

## **SHERIFF SALE TAX FORECLOSURES**

**NO SMOKING, EATING OR DRINKING IS ALLOWED AND PLEASE TURN OFF ALL CELL PHONES.  
ALL PARTIES INTENDING TO BID MUST READ THIS BULLETIN.**

These rules will be in effect as of the September 27, 2022 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

Sheriffs' sales for tax foreclosures 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 Sheriff's Office and will also be available at the Mahoning County courthouse.

Bidding will begin with the minimum bid amount and increase at a minimum of \$100.00 increments until there are no more bids. If you are the successful bidder a deposit of \$1000.00 is required at that time. All deposits are due at the time of the sale. All deposits 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. 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

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

The purchaser information form must be handed in along with the deposit as each property is auctioned off. The purchaser information form must be legible and complete, as the form will become a part of the court record. Blank copies of the purchaser information form are available at the front table. It is strongly recommended that

The real property taxes owed on the parcel become the responsibility of the successful bidder at the time of sale. The purchaser pays the real property taxes in the form of guaranteed funds directly to the treasurer and provides the Sheriff's Office with a receipt showing that the real property taxes are paid. At that time, the amount paid for the real property taxes will be subtracted from the amount of the successful bid. Please contact the treasurer's office at 330-740-2460, ext. 7774 if you have any questions regarding the taxes. The balance owed, payable in the form of a cashier's check 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. Once the orange

Any person entitled to redeem a parcel sold at Sheriff's Sale has the right of redemption of the property until the confirmation of sale is signed by the judge and filed by the court. If the parcel is redeemed then although you are the successful bidder at the sale, the parcel will not be transferred to you. The deposit money and any

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.

**SHERIFF SALE TAX FORECLOSURE LIST  
TUESDAY, DECEMBER 6, 2022 AT 1:30 P.M.  
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

1. 19CV1099 DANIEL R YEMMA VS STEPHEN SMITH III ET AL	645 MAPLEWOOD AVE, LOT 2430 & MAPLEWOOD AVE VACANT LOT 2431 STRUTHERS, OH 44471 38-016-0-052.00-0 & 38-016-0-053.00-0	\$17,671.41 PLUS COSTS
2. 21CV0581 DANIEL R YEMMA VS CAROLYN PHILLIPS DECD ET AL	59 SPRING ST. LOT 621 STRUTHERS, OH 44471 38-007-0-324.00-0	\$7,283.32 PLUS COSTS
3. 21CV1777 DANIEL R YEMMA VS JACK KECHLER ET AL	1024 LOIS COURT, NORTHERLY 22.5 FT OF LOT 7263 & 1020 LOIS COURT LOT 7261 YOUNGSTOWN, OH 44502 53-047-0-035.00-0 & 53-047-0-037.00-0	\$12,324.78 PLUS COSTS
4. 21CV2195 DANIEL R YEMMA VS LEONARD HUGGINS ET AL	3635 DOVER RD LOT 55199 & DOVER RD NORTH 5 FT. OF VACANT LOT 55200 & DOVER RD LOT, SOUTH 5 FT. OF VACANT LOT 55198 YOUNGSTOWN, OH 44511 53-132-0-241.00-0, 53-132-0-242.00-0, & 53-132-0-240.00-0	\$22,180.26 PLUS COSTS
5. 22CV0450 DANIEL R YEMMA VS TOPFER OIL CO. ET AL	SOUTHERN BLVD LOT 24913, 3700 SOUTHERN BLVD, LOT 24912, & SOUTHERN BLVD LOT 24911 YOUNGSTOWN, OH 44507 53-118-0-227.00-0, 53-118-0-228.00-0, & 53-118-0-229.00-0	\$19,270.61 PLUS COSTS
6. 22CV0453 DANIEL R YEMMA VS KAREN PALMER ET AL	STEEL ST. LOT 13052 & 1630 MAHONING AVE LOT 61773 & MAHONING AVE LOT 61774 & STEEL ST. LOT 13053 YOUNGSTOWN, OH 44509 53-066-0-131.00-0, 53-066-0-132.00-0, 53-066-0-133.00-0, & 53-066-0-134.00-0	\$8,031.23 PLUS COSTS
7. 22CV0625 DANIEL R YEMMA VS KATHLEEN KARIS ET AL	1125 THALIA AVE YOUNGSTOWN, OH 44512 29-022-0-083.00-0	\$28,170.90 PLUS COSTS
8. 22CV0637 DANIEL R YEMMA VS JULIAN FRYDA JR ET AL	202 CADILLAC DR. YOUNGSTOWN, OH 44512 29-064-0-035.00-0	\$24,498.52 PLUS COSTS
9. 22CV0838 DANIEL R YEMMA VS SARA KAUFMAN DECD ET AL	N. WARREN SALEM RD LOT 1 IN THE JORDAN & SCHREIBER PLAT NO. 1 (VACANT LOT) NORTH JACKSON, OH 44451 50-028-0-002.01-0	\$8,992.71 PLUS COSTS

**NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, DECEMBER 13, 2022  
NEXT SHERIFF SALE: TUESDAY, DECEMBER 20, 2022**