION. THIS 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.

A BID AT THIS SALE CONSTITUTES A BINDING OFFER FOR THE PROPERTY. PROSPECTIVE BUYERS ARE URGED TO BE CERTAIN THEY CAN PAY THE DEPOSIT THE DAY OF THE SALE, AND **THE BALANCE PROMPTLY WITHIN 30 DAYS AFTER THE CONFIRMATION OF SALE HAS BEEN FILED.** ONCE A BID HAS BEEN ACCEPTED. FAILURE TO FOLLOW THROUGH WITH THE SALE CONSTITUTES CONTEMPT OF COURT, AND MAY CARRY LEGAL AND FINANCIAL PENALTIES AS SUCH. UNDER THESE CIRCUMSTANCES, DEPOSITS ARE **NOT** REFUNDED.

PROSPECTIVE PURCHASERS ARE HEREBY INFORMED THAT UNDER OHIO REVISED CODE 2329.33, **THERE IS A STATUTORY RIGHT OF REDEMPTION.** SHOULD REDEMPTION BE EXERCISED, YOUR DEPOSIT WILL BE REFUNDED.

THE PROPERTY DOES NOT BELONG TO THE NEW OWNER UNTIL THE PROPERTY IS DEEDED IN HIS OR HER NAME. PURCHASERS WHO ATTEMPT TO ACCESS THE PROPERTY PRIOR TO RECEIVING THEIR DEED RISK BEING CHARGED WITH TRESPASSING.

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.

SALES TO THIRD PARTIES

FOR THIRD PARTIES, THE DEPOSIT IS 10% OF THE APPRAISED VALUE. PLEASE COME TO THE SALE PREPARED TO SUBMIT 10% OF THE APPRAISED VALUE IMMEDIATELY UPON YOUR SUCCESSFUL BID, IN THE FORM OF A CASHIER'S CHECK OR MONEY ORDER.

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 #138, 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 - YOUR DEPOSIT-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.

SALES TO THE PLAINTIFF

AS DISCUSSED IN THE GENERAL INFORMATION SECTION, THE DEPOSIT IS 10% OF THE APPRAISED VALUE OF THE PROPERTY, NOT TO EXCEED \$3,000.00, AND IS DUE IMMEDIATELY AT THE SALE, ALONG WITH THE PURCHASER INFORMATION FORM. THE SHERIFF'S OFFICE WILL ACCEPT LAW FIRM CHECKS FROM PLAINTIFFS FOR THE DEPOSIT, IN ADDITION TO CASHIER'S CHECKS OR MONEY ORDERS. TAXES ARE STILL PAYABLE DIRECTLY TO THE TREASURER, AND THE SHERIFF'S OFFICE STILL NEEDS THE ORIGINAL ORANGE RECEIPT FROM THE TREASURER. **PLAINTIFFS SHOULD NOW GO TO THE TREASURER'S OFFICE AND PAY THE PROPERTY TAXES IMMEDIATELY AFTER THE SALE.** IF YOU HAVE ANY QUESTIONS REGARDING THIS CHANGE, PLEASE CONTACT THE TREASURER'S OFFICE DIRECTLY AT 330-740-2460, EXT. 7774

PROPERTY DESCRIPTION PRE-APPROVAL FORMS ARE **NOT** REQUIRED IN MAHONING COUNTY.

PLAINTIFFS WILL PREPARE DEEDS FOR PROPERTIES WHICH SOLD ON AND AFTER SEPTEMBER 30, 2008. FOR PROPERTIES THAT SOLD PRIOR TO SEPTEMBER 30, 2008, THE SHERIFF'S OFFICE WILL CONTINUE TO PREPARE DEEDS AND MAIL THEM BACK TO THE PLAINTIFF AS WE HAVE DONE PRIOR TO THE PASSAGE OF HB #138. PLEASE DO NOT SEND US DEEDS FOR THESE OLD CASES, AS WE DO NOT HAVE FUNDS ON HAND TO RECORD THEM.

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.

PER THE RECOMMENDATIONS OF THE BUCKEYE SHERIFFS ASSOCIATION, WE ARE REQUESTING THAT PLAINTIFFS SUBMIT A COMPLETED CONVEYANCE FORM TO THE MAHONING COUNTY SHERIFF'S OFFICE ALONG WITH THE DEED.

DURING THIS PERIOD OF TRANSITION, PLEASE CHECK THIS BULLETIN BEFORE EACH SALE FOR UPDATES TO MAHONING COUNTY SHERIFF SALE PROCEDURE.

****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 17, 2017 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 15CV0760 US BANK VS JUDY A SANDFREY ET AL	8527 GLENWOOD AVENUE YOUNGSTOWN, OH 44512 29-096-0-088-000	\$108,000.00	\$72,000.00
2. 15CV1038 CHRISTIANA TRUST VS KENNETH PASSELLA	7014 TRENHOLM RD YOUNGSTOWN, OH 44512 29-067-0-087-000	\$72,000.00	\$48,000.00
3. 15CV2255 NATIONSTAR MTG VS JANIE STEWART DECD ET AL	115 WEST EVERGREEN AVE YOUNGSTOWN, OH 44507 53-052-0-189.00-0	\$15,000.00	\$10,000.00
4. 15CV2798 WELLS FARGO BANK VS JAMES & CHERYL NICHOLS	239 ELVIRA COURT MCDONALD, OH 44737 48-072-0-008.00-0	\$164,000.00	\$109,333.33

