

SHERIFF SALE

Tuesday, December 7, 2021

LOCATION -SHERIFFS' SALES 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. THE LIST WILL ALSO BE AVAILABLE AT THE MAHONING COUNTY COURTHOUSE AND THE LOBBY OF THE MAHONING COUNTY SHERIFF'S OFFICE.

NO SMOKING, EATING OR DRINKING IS ALLOWED AND PLEASE TURN OFF ALL CELL PHONES.

ALL PARTIES INTENDING TO BID MUST READ THIS BULLETIN.

****NEW PROCEDURES ARE INCLUDED.****

THESE RULES WILL BE IN EFFECT AS OF THE OCTOBER 12th, 2021 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

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 OR A JUDGEMENT LIEN CREDITOR.
THIRD PARTY: THIS TERM REFERS TO ANY PURCHASER WHO IS **NOT** THE PLAINTIFF PURCHASER.
REQUIREMENTS VARY FOR PLAINTIFFS AND THIRD PARTIES, SO THEY ARE OUTLINED IN THIS BULLETIN
RECALLED: THIS TERM REFERS TO PROPERTY BEING WITHDRAWN FROM THE SALE

BIDDING - BIDDING FOR MORTGAGE FORECLOSURE STARTS AT TWO-THIRDS (2/3) OF THE APPRAISED VALUE OF THE PROPERTY, UNLESS THERE IS A COURT-ORDERED STARTING BID. EACH JUDGEMENT CREDITOR & LIENHOLDER (PLAINTIFF) WHO IS A PARTY TO THE FORECLOSURE ACTION, MAY SUBMIT A REMOTE BID TO THE SHERIFF BY EMAIL (mcsocourtservices@mahoningcountyoh.gov) OR FAX (330-480-5088). EACH REMOTE BID SHALL BE OF A FIXED MAXIMUM AMOUNT AND SHALL BE DELIVERED TO THE SHERIFF ON OR BEFORE 4:30 P.M. ON THE BUSINESS DAY IMMEDIATELY PRECEDING THE DATE OF THE SALE. THE SHERIFF SHALL PLACE A REMOTE BID ON BEHALF OF THE JUDGEMENT CREDITOR OR LIENHOLDER WHO SUBMITTED THE REMOTE BID. THE SHERIFF SHALL PROVIDE NOTICE OF THE RESULTS OF THE SALE, NOT LATER THAN THE CLOSE OF THE BUSINESS DAY ON THE DATE OF THE SALE TO ALL PERSONS WHO SUBMITTED A REMOTE BID.

***** REMOTE BIDDING IS STRICTLY LIMITED TO LIEN HOLDERS ONLY. IF YOU ARE NOT NOTIFIED AS AN INTERESTED PARTY IN THE CASE, YOU WILL NOT BE PERMITTED TO SUBMIT A REMOTE BID.**

IF THE SALE RESULTS IN A **"NO BID / NO SALE"** AND REMAINS UNSOLD AFTER THIS FIRST SALE, THEN THE PROPERTY SHALL BE OFFERED AGAIN AT A SECOND SALE AND SHALL BE SOLD TO THE HIGHEST BIDDER WITHOUT REGARD TO ANY MINIMUM BID REQUIREMENT IN SECTION 2329.20 OF THE OHIO REVISED CODE. THE SECOND SALE WILL BE HELD AT THE NEXT SCHEDULED SHERIFF SALE. 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 REGARDS TO SALES OF RESIDENTIAL PROPERTY THAT ARE SOLD AT SHERIFF'S SALE WITH NO SET MINIMUM BID (SECOND SALE); THE JUDGMENT CREDITOR AND THE FIRST LIEN HOLDER EACH HAVE THE RIGHT TO REDEEM THE PROPERTY WITHIN 14 DAYS AFTER THE SALE BY PAYING THE PURCHASE PRICE.

ON ALL OTHER SALES THE DEBTOR HAS THE RIGHT OF REDEMPTION OF THE PROPERTY UNTIL THE CONFIRMATION OF SALE IS SIGNED BY THE JUDGE AND FILED BY THE COURT.

DEPOSITS:

IF THE PLAINTIFF IS THE PURCHASER, NO DEPOSIT IS REQUIRED AT THE TIME OF SALE.

IF THE APPRIASED VALUE OF THE PROPERTY IS:

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| 1. LESS THAN OR EQUAL TO \$10,000 | THE DEPOSIT IS \$2,000.00 |
| 2. GREATER THAN \$10,000 BUT LESS THAN \$200,000 | THE DEPOSIT IS \$5,000.00 |
| 3. GREATER THAN \$200,000 | THE DEPOSIT IS \$10,000.00 |

FOR TAX LIENS AND TREASURER'S SALES, THE DEPOSIT IS \$1,000.00

**ALL DEPOSITS, EXCEPT FOR THE PLAINTIFF, ARE DUE AT THE TIME OF THE SALE.
ALL DEPOSITS FROM NON-PLAINTIFFS 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.

