

## **SHERIFF SALE**

**Tuesday, December 06, 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**RECALLED:** THIS TERM REFERS TO THE PROPERTY BEING WITHDRAWN FROM THE SALE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, DECEMBER 6, 2016 AT 1:30 P.M.**  
**MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>2/3 MINIMUM BID</b>
1. 09CV2617 KEY BANK NATIONAL ASSOCIATION VS ROGER M & ROBIN L FOTIUK	5337 LINGER PLACE YOUNGSTOWN, OH 44514 31-025-0-161-000	\$76,333.33	\$50,888.89
2. 11CV1603 WELLS FARGO BANK VS MARK A SHANE & MICHELE AEY	3652 MERCEDES PLACE CANFIELD, OH 44406 26-059-0-034-020	\$90,000.00	\$60,000.00
3. 12CV1369 BANK OF AMERICA VS CRAIG S & JULIE A BICKLEY	3328 OLDE WINTER TRAIL POLAND, OH 44514 35-070-0-093-000	\$253,000.00	\$168,666.67
4. 12CV2927 THE BANK OF NEW YORK VS SCOTT & JAMI PROZY	4238 WOODMERE DRIVE YOUNGSTOWN, OH 44515 48-095-0-149-000	\$59,000.00	\$39,333.33
5. 12CV2971 HUNTINGTON NATIONAL BANK VS WILLIAM O FLOWERS JR	5811 MCGUFFEY ROAD LOWELLVILLE, OH 44436 42-025-0-003-000 & 42-025-0-002-000	\$231,000.00	\$154,000.00
6. 13CV3184 BANK OF AMERICA VS JASON T NOCK	124 PROSPECT ST STRUTHERS, OH 44471 38-010-0-165-000, 38-010-0-166-000 38-010-0-167-000	\$43,000.00	\$28,666.67
7. 14CV1494 BANK OF NEW YORK MELLON VS BRUCE M & RHONDA L BROYLES	164 GRISWOLD DRIVE YOUNGSTOWN, OH 44512 29-064-0-201-000	\$172,000.00	\$114,666.67
8. 14CV2491 HUNTINGTON NATIONAL BANK VS PATRICIA I REAL ET AL	1640 MEDFORD AVENUE YOUNGSTOWN, OH 44514 53-192-0-300-000 & 53-192-0-301-000	\$42,000.00	\$28,000.00
9. 14CV2737 TALMER BANK AND TRUST VS CHARLOTTE M ELLIS & EST OF PAUL ELLIS BY DANIEL B. LETSON SUCCESSOR ADMR	189 N. MAIN STREET AUSTINTOWN, OH 44515 48-025-0-496.00 & 48-025-0-495.00	\$53,000.00	\$35,333.33
10. 14CV2873 BANK OF NEW YORK MELLON VS GARY L BLAKLEY(DECD) ET AL	136 S. LAKEVIEW AVE YOUNGSTOWN, OH 44509 53-068-0-208-000	\$21,000.00	\$14,000.00
11. 14CV3135 WELLS FARGO BANK VS MICHAEL & JENNIFER GRADY	4277 WEDGEWOOD DRIVE YOUNGSTOWN, OH 44511 48-104-0-012-000	\$98,000.00	\$65,333.33
12. 14CV3290 HOME SAVINGS & LOAN CO VS JENNIE ANN WALDO	14 BENTON AVENUE YOUNGSTOWN, OH 48-027-0-107-000	\$63,000.00	\$42,000.00 <b>RECALLED</b>

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TUESDAY, DECEMBER 6, 2016 AT 1:30 P.M.  
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13. 15CV0825 TALMER BANK & TRUST VS ROBERT D WILSON	52 SEXTON STREET STRUTHERS, OH 44471 38-007-0-269-000	\$55,000.00	\$36,666.67
14. 15CV1099 BANK OF NEW YORK MELLON VS MARY & ROGER DEAL	16803 MOCK ROAD BERLIN CENTER, OH 44401 22-009-0-023-000	\$101,000.00	\$67,333.33
15. 15CV1914 DEUTSCHE BANK VS DELISA & TIMOTHY BOWSER	756 NELLBERT LANE YOUNGSTOWN, OH 44512 29-013-0-146-000	\$77,000.00	\$51,333.33
16. 15CV1937 HUNTINGTON NATL BANK VS DAVID A SHEVETZ	1340 MEADOWOOD CIRCLE POLAND, OH 44514 29-050-0-028-260	\$301,000.00	\$200,666.67 <b>RECALLED</b>
17. 15CV1964 DEUTSCHE BANK VS RUTHANNE F SIMPSON & THOMAS E SIMPSON (DECD)	132 ROBINWOOD DRIVE NEW MIDDLETOWN, OH 44442 03-005-0-029-000	\$106,000.00	\$70,666.67
18. 15CV2027 CHRISTIANA TRUST VS MARK & LIBERTY KING	60 SOUTH DUNLAP YOUNGSTOWN, OH 44509 53-169-0-207-000	\$42,000.00	\$28,000.00
19. 15CV2048 CALLAWAY MANOR CONDO ASSOC VS JOHN H MYERS	5452 CALLAWAY CIRCLE YOUNGSTOWN, OH 44515 48-059-0-147-020	\$74,000.00	\$49,333.33
20. 15CV2235 SELENE FINANCE VS KARA L STONER	824 SHIELDS ROAD YOUNGSTOWN, OH 44511 29-075-0-029-000	\$120,000.00	\$80,000.00
21. 15CV2303 FED NATL MTG VS JEREMY G & BELINDA R SASALA	17479 LAKEWOOD AVENUE LAKE MILTON, OH 44429 33-024-0-088-000	\$51,960.00	\$34,640.00
22. 15CV2375 US BANK VS LAURA MARIE PATTERSON	2685 HAUS BOULEVARD CANFIELD, OH 44406 04-137-0-015-000	\$79,000.00	\$52,666.67
23. 15CV2477 WELLS FARGO BANK VS NICHOLAS R OCCHIBONE	3333 RIDGELY PARKS POLAND, OH 44514 35-023-0-004-160	\$321,333.33	\$214,222.22
24. 15CV2521 US BANK VS STEVE J ROBERTSON	4517 WARWICK DRIVE CANFIELD, OH 44406 48-112-0-217-000	\$80,000.00	\$53,333.33
25. 15CV2562 FED NATL MTG ASSOC VS ROLANDO SEPULVEDA & EMMA R ORTIZ	3437 MCCARTNEY ROAD YOUNGSTOWN, OH 44505 53-240-0-024-000	\$40,000.00	\$26,666.67

