

SHERIFF SALE

Tuesday, February 14, 2017

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 AS WELL AS THE MAHONING COUNTY . THE LIST WILL ALSO BE AVAILABLE AT THE MAHONING COUNTY COURTHOUSE AND THE LOBBY OF THE SHERIFFS 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 FEBRUARY 14, 2017 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RECALLED: THIS TERM REFERS TO PROPERTY BEING WITHDRAWN FROM THE SALE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 (330-480-5096). 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 PRECEEDING 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 \$2000.00 |
| 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 10% OF THE MINIMUM BID, WITH A \$3,000 CAP.

**ALL DEPOSITS, EXCEPT FOR THE PLAINTIFF, ARE DUE AT THE TIME OF THE SALE.
ALL DEPOSITS FROM NON PLAINTIFFS SHOULD BE IN THE FORM OF A CASHIER'S CHECK OR MONEY ORDER.**

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.** PER THE REQUIREMENTS OF HB #390. 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 MINUS YOUR DEPOSIT, MINUS 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.

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 ALSO.

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.

THE SHERIFF'S OFFICE NOR ANY OF ITS AFFILIATES HAVE ACCESS TO THE INTERIOR OF THE HOUSES AT ANY TIME. THE SHERIFF'S OFFICE DOES NOT HAVE KEYS TO THE HOUSE. 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 AN INTERIOR INSPECTION.

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

****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. ****

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**SHERIFF SALE LIST
TUESDAY, FEBRUARY 14, 2017 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 11CV3276 DEUTSCHE BANK VS BARBARA & BRUCE WARE	11541 SOUTH AVENUE NORTH LIMA, OH 44452 05-002-0-054-000	\$54,666.67	\$36,444.45
2. 12CV3428 US BANK VS MELISSA A CHANCE	4280 NOTTINGHAM AVE YOUNGSTOWN, OH 44511 48-104-0-094-000	\$97,000.00	\$64,666.67
3. 13CV2475 NATIONSTAR MTG VS CAROL PARISH	565 6TH ST CAMPBELL, OH 44405 46-012-0-049-000	\$44,000.00	\$29,333.33
4. 13CV3413 LAKEVIEW LOAN SERVICING VS JULIA M DESARRO	319 MEADOWBROOK AVE BOARDMAN, OH 44512 29-008-0-019-000	\$56,000.00	\$37,333.33
5. 14CV2984 NATIONSTAR MORTGAGE VS DONALD & SHIRLEY COMMISSO (DECD) ET AL	6150 VILLA MARIE ROAD LOWELLVILLE, OH 44436 52-064-0-015-000	\$166,000.00	\$110,666.67 RECALLED
6. 15CV0805 NATIONSTAR MTG VS SADIE W HALL(DECD), SHERRY LEWIS, CHARLES LEWIS, EDWARD LEWIS ET AL	25 EAST AVONDALE AVE YOUNGSTOWN, OH 44502 53-119-0-249-000	\$9,000.00	\$6,000.00
7. 15CV0939 KEVIN D MARTIN VS JEFFREY M MORGAN	2287 NEWTON FALLS LOT 4 & S NEWTON FALLS RD NORTH JACKSON, OH 44451 51-126-0-003-050 & 51-126-0-003-030	\$49,000.00	\$32,666.67
8. 15CV1608 PNC BANK VS NATHAN & SUSAN WELLS	5910 YORKTOWN LAKE AUSTINTOWN, OH 44515 48-126-0-023-000	\$115,000.00	\$76,666.67
9. 15CV2168 HSBC BANK VS FRANCES BUSHMAN	349 BLOSSOM AVE CAMPBELL, OH 44405 46-009-0-474-000 & 46-009-0-473-000	\$47,000.00	\$31,333.33 RECALLED
10. 15CV2653 US BANK VS BRIANA & ADAM ROTHBARD	4342 TIMBERBROOK DR CANFIELD, OH 44406 48-003-0-143-000	\$101,000.00	\$67,333.33
11. 15CV2826 FED NATL MTG VS BRIAN BROZ & DANIELLE LEGO	599 6TH ST CAMPBELL, OH 44405 46-012-0-044-000	\$47,000.00	\$31,333.33
12. 15CV2857 HOMEBRIDGE FIN SERVICES VS ANNETTE Y SAUNDERS, MARC D SAUNDERS, & EARNEST E WOOLEN	1149 SHARLENE DRIVE YOUNGSTOWN, OH 44511 53-160-0-051-000	\$74,000.00	\$49,333.33

