

## **SHERIFF SALE**

**Tuesday, November 22, 2016**

MAHONING COUNTY COURTHOUSE, COMMISSIONERS' HEARING ROOM  
NO SMOKING, EATING OR DRINKING AND PLEASE TURN OFF ALL CELL PHONES.

### **ALL PARTIES INTENDING TO BID MUST READ THIS BULLETIN.**

#### **\*\*NEW PROCEDURES ARE INCLUDED.\*\***

THESE RULES HAVE BEEN IN EFFECT AS OF THE SEPTEMBER 30, 2008 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 138

#### **\*\*\*\*\*TERMS\*\*\*\*\***

**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. PLAINTIFFS FREQUENTLY BID ON SEVERAL PROPERTIES DURING A SALE.

**THIRD PARTY:** THIS TERM REFERS TO ANY PURCHASER WHO IS **NOT** AFFILIATED WITH THE BANK OR MORTGAGE COMPANY.

REQUIREMENTS VARY SLIGHTLY FOR PLAINTIFFS AND THIRD PARTIES, SO THEY ARE OUTLINED IN THIS BULLETIN SEPARATELY. PLEASE READ BOTH THE GENERAL INFORMATION SECTION AND THE SECTION THAT PERTAINS TO YOU THOROUGHLY.

**RECALLED:** THIS TERM REFERS TO THE PROPERTY BEING WITHDRAWN FROM THE SALE

#### **GENERAL INFORMATION**

**ALL BIDS WILL BE IN INCREMENTS OF AT LEAST ONE HUNDRED DOLLARS (\$100).** THOSE BIDDING ARE REQUIRED TO CALL OUT THEIR BID IN A LOUD VOICE SO THE AUCTIONEER AND ALL THOSE IN THE ROOM CAN HEAR THE BID. IF THE AUCTIONEER CANNOT HEAR THE BID, IT WILL NOT BE RECOGNIZED. HAND BIDS OR HAND SIGNALS ARE NOT PERMITTED.

**\*\*\*THE AUCTIONEER WILL NOW PAUSE AT THE CONCLUSION OF EACH INDIVIDUAL SALE DURING THE SHERIFF'S SALE FOR COURT SERVICES STAFF TO ACCEPT THE DEPOSIT AND ACCOMPANYING DOCUMENTS. IF THE SUCCESSFUL BIDDER DOES NOT HAVE A DEPOSIT CHECK FOR THE CORRECT AMOUNT REQUIRED, THEIR BID WILL BE THROWN OUT AND BIDDING WILL BE REOPENED. PROCEDURES WILL BE EXPLAINED IN MORE DETAIL IN THIS BULLETIN IN THE SECTIONS DIRECTED TOWARD THIRD PARTY PURCHASERS AND PLAINTIFFS, RESPECTIVELY. \*\*\***

**DEPOSITS ARE NOW REQUIRED FROM BOTH PLAINTIFFS AND THIRD PARTY PURCHASERS AT THE TIME OF THE SALE. THE DEPOSIT FOR THIRD PARTY PURCHASERS IS 10% OF THE APPRAISED VALUE.** THE DEPOSIT REQUIREMENT FOR PLAINTIFFS IS 10% OF THE APPRAISED VALUE, WITH A \$3,000.00 CAP. **FOR TAX LIEN AND TREASURER'S SALES, THE DEPOSIT IS 10% OF THE MINIMUM BID.** DEPOSITS MUST BE IN THE FORM OF GUARANTEED FUNDS: A BANK CASHIER'S CHECK, LAW FIRM CHECK OR MONEY ORDER, MADE OUT TO MAHONING COUNTY SHERIFF. CASH, CREDIT CARDS, BUSINESS OR PERSONAL CHECKS ARE **NOT** ACCEPTED.

**WE ARE NOW USING THE PURCHASER INFORMATION FORM RECOMMENDED BY THE BUCKEYE STATE SHERIFFS ASSOCIATION.** THIS 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.