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. 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.

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.

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.

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 WITH THE MAHONING COUNTY CLERK OF COURTS.** PER THE REQUIREMENTS OF HB #390. THE CONFIRMATION SHOULD BE FILED WITHIN 30 DAYS AFTER THE RETURN OF THE SALE, SO THE FINAL PAYMENT WILL BE DUE APPROXIMATELY 60 DAYS AFTER THE SALE.

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 MINUS YOUR DEPOSIT, MINUS TAXES PAID TO TREASURER = FINAL BALANCE DUE TO SHERIFF ONCE WE HAVE RECEIVED THE RECEIPT AND YOUR FINAL PAYMENT, WE WILL RECORD YOUR DEED. PROPERTY DESCRIPTION PRE-APPROVAL FORMS ARE **NOT** REQUIRED IN MAHONING COUNTY.

ALL SHERIFF'S DEEDS ARE TO BE PREPARED BY THE ATTORNEY FOR THE PLAINTIFF, OR THE ATTORNEY WHO ORDERED THE SALE. THIS INCLUDES DEEDS FOR THIRD PARTY PURCHASERS AS WELL. THE SHERIFF'S DEED MUST BE DELIVERED TO THE SHERIFF WITHIN 7 DAYS FROM THE FILING OF THE CONFIRMATION OF SALE. THIS MUST INCLUDE THE CONVEYANCE FORM. 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.

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

NEITHER THE SHERIFF'S OFFICE OR ANY OF ITS EMPLOYEES, AGENTS OR AFFILIATES HAVE ACCESS TO THE INTERIOR OF THE FORECLOSED PROPERTY OR HAVE KEYS TO THE FORECLOSED PROPERTY. THE HOUSE IS NOT AVAILABLE FOR TOUR OR INSPECTION PRIOR TO THE SHERIFF'S SALE. THE PROPERTY DOES NOT BELONG TO THE PURCHASER UNTIL AFTER THE DEED IS FILED WITH THE MAHONING COUNTY RECORDER'S OFFICE. PURCHASERS WHO ATTEMPT TO ACCESS THE PROPERTY PRIOR TO RECEIVING A RECORDED DEED, RISK BEING CHARGED WITH TRESPASSING. THE PURCHASER RECEIVES THE PROPERTY "AS IS". THE MAHONING COUNTY SHERIFFS' OFFICE MAKES NO WARRANTY OR GUARANTEE ON ANY OF THE PROPERTIES SOLD AT SHERIFF'S SALE. THE APPRAISALS ARE EXTERIOR VIEWS ONLY AND DO NOT INCLUDE A INTERIOR INSPECTION.

IT IS THE RESPONSIBILITY OF THE PROSPECTIVE PURCHASER TO CHECK INTO THE PROPERTIES THAT DESIRE PURCHASE FOR DELINQUENT TAXES, UTILITY DELINQUENCIES, LIENS, AND DEMOLITION LISTS.

****SHERIFF'S SALES MAY BE CANCELED DUE TO INCLEMENT WEATHER OR OTHER COUNTY IN SUCH CASES, THE SALE WILL BE HELD UPON THE REOPENING OF THE MAHONING COUNTY AFTER THE EMERGENCY HAS PASSED. REPUBLICATION WILL NOT TAKE PLACE. HOWEVER, NOTICE THE NEW SALE DATES WILL BE POSTED ON THE SHERIFF'S WEBSITE****

