

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 with the requirements of house bill 390.

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 shall be responsible for those costs.

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. 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 bidders fill one out in advance for each property they plan to bid on.

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 receipt from the Treasurer's Office and your final payment is received, The Sheriff's Office, will record the Sheriff's Deed transferring the parcel into the successful bidder's name.

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 amount you paid for delinquent taxes will be refunded to you.

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.

**SHERIFF SALE
TUESDAY, SEPTEMBER 19, 2023 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

1. 23CV0304
DANIEL R YEMMA VS
ROBERT KUCKO ET AL

535 HEACOCK RD,
SEBRING, OH 44672
ELM ST. VACANT LOT 23,
22, & 23
EDWINTON ALLOTMENT,
TOWNSHIP OF SMITH, OH 44672
16-016-0-053-000, 16-016-0-057-000,
16-016-0-058-000 & 16-016-0-059-000

\$19,335.42
PLUS COSTS

**NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, SEPTEMBER 26, 2023
NEXT SHERIFF SALE: TUESDAY, OCTOBER 3, 2023**