**A BID AT THIS SALE CONSTITUTES A BINDING OFFER FOR THE PROPERTY.** PROSPECTIVE BUYERS ARE URGED TO BE CERTAIN THEY CAN PAY THE DEPOSIT THE DAY OF THE SALE, AND **THE BALANCE PROMPTLY WITHIN 30 DAYS AFTER THE CONFIRMATION OF SALE HAS BEEN FILED.** ONCE A BID HAS BEEN ACCEPTED. FAILURE TO FOLLOW THROUGH WITH THE SALE CONSTITUTES CONTEMPT OF COURT, AND MAY CARRY LEGAL AND FINANCIAL PENALTIES AS SUCH. UNDER THESE CIRCUMSTANCES, DEPOSITS ARE **NOT** REFUNDED.

PROSPECTIVE PURCHASERS ARE HEREBY INFORMED THAT UNDER OHIO REVISED CODE 2329.33, **THERE IS A STATUTORY RIGHT OF REDEMPTION.** SHOULD REDEMPTION BE EXERCISED, YOUR DEPOSIT WILL BE REFUNDED.

**THE PROPERTY DOES NOT BELONG TO THE NEW OWNER UNTIL THE PROPERTY IS DEEDED IN HIS OR HER NAME.** PURCHASERS WHO ATTEMPT TO ACCESS THE PROPERTY PRIOR TO RECEIVING THEIR DEED RISK BEING CHARGED WITH TRESPASSING.

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.

#### **SALES TO THIRD PARTIES**

**FOR THIRD PARTIES, THE DEPOSIT IS 10% OF THE APPRAISED VALUE. PLEASE COME TO THE SALE PREPARED TO SUBMIT 10% OF THE APPRAISED VALUE IMMEDIATELY UPON YOUR SUCCESSFUL BID, IN THE FORM OF A CASHIER'S CHECK OR MONEY ORDER.**

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 #138, 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 - YOUR DEPOSIT-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.

## **SALES TO THE PLAINTIFF**

AS DISCUSSED IN THE GENERAL INFORMATION SECTION, THE DEPOSIT IS 10% OF THE APPRAISED VALUE OF THE PROPERTY, NOT TO EXCEED \$3,000.00, AND IS DUE IMMEDIATELY AT THE SALE, ALONG WITH THE PURCHASER INFORMATION FORM. THE SHERIFF'S OFFICE WILL ACCEPT LAW FIRM CHECKS FROM PLAINTIFFS FOR THE DEPOSIT, IN ADDITION TO CASHIER'S CHECKS OR MONEY ORDERS. TAXES ARE STILL PAYABLE DIRECTLY TO THE TREASURER, AND THE SHERIFF'S OFFICE STILL NEEDS THE ORIGINAL ORANGE RECEIPT FROM THE TREASURER. **PLAINTIFFS SHOULD NOW GO TO THE TREASURER'S OFFICE AND PAY THE PROPERTY TAXES IMMEDIATELY AFTER THE SALE.** IF YOU HAVE ANY QUESTIONS REGARDING THIS CHANGE, PLEASE CONTACT THE TREASURER'S OFFICE DIRECTLY AT 330-740-2460, EXT. 7774

PROPERTY DESCRIPTION PRE-APPROVAL FORMS ARE **NOT** REQUIRED IN MAHONING COUNTY.

PLAINTIFFS WILL PREPARE DEEDS FOR PROPERTIES WHICH SOLD ON AND AFTER SEPTEMBER 30, 2008. FOR PROPERTIES THAT SOLD PRIOR TO SEPTEMBER 30, 2008, THE SHERIFF'S OFFICE WILL CONTINUE TO PREPARE DEEDS AND MAIL THEM BACK TO THE PLAINTIFF AS WE HAVE DONE PRIOR TO THE PASSAGE OF HB #138. PLEASE DO NOT SEND US DEEDS FOR THESE OLD CASES, AS WE DO NOT HAVE FUNDS ON HAND TO RECORD THEM.