SHERIFF SALE LIST
TUESDAY, DECEMBER 7, 2021 AT 1:30 P.M.
MAHONING COUNTY COMMISSINERS' HEARING ROOM

CASE NO.	LOCATION	APPRAISED	MINIMUM BID
1. 17CV2599 NATIONSTAR MORTGAGE LLC VS ANGELA & GARY HOUSTEAU	725 FORESTRIDGE DR YOUNGSTOWN, OH 44512 29-007-0-108.00-0	\$90,000.00	\$60,000.00
2. 19CV2217 U.S. BANK VS ANDREW & TAMMY GARCHAR	239 CLINGAN RD STRUTHERS, OH 44471 38-033-0-001-13-0	\$221,000.00	\$147,333.33
3. 19CV2561 CHEMICAL BANK VS JASON & SERENTITY JONES	22480 N BENTON W ALLIANCE, OH 44601 16-176-0-012.06.0	\$90,000.00	\$60,000.00
4.20CV0495 HUNTINGTON NATIONAL BANK VS MARC FARRANT	7693 E PARKSIDE DR BOARDMAN, OH 44512 29-104-0-083.00-0	\$194,000.00	\$129,333.33
5. 20CV0762 U.S. BANK VS PATRICIA PATTON INDV & AS A REP OF EST OF BARBARA PATTON DECD ET AL	2108 VOLNEY RD YOUNGSTOWN, OH 44511 53-135-0-380.00-0 & 53-135-0-379.00-0	\$84,000.00	
6. 21CV0287 OHIO DYNASTY LLC VS VALERIE McGURE	177 WYCHWOOD LANE YOUNGSTOWN, OH 44512 53-191-0-179-000	\$9,000.00	\$6,000.00
7. 21CV0732 HUNTINGTON NATL BANK VS LINDA DEVINE	1657 E MIDLOTHIAN BLVD YOUNGSTOWN, OH 44502 53-192-0-439.00-0	\$44,000.00	\$29,333.33
8. 21CV0779 FIRST NATL BANK OF PA VS JUDY QUARLES	2235 MONTCLAIR AVE YOUNGSTOWN, OH 44511 53-135-0-303.00-0 & 53-135-0-302.00-0	\$60,000.00	\$40,000.00
9. 21CV0789 TRINITY FINANCIAL SERVICES LLC VS KEVIN KOVAL	58 FIRST ST CAMPBELL, OH 44405 46-003-0-045-000	\$15,000.00	\$10,000.00
10.19CV1838 DANIEL R YEMMA VS CHRISTINE ROGERS ET AL	BANDY RD, SEC 17, & W. MIDDLETOWN RD, SEC 17 ALLIANCE, OH 44601 16-112-0-003.00-0 & 16-112-0-007.00-0		\$26,908.62 PLUS COSTS
11. 20CV0251 DANIEL R YEMMA VS RAINY DAY RENTALS INC ET AL	4128 McGUFFEY RD GL3 LOWELLVILLE, OH 44436 42-015-0-019.00-0		\$14,075.33 PLUS COSTS
12. 20CV0874 DANIEL R YEMMA VS ELSA PARESEGAN ET AL	3517 MARKET ST, LOT 24943 HILTON AVE LOT 24942 & 24944 YOUNGSTOWN, OH 44507 53-118-0-107.00-0, 53-118-0-108.00-0, & 53-118-0-109.00-0		\$24,960.90 PLUS COSTS

**SHERIFF SALE LIST
TUESDAY, DECEMBER 7, 2021 AT 1:30 P.M.
MAHONING COUNTY COMMISSINERS' HEARING ROOM**

13. 21CV0071 DANIEL R YEMMA VS SANDRA LOGAN DECD ET AL	236 E. INDIANOLA AVE LOT 37313 YOUNGSTOWN, OH 44507 53-115-0-232.00-0	\$6,559.68 PLUS COSTS
14. 21CV0138 DANIEL R YEMMA VS JOSH HOOKS DECD ET AL	COHASSET DR. LOT 17045, 17044 & 439 COHASSET DR LOT 17043 (ALL VACANT LOTS) YOUNGSTOWN, OH 44511 53-057-0-262.00-0, 53-057-0-263.00-0, & 53-057-0-264.00-0	\$11,992.64 PLUS COSTS
15. 21CV0224 DANIEL R YEMMA VS JAMES DUDASH DECD ET AL	737 CAMBRIDGE AVE LOT 35685 YOUNGSTOWN, OH 44502 53-110-0-259.00-0	\$16,268.84 PLUS COSTS
16. 21CV0285 DANIEL R YEMMA VS HOWARD WOLFE DECD ET AL	7460 SALINAS TRAIL LOT 172, IN REPLAT OF WESTWARD HO PLAT NO. 3 YOUNGSTOWN, OH 44512 29-021-0-106.00-0	\$12,826.05 PLUS COSTS
17. 21CV0548 DANIEL R YEMMA VS KIMBLE WILKINS DECD ET AL	1645 KNOB CT LOT 56749 YOUNGSTOWN, OH 44505 53-102-0-151.00-0	\$4,796.38 PLUS COSTS
18. 21CV0772 DANIEL R YEMMA VS RANDY TIERNEY ET AL	3407 SOUTH AVE LOT 35062 & 3411 SOUTH AVE LOT 35063 YOUNGSTOWN, OH 44502 53-117-0-490.00-0 & 53-117-0-491.00-0	\$10,592.32 PLUS COSTS
19. 21CV0773 DANIEL R YEMMA VS LINDA HINE DECD ET AL	WALLACE DR LOT 1224, 1225, & 1226 LAKE MILTON, OH 44429 33-031-0-225.00-0, 33-031-0-226.00-0, & 33-031-0-227.00-0	\$4,053.28 PLUS COSTS
20. 21CV0791 DANIEL R YEMMA VS ODESSA DIXIE DECD ET AL	28 8TH ST. NORTH PART OF LOT 675 CAMPBELL, OH 44405 46-004-0-122.00-0	\$6,311.01 PLUS COSTS
21. 21CV0801 DANIEL R YEMMA VS EUGENE WELDON ET AL	508 W. JUDSON AVE LOT 23306 YOUNGSTOWN, OH 44511 53-128-0-086.00-0	\$8,807.83 PLUS COSTS

**NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, DECEMBER 14, 2021
NEXT SHERIFF SALE: TUESDAY, DECEMBER 21, 2021**