

SHERIFF SALE

Tuesday, February 19, 2019

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RECALLED: THIS TERM REFERS TO PROPERTY BEING WITHDRAWN FROM THE SALE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 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 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 THE 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 19, 2019 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

CASE NO.	LOCATION	APPRAISED	MINIMUM BID
1. 05CV3869 U.S. BANK VS RONALD & NANCY SMITH	1625 GULLY TOP LANE CANFIELD, OH 44406 26-032-0-033-000	\$491,000.00	\$327,333.33
2. 12CV2094 DEUTSCHE BANK VS THOMAS & CLAUDIA PEARSON	4376 MELLINGER RD CANFIELD, OH 44406 26-036-0-018-000	\$93,000.00	\$62,000.00
3. 16CV2647 DAVID KOUNTZ VS RICHARD & AMY WITZEMAN	1964 WENDY LANE BOARDMAN, OH 44512 30-028-0-084.00-0	\$91,000.00	\$60,666.67
4. 16CV3352 WILMINGTON TRUST VS HEATHER & DANIEL ENGLISH	300 SLEEPY HOLLOW DR CANFIELD, OH 44406 28-019-0-117.00-0	\$108,000.00	\$72,000.00
5. 16CV3473 HOME SAVINGS & LOAN VS JONATHAN & HEATHER ALEXANDER	3423 ALLENDALE AVE YOUNGSTOWN, OH 44511 48-001-0-088.00-0	\$77,000.00	\$51,333.33
6. 17CV0249 NATIONSTAR MORTGAGE VS MARK BROWN	2433 SIERRA DR YOUNGSTOWN, OH 44511 53-150-0-089.00-0	\$59,000.00	\$39,333.33
7. 17CV1652 DEUTSCHE BANK VS MICHAEL ROSS	820 EAST PASADENA AVE YOUNGSTOWN, OH 44502 53-113-0-228.00-0	\$17,000.00	\$11,333.33 RECALLED
8. 17CV2166 WELLS FARGO BANK VS DEWELLAH NICOLOFF	211 SOUTH SCHENLEY AVE YOUNGSTOWN, OH 44509 53-166-0-045.00-0	\$6,000.00	\$4,000.00
9. 17CV2181 JPMORGAN CHASE BANK VS AMY WHITESELL	4161 NOTTINGHAM AVE YOUNGSTOWN, OH 44511 48-104-0-141.00-0	\$130,000.00	\$86,666.67 RECALLED
10. 18CV0295 PNC BANK VS JOHN MAKOSKY DECD ET AL	471 PETERS DR CAMPBELL, OH 44405 46-010-0-051.00-0	\$85,000.00	\$56,666.67 RECALLED
11. 18CV0755 HOME POINT FINANCIAL CORP VS SCOTT BUXTON (DECD) ET AL	175 W VIRGINIA AVE SEBRING, OH 44672 21-006-0-034.00-0	\$58,000.00	\$38,666.67
12. 18CV793 PHH MORTGAGE CORP VS LOIS CAPELLA ET AL	7416 OREGON TRAIL BOARDMAN, OH 44512 29-091-0-215.00-0	\$53,000.00	\$35,333.33
13. 18CV0797 CITIZENS BANK VS ANTHONY & CINDY ALLEGRETTO	984 SHIELDS RD YOUNGSTOWN, OH 44511 29-075-0-017.00-0	\$150,666.67	\$100,444.45

