

**OFFICE OF THE AUDITOR, RALPH T. MEACHAM, CPA, AUDITOR
 MAHONING COUNTY, OHIO
 SALE OF FORFEITED LAND - NOTICE OF PUBLIC SALE
 10:00 A.M., WEDNESDAY, SEPTEMBER 22, 2021
 MAHONING COUNTY COURTHOUSE • 120 MARKET STREET • YOUNGSTOWN, OH 44503**

Preregistration Required. See Terms of Sale below.

The lands, lots, and parts of lots, in the county of Mahoning, forfeited to the State for the nonpayment of taxes, together with the taxes, assessments, charges, penalties, interest, and costs charged on them, agreeably to law, and the dates on which the land, lots, and parts of lots will be offered for sale, are contained and described in the following list:

Parcel #	Defendant	Location	Legal Description	Size	Land / Building	Opening Bid
Smith Township						
16-017-0-069.00-0	Brent Rarick et al	20947 Alliance Sebring Road	Sec 28	.674 Acres	Land & Building	\$20,168
City of Campbell						
46-015-0-356.00-0	Charlotte Williams	320 Jackson Street	Lot 5147	63 X 180	Land & Building	\$13,749
Austintown Township						
48-010-0-320.00-0	Therese Gabriel	South Navarre Avenue	Lot 463	63 X 140	Vacant Land	\$8,662
City of Youngstown						
53-172-0-103.00-0	James Blackshear et al	Millet Ave	Lot 20953	10 x 139	Vacant Land	\$878
53-172-0-105.00-0	James Blackshear et al	58 Millet Ave	Lot 20954	50 x 139	Vacant Land	\$2,608
53-172-0-160.00-0	Angeline M. Johnson	2315 Oakwood Ave	Lot 37407	40 x 100	Vacant Land	\$2,884

Notice is hereby given to all concerned, that if the taxes, assessments, charges, penalties, interest, and costs charged on the list are not paid into the county treasury, and the county treasurer's receipt produced for the payment, before the respective dates mentioned in this notice for the sale, each tract, lot, and part of lot, so forfeited, on which the taxes, assessments, charges, penalties, interest, and costs remain unpaid, will be offered for sale on the respective date mentioned in this notice for the sale, at the courthouse in the county, in order to satisfy such taxes, assessments, charges, penalties, interest, and costs.

If the tract, lot, or part of lot, so forfeited, is sold for an amount that is less than the amount of the delinquent taxes, assessments, charges, penalties, and interest against it, the court, in a separate order, may enter a deficiency judgment against the last owner of record of the tract, lot, or part of lot before its forfeiture to the state, for the amount of the difference; if that owner of record is a corporation, the court may enter the deficiency judgment against the stockholder holding a majority of the corporation's stock.

NOTICE IS HEREBY GIVEN TO ALL CONCERNED, THAT THE FOLLOWING FORFEITED TRACT, LOT, AND PART OF LOT, THAT IS OFFERED FOR SALE IS SUBJECT TO A FEDERAL TAX LIEN THAT MAY NOT BE EXTINGUISHED BY THE SALE OR IS SUBJECT TO THE RIGHT OF THE UNITED STATES TO REDEEM ANY TRACT, LOT, OR PART OF LOT THAT IS SUBJECT TO THE FEDERAL TAX LIEN:

Smith Township						
Parcel #	Defendant	Location	Lot Info	Size	Land / Building	Opening Bid
16-017-0-069.00-0	Brent Rarick et al	20947 Alliance Sebring Road	Sec 28	.674 Acres	Land & Building	\$20,1680

TERMS OF SALE

In order to comply with the Ohio Revised Code provisions below, all bidders must submit the Preregistration Packet to the Mahoning County Auditor’s Office by 4:30 p.m. on Thursday, September 16, 2021. Postmarks of September 16 will not be accepted. The Preregistration Packet includes two affidavits which must be notarized before submitting to the Auditor’s Office. Photo identification will be required the day of the sale to confirm the preregistration information. Complete rules for the sale can be found in the Preregistration Packet on the Mahoning County Auditor’s webpage or obtained by calling the Mahoning County Auditor’s Office at 330-740-2010.

In accordance with ORC 5723.06, forfeited lands shall not be sold to any person that is delinquent on real property taxes in this state or for less than the total amount of taxes, assessments, penalties, interest, and costs that stand charged against the land if the highest bidder is the owner of record of the parcel immediately prior to the judgment of foreclosure and forfeiture, or a member of the following connected to the owner: a member of that owner's immediate family, a person with a power of attorney appointed by that owner who subsequently transfers the parcel to the owner, a sole proprietorship owner by that owner or a member of that owner's immediate family, or a partnership, trust, business trust, corporation, or association in which the owner or a member of the owner's immediate family owns or controls directly or indirectly more than fifty percent.

Opening bids have been set for each property. If there are no bids for this amount, bids starting at \$50 will be taken from the floor and proceed in \$50 increments.

Payment in full must be made at the time of sale of each parcel sold for five hundred dollars (\$500) or less. For those successful bids in excess of five hundred dollars (\$500), a deposit of five hundred dollars (\$500) must be made immediately at the time of sale of that parcel of property in addition to the cost of the prepared Auditor’s Deed which is \$45.00, a 50¢ transfer fee per parcel, and the recording fees which are \$34.00 for the first two pages of the deed and \$8.00 for each additional page. Most deeds will be two pages. The deed to the property will be recorded by the Auditor’s Office within 14 days of full payment. The Auditor’s Office will mail the original deed to the purchaser after recording.

Payments are accepted only in cash. Please note that personal checks, company checks, letters of credit and credit cards will not be accepted. The entire balance is due in the Auditor's Office no later than Wednesday, September 29, 2021. If the balance is not received by September 29, 2021, the amount deposited shall be forfeited and the parcel will be offered for sale at the next sale of forfeited lands.

Further rules, maps and pictures can be found on the Auditor’s page of the Mahoning County Communicator at www.mahoningcountyoh.gov. Information is subject to change without prior notice.