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.

PER THE RECOMMENDATIONS OF THE BUCKEYE SHERIFFS ASSOCIATION, WE ARE REQUESTING THAT PLAINTIFFS SUBMIT A COMPLETED CONVEYANCE FORM TO THE MAHONING COUNTY SHERIFF'S OFFICE ALONG WITH THE DEED.

DURING THIS PERIOD OF TRANSITION, PLEASE CHECK THIS BULLETIN BEFORE EACH SALE FOR UPDATES TO MAHONING COUNTY SHERIFF SALE PROCEDURE.

**\*\*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, NOVEMBER 22, 2016 AT 1:30 P.M.**  
**MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

CASE NO.	LOCATION	MINIMUM BID
1. 15CV0629 DANIEL R YEMMA TREAS MAH CTY VS LEOPOLD LLC ET AL	1640 MAHONING AVENUE YCL #18393 YOUNGSTOWN, OH 44509 53-067-0-067-000	\$33,442.41 PLUS COSTS
2. 15CV1862 SKW PREP LLC VS DESONIA DRUMMOND ET AL	537 E. AVONDALE AVENUE YOUNGSTOWN, OH 44507 53-116-0-075-000	\$19,821.94 PLUS COSTS
3. 15CV2742 DANIEL R YEMMA TREAS MAH CTY VS PAULA J CHIZMAR ET AL	4600 FITZGERALD AVENUE, LOT 27 AUSTINTOWN, OH 44515 48-075-0-110-000	\$21,734.47 PLUS COSTS
4. 15CV2789 DANIEL R YEMMA TREAS MAH CTY VS TODD B STULLER ET AL	13610 WILLIAMS STREET BELOIT LOT 18 48-030-0-076-000	\$14,826.45 PLUS COSTS
5. 16CV0164 SKW PREP LLC VS JODI L ROGERS ET AL	244 NORWOOD AVENUE YOUNGSTOWN, OH 44504 53-009-0-245-00	\$10,725.76 PLUS COSTS
6. 16CV0829 DANIEL R YEMMA TREAS MAH CTY VS BRIAN J URICHICH ET AL	166 MANCHESTER YCL NO 34096 & MANCHESTER, YCL NO 34097 YOUNGSTOWN, OH 44509 53-171-0-141-000 & 53-171-0-142-000	\$11,666.88 PLUS COSTS
7. 16CV1005 DANIEL R YEMMA TREAS MAH CTY VS DOROTHY L MILLER ET AL	317 WESTMINISTER AVE LOT 755 YOUNGSTOWN, OH 44515 48-024-0-341-000	\$11,026.32 PLUS COSTS
8. 16CV1008 DANIEL R YEMMA TREAS MAH CTY VS WILLIAM M LYDEN ET AL	3839 ELMWOOD LOT 210 YOUNGSTOWN, OH 44515 48-009-0-279-000	\$14,299.50 PLUS COSTS
9. 16CV1017 DANIEL R YEMMA TREAS MAH CTY VS DANNY MCGIRR ET AL	248 S. MAIN ST. LOT 271 N & LOT 272 S AUSTINTOWN, OH 44515 48-012-0-128-000, 48-012-0-129-000	\$18,242.72 PLUS COSTS
10. 16CV1390 DANIEL R YEMMA TREAS MAH CTY VS SANDRA O'NEIL, ET AL	1933 MANHATTAN AVE YCL 21693 YOUNGSTOWN, OH 44509 53-173-0-007-000	\$7,726.78 PLUS COSTS
11. 16CV1395 DANIEL R YEMMA TREAS MAH CTY VS JAMIE SUE KONIOWSKY ET AL	2101 CONCORD AVE YCL 21555 YOUNGSTOWN, OH 53-178-0-013-000, 53-178-0-014-000	\$9,335.25 PLUS COSTS

**NEXT SHERIFF SALE: TUESDAY, DECEMBER 6, 2016**

**NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, NOVEMBER 29, 2016**