CASE NO.	LOCATION	MINIMUM BID
5. 15CV3023 DANIEL R YEMMA TREAS MAH CTY VS SUPER SUBERS REALTY LTD ET AL	5815 SOUTH AVE, BRD TWP LOT NO. 2 BOARDMAN, OH 44512 29-020-0-018.00	\$117,044.00 PLUS COSTS
6. 15CV3082 CHESTER DOLATA VS JOHN & DOROTHY RAINER & UNK TENANT OR LAND CONTRACT VENDEE ET AL	2116 E. MIDLOTHIAN BLVD. YOUNGSTOWN, OH 44502 53-241-0-014.00-0	\$13,500.00 PLUS COSTS
7. 15CV3080 BREAKPOINT SALES & INVESTING VS EDNA M BRADY ET AL	4445 NEW ROAD YOUNGSTOWN, OH 44515 48-070-0-014.00-0	\$60,000.00 PLUS COSTS
8. 15CV3194 DANIEL R YEMMA TREAS MAH CTY VS JACK C SODEMAN ET AL	1820 BRANDON AVE YOUNGSTOWN, OH 44514 31-025-0-191.00	\$17,050.00 PLUS COSTS
9. 16CV0212 DANIEL R YEMMA TREAS MAH CTY VS WILLENA LOUISE PHILLIPS ET AL	2427 OHIO AVENUE, LOT 42343 YOUNGSTOWN, OH 44504 53-014-0-038.00-0	\$39,795.00 PLUS COSTS
10. 16CV0375 DANIEL R YEMMA TREAS MAH CTY VS KRISTINE T MOORE ET AL	462 N. HAZELWOOD AVE, LOT 41567 YOUNGSTOWN, OH 44509 53-174-0-288.00-0	\$34,867.00 PLUS COSTS
11. 16CV0785 DANIEL R YEMMA TREAS MAH CTY VS NEIL R KENNEDY ET AL	57 OXFORD LOT NO 2648 CAMPBELL, VOH 44405 46-016-0-242.00-0	\$23,759.00 PLUS COSTS
12. 16CV0936 DANIEL R YEMMA TREAS MAH CTY VS VERITY TOTLEBENSMITH ET AL	3031 MARKET ST., LOT 33798 YOUNGSTOWN, OH 44507 53-119-0-372.00	\$32,018.00 PLUS COSTS

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13. 16CV1052 DANIEL R YEMMA TREAS MAH CTY VS VERONICA E ROBY DECD ET AL	121 N. NAVARRE LOT NO 998 AUSTINTOWN OH 44515 48-023-0-241.00	\$19,482.00 PLUS COSTS
14. 16CV1101 DANIEL R YEMMA TREAS MAH CTY VS LEGACY LAW & FINANCE GROUP LLC SUCCESSOR TRUSTEE UNDER DAYBREAK HOANG TRUST NO 638 DATED 9-23-14 ET AL	638 BENWOOD AVE YCL 29284 YOUNGSTOWN, OH 44502 53-038-0-120.00	\$2,039.00 PLUS COSTS
15. 16CV1101 DANIEL R YEMMA TREAS MAH CTY VS LEGACY LAW & FINANCE GROUP LLC SUCESSOR UNDER DAYBREAK HOANG TRUST NO 638 DATED 9-23-2014 ET AL	116 COURTLAND AVE LOT #3112 CAMPBELL, OH 44405 46-014-0-084.00	\$9,604.00 PLUS COSTS
16. 16CV1184 DANIEL R YEMMA TREAS MAH CTY VS CYRUS GHASSAB ET AL	608 GARLAND AVE YCL NO 42319 YOUNGSTOWN, OH 44506 53-027-0-125.00	\$3,954.00 PLUS COSTS
17. 16CV1357 DANIEL R YEMMA TREAS MAH CTY VS STEPHANIE GRAFTON ET AL	3593 LOVELAND RD YCL #59414 YOUNGSTOWN, OH 44502 53-243-A-223	\$11,117.00 PLUS COSTS
18. 16CV1358 DANIEL R YEMMA TREAS MAH CTY VS JENNIFER THOMAS ET AL	607 N. HAZELWOOD AVE YCL #41451 & 41452 SEC N YOUNGSTOWN, OH 44509 53-174-0-185.00 & 53-174-0-186.00	\$10,209.00 PLUS COSTS
19. 16CV1434 DANIEL R YEMMA TREAS MAH CTY VS DANIEL BUTLER ET AL	541 CARROLL ST., YCL #15368 YOUNGSTOWN, OH 44502 53-054-0-435.00-0	\$1,901.00 PLUS COSTS
20. 16CV1527 DANIEL R YEMMA TREAS MAH CTY VS MDJ LLC ET AL	9088 YOUNGSTOWN SALEM RD LOT 3 CANFIELD, OH 44406 12-028-0-040.00	\$11,869.00 PLUS COSTS
21. 16CV1530 DANIEL R YEMMA TREAS MAH CTY VS NET RELATIONS INC ET AL	11182 MENTZER DR. LOT 1 SEC 14 MENTZER DR., LOT 1 PART NORTH LIMA, OH 44452 05-001-0-013.00 & 05-001-0-014.00	\$6,305.00 PLUS COSTS

**NEXT SHERIFF SALE: TUESDAY, OCTOBER 25, 2016
NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, OCTOBER 18, 2016**