

# SHERIFF SALE

## Tuesday, July 5, 2022

**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. THE LIST WILL ALSO BE AVAILABLE AT THE MAHONING COUNTY COURTHOUSE AND THE LOBBY OF THE MAHONING COUNTY SHERIFF'S 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 OCTOBER 12th, 2021 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**RECALLED:** THIS TERM REFERS TO PROPERTY BEING WITHDRAWN FROM THE SALE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 (330-480-5088). 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 PRECEDING 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:**

- |   |                                   |
|---|-----------------------------------|
| <b>1. LESS THAN OR EQUAL TO \$10,000</b>                | <b>THE DEPOSIT IS \$2,000.00</b>  |
| <b>2. GREATER THAN \$10,000 BUT LESS THAN \$200,000</b> | <b>THE DEPOSIT IS \$5,000.00</b>  |
| <b>3. GREATER THAN \$200,000</b>                        | <b>THE DEPOSIT IS \$10,000.00</b> |

**FOR TAX LIENS AND TREASURER'S SALES, THE DEPOSIT IS \$1,000.00**

**ALL DEPOSITS, EXCEPT FOR THE PLAINTIFF, ARE DUE AT THE TIME OF THE SALE.  
ALL DEPOSITS FROM NON-PLAINTIFFS MUST BE IN THE FORM OF A CASHIER'S CHECK OR MONEY ORDER.**

**THE DEPOSIT SHALL BE TENDERED TO THE SELLING OFFICER AT THE TIME THE BID IS ACCEPTED BY THE SELLING OFFICER.**

**IN THE EVENT THAT THE DEPOSIT IS NOT TENDERED AT THE TIME THE BID IS ACCEPTED, THE SELLING OFFICER SHALL RE-OPEN THE BIDDING IMMEDIATELY, STARTING WITH THE MINIMUM BID, AND CONTINUING UNTIL A SALE IS MADE TO A BIDDER WHO SATISFIES THE REQUIREMENTS OF THIS RULE REGARDING THE TIMELY TENDERING OF THE DEPOSIT.**

**ONCE THE BIDDING HAS BEEN RE-OPENED, THE BIDDER WHO FAILED TO TIMELY TENDER THE DEPOSIT IS PROHIBITED FROM BIDDING ON THE PROPERTY ONCE THE SELLING OFFICER HAS RE-OPENED THE BIDDING.**

**HOWEVER, NOTHING SHALL PREVENT THE BIDDER WHO FAILED TO TIMELY TENDER THE DEPOSIT, FROM BIDDING ON OTHER PROPERTIES, PROVIDED, HOWEVER, THAT THE BIDDER CAN SATISFY THE REQUIREMENTS OF THIS RULE REGARDING THE TIMELY TENDERING OF THE DEPOSIT.**

**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 WITH THE MAHONING COUNTY CLERK OF COURTS.** PER THE REQUIREMENTS OF HB #390. THE CONFIRMATION SHOULD BE FILED WITHIN 30 DAYS AFTER THE RETURN OF THE SALE, SO THE FINAL PAYMENT WILL BE DUE APPROXIMATELY 60 DAYS AFTER THE SALE.

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 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 AS WELL. 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.

**NEITHER THE SHERIFF'S OFFICE OR ANY OF ITS EMPLOYEES, AGENTS OR AFFILIATES HAVE ACCESS TO THE INTERIOR OF THE FORECLOSED PROPERTY OR HAVE KEYS TO THE FORECLOSED PROPERTY. 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 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 A INTERIOR INSPECTION.**

**IT IS THE RESPONSIBILITY OF THE PROSPECTIVE PURCHASER TO CHECK INTO THE PROPERTIES THAT DESIRE PURCHASE FOR DELINQUENT TAXES, UTILITY DELINQUENCIES, LIENS, AND DEMOLITION LISTS.**

**\*\*SHERIFF'S SALES MAY BE CANCELED DUE TO INCLEMENT WEATHER OR OTHER COUNTY IN SUCH CASES, THE SALE WILL BE HELD UPON THE REOPENING OF THE MAHONING COUNTY AFTER THE EMERGENCY HAS PASSED. REPUBLICATION WILL NOT TAKE PLACE. HOWEVER, NOTICE THE NEW SALE DATES WILL BE POSTED ON THE SHERIFF'S WEBSITE\*\***