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13. 15CV3124 HOME SAVINGS & LOAN VS ROBERT F AIKINS ET AL	38 FERNWOOD AVE YOUNGSTOWN, OH 44509 53-172-0-069-000	\$41,000.00	\$27,333.33
14. 15CV3181 REVERSE MTG SOLUTIONS VS PAMELA L BADER, MELANIE A DONNELLY, & DAVID L HERTLEIN	9742 UNITY ROAD POLAND, OH 44514 01-111-0-028-000	\$85,000.00	\$56,666.67
15. 15CV3320 FIRST NATL BANK OF PA VS CHARLENE DEVAULT ET AL	3921 TIMBERLANE YOUNGSTOWN, OH 44511 48-111-0-015-000	\$99,000.00	\$66,000.00
16. 16CV0076 US BANK VS TIFFANY & CRAIG WYLIE	3788 S SCHENLEY AVE YOUNGSTOWN, OH 44511 53-150-0-187-000	\$79,000.00	\$52,666.67
17. 16CV0388 US BANK VS IRENE AGNONE (DECD) & MELANIE AGNONE	546 LINCOLN AVE STRUTHERS, OH 44471 38-019-0-188-000	\$49,000.00	\$32,666.67 RECALLED
18. 16CV0451 NATIONSTAR MTG VS MICHAEL & PENNY SCHLADWEILER	153 SOUTH HAZELWOOD AVE YOUNGSTOWN, OH 44509 53-166-0-105-000	\$61,000.00	\$40,666.67
19. 16CV0592 US BANK VS LAURA WAKEFORD	206 MORELAND DRIVE CANFIELD, OH 44406 28-012-0-062-000	\$97,000.00	\$64,666.67
20. 16CV0633 JPMORGAN CHASE BANK VS JAMES A BELL JR	4847 GROVER DRIVE BOARDMAN, OH 44512 29-010-0-053-000	\$63,000.00	\$42,000.00
21. 16CV0668 CITIMORTGAGE VS KATHLEEN CRAINE	500 FOURTH ST STRUTHERS, OH 44471 38-018-0-307-000	\$42,000.00	\$28,000.00
22. 16CV0727 JPMORGAN CHASE BANK VS BRIAN & PATRICIA FRANTZ	14565 ELLSWORTH ROAD BERLIN CENTER, OH 44401 22-002-0-007-010	\$73,000.00	\$48,666.67 RECALLED
23. 16CV0837 HUNTINGTON NATL BANK VS SUSAN LATARSKI IND & EXEC OF EST OF EUGENE P HVIZDAK (DECD) ET AL	819 KIMMEL DRIVE CAMPBELL, OH 44405 45-078-0-027-000 & 45-078-0-026-000	\$54,000.00	\$36,000.00
24. 16CV0882 DITECH FIN LLC VS GLENN & CAROL PETHTEL	6950 POLAND CENTER DRIVE POLAND, OH 44514 35-051-0-023-000	\$112,000.00	\$74,666.67
25. 16CV0961 HOME SAVINGS & LOAN VS F. WILSON KNECHT & KNECHT CAPITAL INC	4819 OAK KNOLL YOUNGSTOWN, OH 44512 29-062-0-239-000	\$144,000.00	\$96,000.00