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14. 18CV0826 PYOD LLC VS CHARLES & DEBORAH DAVIS	1411 AVON ST YOUNGSTOWN, OH 44505 53-100-0-067.00-0	\$9,000.00	\$6,000.00
15. 18CV0828 JPMORGAN CHASE BANK VS KATHLEEN & WILLIAM THOMPSON	1787 LEMONT DR POLAND, OH 44514 30-019-0-005.00-0	\$107,000.00	\$71,333.33
16. 18CV0968 HUNTINGTON NATIONAL BANK VS THOMAS PECKHAM ET AL	1420 N SCHENLEY AVE YOUNGSTOWN, OH 44509 53-180-0-325.00-0, 53-180-0-326.00-0 53-180-327.00-0 & 53-180-0-328.00-0	\$25,000.00	\$16,666.67
17. 18CV1021 BAYVIEW LOAN SERVICING LLC VS WILTON PITTMAN III	1137 LANSDOWNE BLVD YOUNGSTOWN, OH 44505 53-205-0-446.00-0, 53-205-0-445.00-0 53-205-0-447.00-0	\$37,000.00	\$24,666.67
18. 18CV1027 SEVEN SEVENTEEN CREDIT UNION VS LAWRENCE & DIANE KACZYNSKY	117 FOREST PARK DR YOUNGSTOWN, OH 44512 29-063-0-146.00	\$56,000.00	\$37,333.33
19. 18CV1155 BANK OF NEW YORK MELLON VS MARY ANNE CONGEMI	83 MEADOWBROOK AVE YOUNGSTOWN, OH 44512 29-003-0-227.00-0	\$60,000.00	\$40,000.00 RECALLED
20. 18CV1162 WELLS FARGO BANK VS TINA MENDEZ	2216 MARKET ST YOUNGSTOWN, OH 44507 53-053-0-097.00-0 & 53-053-0-096.00-0	\$2,600.00	\$1,733.33
21. 18CV1210 BAYVIEW LOAN SERVICING VS SUSAN LIBERATORE	582 TOD LANE YOUNGSTOWN, OH 44504 53-082-0-048.00-0	\$91,000.00	\$60,666.67
22. 18CV1226 CARDINAL FINANCIAL COMPANY VS LEE KELLISH	146 DEHOFF DR AUSTINTOWN, OH 44515 48-065-0-163.00-0	\$80,666.67	\$53,777.78
23. 18CV1426 CHEMICAL BANK VS MICHELLE FABIAN	807 PALMER AVE YOUNGSTOWN OH 44502 53-110-0-164.00-0	\$21,000.00	\$14,000.00
24. 18CV1557 HOME SAVINGS BANK VS KRISTINE SPRANKLE	816 DELAWARE AVE YOUNGSTOWN, OH 44510 53-087-0-254.00-0 & 53-087-0-255.00-0	\$15,000.00	\$10,000.00
25. 18CV1641 DEUTSCHE BANK VS RODNEY & MICHELLE BILLITER	315 GRANGER AVE NORTH LIMA, OH 44452 04-038-0-022.00-0, 04-038-0-023.00-0 04-038-0-024.00-0	\$71,000.00	\$47,333.33
26. 18CV1866 NATIONSTAR MORTGAGE LLC VS JERILYNN SCHULER ET AL	8798 WOODLAND RD POLAND, OH 44514 35-072-0-029.00-0	\$97,000.00	\$64,666.67

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MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

27. 18CV1933 NS162 LLC VS CANDACE MCLENDON	1328 ABERDEEN AVE YOUNGSTOWN, OH 44502 53-109-0-147.00-0	\$56,000.00	\$37,333.33
28. 18CV104 DANIEL R YEMMA VS JEAN RONYAK ET AL	791 PORTER AVE LOT 4785 CAMPBELL, OH 44405 46-017-0-560.00-0	\$67,000.00	\$44,666.67 RECALLED
29. 18CV0745 DANIEL R YEMMA VS TWH OF OHIO LLC ET AL	4012 SUNSET BLVD LOT #16 BOARDMAN, OH 44512 29-011-0-011.00-0	\$49,000.00	\$32,666.67
30. 18CV1072 DANIEL R YEMMA VS FRANCES DVORACEK DECD ET AL	VACANT LAND BEING PART OF LOT NO.6 & LOT NO. 7, TRACT 1 VACANT LAND BEING PART OF LOT NO.5 & LOT NO.7, TRACT 1 VACANT LAND BEING PART OF LOT NO.6 & LOT NO. 7, TRACT 1 VACANT LAND BEING PART OF LOT NO.6 & LOT NO. 7, TRACT 1 BERLIN TOWNSHIP, OH 22-024-0-003.00-0, 22-024-0-004.00-0 22-024-0-001.00-0, 22-025-0-007.00-0		\$38,191.91 PLUS COSTS
31. 18CV1630 DANIEL R YEMMA VS MICHAEL TAYLOR & THERESA TAYLOR	BEDELL RD, GREATER LOT 4 TRACT 1 NORTH BENTON, OH 44449 22-024-0-011.00-0 & 22-024--012.00-0	\$82,000.00	\$54,666.67
32. 18CV1871 DANIEL R YEMMA VS WAYNE OHL DECD ET AL	LUNDYS LANE VACANT LOT NO. 1155 LAKE MILTON, OH 44429 33-030-0-177.00-0		\$2,220.98 PLUS COSTS

**NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, FEBRUARY 26, 2019
NEXT SHERIFF SALE: TUESDAY, MARCH 5, 2019**