<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>MINIMUM BID</b>
1. 21CV817 PMIT REI 2021-BLLC VS RUSSELL H & PATRICIA E MINER (DECD)	18697 BEVERLY DRIVE NORTH BENTON, OH 44449 16-200-0-011-00-0	\$89,000.00	\$59,333.33
2. 21CV1336 DLJ MTG CAPITAL INC MICHELLE JONES	2619 TAFT AVE. YOUNGSTOWN, OH 44502 53-108-0-216-00-0	\$27,000.00	\$18,000.00
3. 21CV1466 HUNTINGTON NATL BANK TRACI M LU ET AL	5690 ANNIE STREET LOWELLVILLE, OH 44436 35-088-0-007-00-0	\$128,000.00	\$85,333.33
4. 21CV1962 PREMIER BANK VS DANIEL N & CLAUDIA A GRUBBS	4174 BURKEY ROAD YOUNGSTOWN, OH 44515 48-095-0-029-00-0	\$81,000.00	\$54,000.00
5. 21CV2149 FREEDOM MTG CORP VS EDWARD L CUSHMAN	771 OLD FURNACE ROAD YOUNGSTOWN, OH 44511 53-136-0-001-00-0	\$99,000.00	\$66,000.00
6. 21CV2260 PREMIER BANK VS CHERYL A & KEVIN WILLIAMS	44 WATER STREET POLAND, OH 44514 36-004-0-058-00-0	\$116,000.00	\$77,333.33
7. 22CV11 PENNYMAC LOAN SERVICES LLC VS DAN L & MARIDA D ALLEN	26 WOODVIEW AVENUE YOUNGSTOWN, OH 44512 29-005-0-140-00-0, 29-005-0-141-00-0 29-005-0-142-00-0, 29-005-0-143-00-0	\$128,000.00	\$85,333.33
8. 22CV145 US BANK TRUST NATL VS BARBARA A BLACKBURN	110 CHARLES AVENUE BOARDMAN, OH 44512 29-032-0-158-00-0	\$110,000.00	\$73,333.33
9. 21CV90 DANIEL R YEMMA VS DAVID YIM ET AL	39 PALMER AVENUE CAMPBELL, OH 44405 46-001-0-168-00-0		\$3,848.51 PLUS COSTS

10. 21CV90 DANIEL R YEMMA VS DAVID YIM ET AL	137 MONROE STREET CAMPBELL, OH 44405 46-007-0-073-000	\$2,884.08 PLUS COSTS
11. 21CV1149 DANIEL R YEMMA VS UNK SURVIVING SPOUSE, NEXT OF KIN GLENN D BURNFORD (DECD) ET AL	5816 POLAND STRUTHERS ROAD TOWNSHIP OF POLAND POLAND, OH 44514 39-003-0-318-00-0	\$18,722.96 PLUS COSTS
12. 21CV1868 DANIEL R YEMMA VS DEIDRE D THORPE ET AL	1561 CAMERAVIEW DRIVE & CAMERAVIEW DRIVE, (VACANT LAND) ET AL LAKE MILTON, OH 44429 51-007-0-088-00-0, 51-007-0-089-00-0 51-007-0-090-00-0, 51-007-0-091-00-0	\$20,777.02 PLUS COSTS
13. 21CV2007 DANIEL R YEMMA VS ISAIAH R POINDEXTER ET AL	1698 MAHONING AVENUE, CITY LOT NO. 18339 1692 MAHONING AVENUE, CITY LOT NO. 18340 YOUNGSTOWN, OH 44509 53-067-0-054-00-0, 53-067-0-055-00-0	\$14,441.22 PLUS COSTS
14. 21CV2160 DANIEL R YEMMA VS INOC, LLC ET AL	LEMOYNE AVENUE LOT NO. 39487, (VACANT LOT) YOUNGSTOWN, OH 44514 53-192-0-398-00-0	\$4,118.67 PLUS COSTS
15. 21CV0966 DANIEL R YEMMA VS ROSE ANN LAPUSHANSKY ET AL	2435 OREGON AVENUE YOUNGSTOWN, OH 44509 53-183-0-023-000	\$15,467.83 PLUS COSTS
16. 21CV0987 DANIEL R YEMMA VS NORMAN MARTEN THORNTON ET AL	36 W. AUBURNDALE AVENUE LOT 24799 & W. AUBURNDALE LOT 24798 YOUNGSTOWN, OH 44507 53-124-0-019-00-0, 53-124-0-018-00-0	\$5,428.60 PLUS COSTS
17. 21CV1050 DANIEL R YEMMA VS LESTER CARTER JR ET AL	EARLY ROAD, PART OF LOT NO. 52824 (VACANT LAND) YOUNGSTOWN, OH 44505 53-214-0-023-00-0	\$14,600.54 PLUS COSTS
18. 21CV1154 DANIEL R YEMMA VS JPMORGAN CHASE BANK	LOT 1, IN THE MAHLON HARTMENT PLAT NO. 1 (VACANT LAND) TOWNSHIP OF MILTON, OH 44412	\$9,851.48 PLUS COSTS

51-101-0-004-00-0

19. 21CV1491 DANIEL R YEMMA VS CARRIE LILLER ET AL	MAHONING AVE PART OF OUT LOT NO. 418 (VACANT LAND) YOUNGSTOWN, OH 44509 53-066-0-166.00-0	\$4,068.54 PLUS COSTS
20. 21CV1650 DANIEL R YEMMA VS NUMBERS ARE RIGHT LLC ET AL	W. PHILADELPHIA AVE VACANT LOT NO. 38662 MARKET ST. VACANT LOT NO. 41330 MARKET ST. VACANT LOT NO. 41329 2930 MARKET ST LOT 41328 MARKET ST VACANT LOT NO. 41327 YOUNGSTOWN, OH 44502 53-123-0-140.00-0, 53-123-0-143.00-0, 53-123-0-144.00-0, 53-123-0-145.00-0, & 53-123-0-146.00-0	\$13,470.00 PLUS COSTS

**NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, JULY 12, 2022**  
**NEXT SHERIFF SALE: TUESDAY, JULY 19, 2022**