

**OFFICE OF THE AUDITOR, RALPH T. MEACHAM, CPA, AUDITOR
 MAHONING COUNTY, OHIO
 SALE OF FORFEITED LAND - NOTICE OF PUBLIC SALE
 1:00 P.M., WEDNESDAY, SEPTEMBER 23, 2020
 ROTUNDA OF THE MAHONING COUNTY COURTHOUSE**

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	Lot Info	Size	Land / Building	Opening Bid
Smith Township						
*The following two (2) parcels must be sold together.						
*16-023-0-001.00-0	JAMES HEESTAND ET AL	ALLIANCE SEBRING RD	LOT 11	170 X 170	VACANT LAND	\$10,663
*16-023-0-002.00-0	JAMES HEESTAND ET AL	21537 ALLIANCE SEBRING RD	LOT 9	59 X 150	LAND & BLDG	
*The following two (2) parcels must be sold together.						
*16-023-0-016.00-0	FLOYD PRENDERGAST	21562 ALLIANCE SEBRING RD	LOT 2	59 X 243 IRR	LAND & MOBILE HOME	\$3,094
*16-023-0-017.00-0	FLOYD PRENDERGAST	ALLIANCE SEBRING RD	LOT 1	59 X 197 IRR	VACANT LAND	
16-047-0-004.00-0	ROCKNE FLUGAN	1136 S JOHNSON RD	LOT 3	110 X 205	LAND & MOBILE HOME	\$9,768
18-031-0-263.00-0	JOHN GRINDLE ET AL	22863 NORMAN AVE	LOT 12005	.101 ACRES	LAND & BLDG	\$10,421
City of Struthers						
38-004-0-212.00-0	RAYMOND PICK ET AL	218 BROAD ST	LOT 1012	50 X 148	LAND & BLDG	\$5,430
*The following three (3) parcels must be sold together:						
*38-017-0-207.00-0	JIMMY ROGERS ET AL	FIFTH ST	LOT 2645 NORTH	1 X 150	VACANT LAND	\$7,138
*38-017-0-208.00-0	JIMMY ROGERS ET AL	FIFTH ST	LOT 2646	43 X 150	VACANT LAND	
*38-017-0-209.00-0	JIMMY ROGERS ET AL	FIFTH ST	LOT 2647	50 X 150	VACANT LAND	

38-018-0-345.01-0	RITA BURKE ET AL	3950 RILEY AVE	LOT 5274	60 X 80 IRR	LAND & BLDG	\$11,467
38-019-0-387.00-0	SUSAN M. PARISH ET AL	439 EIGHTH ST	OL 97	.775 ACRE	VACANT LAND	\$7,535
38-031-0-042.00-0	JEREMY PRUETT, ET AL	W HARVEY ST	LOT 6030	64 X 161	VACANT LAND	\$8,410

Coitsville Township						
*The following eight (8) parcels must be sold together.						
*45-079-0-392.00-0	EXCELL ROGERS ET AL	CREIGHTON AVE	LOT 21	30 X 130	VACANT LAND	\$17,099
*45-079-0-393.00-0	EXCELL ROGERS ET AL	CREIGHTON AVE	LOT 20	35 X 130	VACANT LAND	
*45-079-0-394.00-0	EXCELL ROGERS ET AL	CREIGHTON AVE	LOT 19	30 X 130	VACANT LAND	
*45-079-0-423.00-0	EXCELL ROGERS ET AL	OVERLOOK AVE	LOT 266	40 X 150	VACANT LAND	
*45-079-0-424.00-0	EXCELL ROGERS ET AL	1302 OVERLOOK AVE	LOT 267	40 X 150	LAND & BLDG	
*45-079-0-425.00-0	EXCELL ROGERS ET AL	OVERLOOK AVE	LOT 268	40 X 150	VACANT LAND	
*45-079-0-426.00-0	EXCELL ROGERS ET AL	OVERLOOK AVE	LOT 269	40 X 150	VACANT LAND	
*45-079-0-427.00-0	EXCELL ROGERS ET AL	OVERLOOK AVE	LOT 270	40 X 150	VACANT LAND	

City of Campbell						
All parcels located in the City of Campbell were selected by the City of Campbell Land Reutilization Program. See below for requirements.						
46-008-0-285.00-0	MAHER H. NASSER ETAL	103 BRIGHT AVE	LOT 1983	40 X 150	VACANT LAND	\$3,947
46-018-0-189.00-0	WILLIAM MUSCOLO	600 PORTER AVE	LOT 5524	70 X 150 IRR	VACANT LAND	\$6,785