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26. 15CV2765 BANK OF AMERICA VS WILLIAM KUZNIAK IND & EXEC OF EST OF MARGARET M KUZNIAK	1865 BASIL AVENUE YOUNGSTOWN, OH 44514 31-025-0-139-000	\$52,000.00	\$34,666.67
27. 15CV2853 DITECH FIN LLC VS BOBBIE A GASTON ET AL	5665 TULANE AVENUE YOUNGSTOWN, OH 44515 48-120-0-032-000	\$111,000.00	\$74,000.00
28. 15CV3107 FARMERS NATL BANK VS DANIEL, COURTNEY, & CASEY LANCY ET AL	158 CREED STREET STRUTHERS, OH 44471 38-012-0-060-000	\$41,000.00	\$27,333.33
29. 15CV3145 OCWEN LOAN SERVICING VS JOSE & DAWN MORENO	6803 NEW ROAD AUSTINTOWN, OH 44515 48-134-0-001-000	\$132,000.00	\$88,000.00
30. 16CV25 FED NATL MTG VS LEONA KOROCZYNSKY	936 WILKINSON AVENUE YOUNGSTOWN, OH 44509 53-142-0-102-000 & 53-142-0-103-000	\$75,000.00	\$50,000.00
31. 16CV61 DITECH FINANCIAL VS JODY L ENGLISH	40 SOUTH OSBORN AVE YOUNGSTOWN, OH 44509 53-169-0-140-000	\$31,000.00	\$20,666.67
32. 16CV141 QUICKEN LOANS VS MICHAEL A PIECHCOK	7426 RANIER AVENUE BOARDMAN, OH 44512 29-102-0-056-000	\$83,000.00	\$55,333.33 <b>RECALLED</b>
33. 16CV142 HUNTINGTON NATL BANK VS RAY HAWKINS JR	17596 LUNDYS LANE LAKE MILTON, OH 44429 33-030-0-347-000	\$47,000.00	\$31,333.33
34. 16CV436 FEDERAL NATL MTG ASSOC VS ANNA TYCH	648 NORTH BON AIR AVE YOUNGSTOWN, OH 44509 53-175-0-226-000	\$47,000.00	\$31,333.33
35. 16CV463 HOME SAVINGS & LOAN CO VS EILEEN CLEMENTE	186 EAST OHIO SEBRING, OH 44672 21-003-0-207-000 & 21-003-0-209-000	\$46,000.00	\$30,666.67
36. 16CV463 HOME SAVINGS & LOAN CO VS EILEEN CLEMENTE	10170 MAIN STREET NEW MIDDLETOWN, OH 44442 03-001-0-007-000	\$124,000.00	\$82,666.67
37. 16CV589 STRUCTURED ASSET SECURITIES VS BEVERLY A JONES	303 MYRTLE AVE LAKE MILTON, OH 44429 51-040-0-110-000 & 51-040-0-112-000	\$46,000.00	\$30,666.67
38. 16CV622 HSBC BANK VS THAVORN DAVIDSON	459 BLOSSOM AVE CAMPBELL, OH 44405 46-009-0-453-000	\$54,000.00	\$36,000.00

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39. 16CV686 JAMES B NUTTER AND CO VS DOROTHY L DURIG	17632 OLIVE STREET LAKE MILTON, OH 44429 33-029-0-083-000, 33-029-0-084-000, 33-029-0-085-000, 33-029-0-086-000	\$72,666.67	\$48,444.45
40. 16CV834 HOME SAVINGS & LOAN CO VS VIRGINIA M DELLEROSE	2062 ELM TRACE STREET YOUNGSTOWN, OH 44515 48-107-0-127-000	\$89,000.00	\$59,333.33
41. 16CV930 SECRETARY OF VETERANS AFFAIRS OF WASHINGTON DC VS BRADLEY & SUSAN EVANS	991 ZANDER COURT YOUNGSTOWN, OH 44511 29-073-0-338-000	\$71,000.00	\$47,333.33
42. 15CV3240 DANIEL R YEMMA VS PEDRO MARTINEZ	4022 HOPKINS ROAD BOARDMAN, OH 44511 29-084-0-195-000	\$62,000.00	\$41,333.33

**NEXT SHERIFF SALE: TUESDAY, DECEMBER 20, 2016**  
**NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, DECEMBER 13, 2016**