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26. 16CV0980 OCWEN LOAN SERVICING VS NAJEE N MUHAMMED & LANIKA A WILLIAMS	157 MAPLE LEAF DRIVE YOUNGSTOWN, OH 44515 48-126-0-007-000	\$133,000.00	\$88,666.67
27. 16CV1059 US BANK VS KEITH & ANDREA FORD	1366 KENNETH STREET YOUNGSTOWN, OH 44505 53-205-0-529-000	\$24,000.00	\$16,000.00
28. 16CV1126 WILMINGTON SAVINGS FUND VS KATHY L REESE	7143 YNG PITT ROAD POLAND, OH 44514 35-031-0-171-000	\$113,000.00	\$75,333.33
29. 16CV1203 HUNTINGTON NATL BANK VS GERALD D WANSACK	6618 EAST SOUTH RANGE RD PETERSBURG, OH 44454 01-009-0-004-000 & 01-009-0-005-000	\$150,000.00	\$100,000.00
30. 16CV1513 US BANK VS KRIS HARPER	114 EAST MCKINLEY WAY POLAND, OH 44514 36-007-0-049-000	\$125,000.00	\$83,333.33
31. 16CV1540 CITIZENS BANK NA VS KAREN & W. RUSSELL PRESTON	226 BOARDMAN BLVD YOUNGSTOWN, OH 44512 29-032-0-031-000	\$65,000.00	\$43,333.33 RECALLED
32. 16CV1893 NATIONSTAR MTG VS THOMAS C DUNN	217 WYCHWOOD LANE YOUNGSTOWN, OH 44512 53-191-0-149-000	\$52,000.00	\$34,666.67
33. 16CV1947 CITIZENS BANK VS DARLENE F MAHALEY	1547 COUNTRY CLUB AVE YOUNGSTOWN, OH 44514 31-022-0-007-000	\$66,000.00	\$44,000.00
34. 16CV0523 DANIEL R YEMMA VS BRYAN GAITANIS ET AL	576 BLOSSOM, CAMPBELL LOT 4973 & 4974 CAMPBELL, OH 44405 46-018-0-135-000 & 46-018-0-136-000	\$78,000.00	\$52,000.00
35. 16CV1396 DANIEL R YEMMA VS JOSEPH R CRAGO JR ET AL	1967 MEADOWBROOK YCL NO 58149 YOUNGSTOWN, OH 44514 53-195-0-099-000	\$52,000.00	\$34,666.67
36. 16CV1434 DANIEL R YEMMA VS DANIEL BUTLER ET AL	3216 BEARS DEN ROAD YOUNGSTOWN, OH 44511 53-147-0-179-000	\$49,000.00	\$32,666.67
37. 16CV1434 DANIEL R YEMMA VS DANIEL BUTLER ET AL	31 N EVANSTON YCL 18361 YOUNGSTOWN, OH 44509 53-067-0-246-000	\$24,000.00	\$16,000.00
38. 16CV1436 DANIEL R YEMMA VS JOSEPH ANDREW GRAFFIUS ET AL	11851 DETWILER ROAD COLUMBIANA, OH 44408 05-183-0-015-020	\$113,000.00	\$75,333.33

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39. 16CV1525 DANIEL R YEMMA VS ANDREW J TESYK ET AL	222 E BOSTON YCL 34992 YOUNGSTOWN, OH 44507 53-116-0-146-000	\$14,000.00	\$9,333.33
40. 16CV1529 DANIEL R YEMMA VS ROBIN L VANHORN ET AL	500 W MAIN STREET LOT 73 WASHINGTONVILLE, OH 44490 11-002-0-076-000	\$72,000.00	\$48,000.00
41. 16CV1663 DANIEL R YEMMA VS LYNNETTE HOWELL ET AL	243 LETTIE AVE LOT 3746 CAMPBELL, OH 44405 46-014-0-274-000	\$26,000.00	\$17,333.33
42. 16CV1842 DANIEL R YEMMA VS SANDRA MCCONNELL ET AL	339 WARREN AVE LOT 201 POLAND, OH 44514 04-037-0-062-000	\$53,000.00	\$35,333.33

NEXT SHERIFF SALE: TUESDAY, FEBRUARY 28, 2017

NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, FEBRUARY 21, 2017