City of Youngstown						
All parcels located in the City of Youngstown were selected by the City of Youngstown Land Reutilization Program. See below for requirements.						
53-014-0-271.00-0	BARBARA DUFFY ET AL	257 W DENNICK AVE	LOT 43292	50 X 131	LAND & BLDG	\$7,167
53-019-0-047.00-0	GLP. LLC, ET AL	812 - 816 ANDREWS AVE	LOT 30300	1.25 ACRES	VACANT LAND	\$84,842
53-054-0-406.00-0	MARY FELDER	345 CARROLL ST	LOT 6214	43 X 148	LAND & BLDG	\$1,964
*The following two (2) parcels must be sold together.						
*53-060-0-319.00-0	PARMINDER SINGH SAROYA	3443 NEILSON AVE	LOT 25665	40 X 125	LAND & BLD	\$7,790
*53-060-0-320.00-0	PARMINDER SINGH SAROYA	NEILSON AVE	LOT 25666	40 X 125	VACANT LAND	

53-063-0-227.00-0	PAUL TAYLOR, ET AL	431 EDWARDS ST	LOT 31296	39 X 176	LAND & BLDG	\$3,765
53-076-0-540.00-0	MONROE WILLIAMS ET AL	HAYMAN ST	LOT 9178 PART	26 X 135	VACANT LAND	\$2,002
53-109-0-277.00-0	MATTHEW WOLOSHAK ET AL	1330 HUMBOLT	LOT 27025	50 X 148	LAND & BLDG	\$7,394
53-118-0-374.00-0	DEBORAH WARREN	HILTON AVE	LOT 37371	40 X 138	VACANT LAND	\$2,911
53-119-0-018.00-0	FOREMOST ENTERPRISES, LLC	2907 COTTAGE GROVE	LOT 29694	53 X 144 IRR	LAND & BLDG	\$7,711
53-123-0-045.00-0	GVR SYSTEMS	32 W. AVONDALE AVE	LOT 24860	50 X 186	LAND & BLDG	\$3,865
53-123-0-047.00-0	LOIS BURCH ET AL	22 W AVONDALE AVE	LOT 24858	50 X 187	LAND & BLDG	\$1,149
53-178-0-080.00-0	TIMOTHY HERMAN ET AL	2208 CHERRY HILL	LOT 21641	50 X 125	LAND & BLDG	\$10,602
*The following three (3) parcels must be sold together.						
*53-206-0-302.00-0	CHAUNCEY LEWIS	917 DEAN AVE	LOT 53456	25 X 128	LAND & BLDG	\$5,964
*53-206-0-303.00-0	CHAUNCEY LEWIS	DEAN AVE	LOT 53455	25 X 128	VACANT LAND	
*53-206-0-304.00-0	CHAUNCEY LEWIS	DEAN AVE	LOT 53454	25 X 128	VACANT LAND	
53-206-0-305.00-0	CHAUNCEY LEWIS	DEAN AVE	LOT 53453	25 X 128	VACANT LAND	\$475
53-206-0-565.00-0	HOWARD KIRK	2031 STEWART ROAD	OUT LOT 1584 W PT	5.62 ACRES	LAND & BLDG	\$8,315
53-242-A-050.00-0	CHARLES RHODES ET AL	2734 MT VERNON AVE	LOT 62963	2.892 ACRES	LAND & BLDG	\$27,390

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 dates 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.

Parcels Selected by Electing Subdivisions

In accordance with Ohio Revised Code Section 5722.04:

The following lands have been selected by the electing subdivision as nonproductive lands that it wishes to acquire and, if at the forfeiture sale no bid for the sum of the taxes, assessments, charges, penalties, interest, and costs due on the parcel as determined under division (A)(1)(a) of section 5723.06 of the Revised Code is received, the lands shall be sold to the electing subdivision.

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TERMS OF SALE

Opening bids have been set for each property. If there are no bids for this amount on parcels not selected by an electing subdivision, bids starting at \$50 will be taken from the floor and proceed in \$50 increments, excluding those parcels selected by landbank which must be sold for the opening bid amount.

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 cent 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 Recorder's Office will then mail the deed to the purchaser.

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 30, 2020. If the balance is not received by September 30, 2020, the amount deposited shall be forfeited and the parcel will be offered for sale at the next sale of forfeited lands.

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. If a parcel sells for less than the total amount of the taxes, assessments, penalties, interest, and costs that stand charged against it, the buyer must complete an affidavit stating that they are not the owner of record immediately prior to the judgment of forfeiture, or a member of the specified class of parties connected to that owner.

In order to comply with the above Ohio Revised Code provisions, all bidders must submit the Preregistration Packet to the Mahoning County Auditor's Office by 4:30 p.m. on Monday, September 14, 2020. Postmarks of September 14 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. The Preregistration Packet can be found on the Mahoning County Auditor's webpage or obtained from the Mahoning County Auditor's Office.

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.