

## Sheriff Sale November 23, 2004 Sale Results

### 1:30 P.M. MAHONING COUNTY COURTHOUSE

#### COMMISSIONER'S HEARING ROOM

EVERYONE WANTING TO BID ON PROPERTY SHOULD HAVE READ THE INTRODUCTION TO THIS SALES BULLETIN.

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

ALL PERSONS WANTING TO BID ON PROPERTY SHOULD BE AWARE THAT HAND BIDS OR HAND SIGNALS ARE NOT PERMITTED. THOSE BIDDING ARE REQUIRED TO CALL OUT THEIR BID IN A LOUD VOICE SO THE AUCTIONEER AND ALL IN THE ROOM CAN HEAR THE BID. IF I DO NOT HEAR THE BID, I DO NOT RECOGNIZE IT. ALL BIDS WILL BE IN INCREMENTS OF AT LEAST ONE HUNDRED DOLLARS (\$100.00).

IF THE PLAINTIFF OR IT'S ASSIGNEE ARE THE SUCCESSFUL BIDDER AT THE SALE, THEY MAY REQUEST THAT THE COURT WAIVE THE DEPOSIT.

ALL THIRD PARTY PURCHASERS ARE REQUIRED TO HAVE A MINIMUM OF A 10% DEPOSIT IN THE FORM OF A CASHIERS CHECK MADE **PAYABLE TO THE SHERIFF OF MAHONING COUNTY**, BROUGHT TO THE SHERIFF'S OFFICE NO LATER THAN 3:30PM THE DAY OF THE SALE. THE BALANCE IS DUE WITHIN THIRTY (30) DAYS FROM THE DAY OF THE SALE, ALSO IN THE FORM OF A CASHIERS CHECK MADE PAYABLE TO THE SHERIFF OF MAHONING COUNTY.

**IF YOU ARE THE SUCCESSFUL BIDDER, OTHER THAN THE PLAINTIFF, PLEASE REMAIN AFTER THE SALE TO COMPLETE YOUR INFORMATION FORM.**

TAX FORECLOSURES ARE OFFERED FOR THE MINIMUM BID OF DELINQUENT TAXES AND ARE SOLD FOR THE MINIMUM BID PLUS ANY ACCRUED TAXES, PENALTIES, CHARGES AND COSTS OF THE FORECLOSURE.

**ALSO DUE THE DAY OF THE SALE IS A CHECK MADE PAYABLE TO THE RECORDER OF MAHONING COUNTY IN THE AMOUNT OF \$44.00 FOR THE RECORDING OF THE DEED.**

PERSPECTIVE PURCHASERS ARE HEREBY INFORMED THAT ON ALL REAL ESTATE PARCELS SOLD THERE IS A STATUTORY RIGHT OF REDEMPTION UNDER SECTION 2329.33 OF THE OHIO REVISED CODE. SHOULD THE REDEMPTION BE EXERCISED, YOUR DEPOSIT WILL BE REFUNDED.

THE SHERIFF'S DEPARTMENT DOES NOT HAVE KEYS TO ACCESS ANY OF THE PROPERTIES.

IN ORDER TO AVOID PROBLEMS THAT HAVE ARISEN WITH THE ISSUANCE OF DEEDS, THE SUCCESSFUL BIDDER WILL BE REQUIRED TO FILL OUT A FORM THAT WILL LIST THE NAME OR NAMES THAT ARE TO BE PLACED ON THE DEED AND THEIR RESPECTIVE MARITAL STATUSES. IT IS TO BE NOTED THAT ONCE THAT INFORMATION IS FILED, IT WILL REQUIRE AN ORDER OF THE COURT TO CHANGE THE NAME OR NAMES THAT WILL BE PLACED ON THE DEED.

PLEASE HAVE IDENTIFICATION WITH YOUR PICTURE AND SOCIAL SECURITY NUMBER AVAILABLE.

SHERIFF SALE LISTS ARE PROVIDED AS A COURTESY TO THE PUBLIC FROM THE SHERIFF'S DEPARTMENT. THEY ARE NOT A LEGAL DOCUMENT. THE MAHONING COUNTY SHERIFF'S OFFICE COURT SERVICES IS NOT RESPONSIBLE FOR ANY INACCURATE INFORMATION.

THE SHERIFF SALE LISTS ARE AVAILABLE IN THE LOBBY OF THE MAHONING COUNTY JUSTICE CENTER AT 110 FIFTH AVE. AND AT THE DEPUTY SHERIFF'S SECURITY DESK IN THE LOBBY OF THE MAHONING COUNTY COURTHOUSE. IT IS ALSO AVAILABLE ON LINE AT: **[WWW.MAHONINGSHERIFF.COM](http://WWW.MAHONINGSHERIFF.COM)**

PLEASE BE INFORMED THAT LEGAL NOTICES ON FORECLOSURE AND TAX DELINQUENT PROPERTY ARE PUBLISHED FOR THREE CONSECUTIVE WEEKS IN THE DAILY LEGAL NEWS PRIOR TO THE SALE.

PLEASE CONTACT THE DAILY LEGAL NEWS AT 330/747-7777 FOR ANY SUBSCRIPTION INFORMATION.

<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>2/3 MINIMUM BID</b>
1. 03CV4005 WELLS FARGO MTG VS FRANCES R AGNONE	3875 MERCEDES PLACE CNFD OHIO 44406 26-059-0-021-080	\$ 108,000.00	\$ 72,000.00 <b>RECALLED</b>
2. 03CV1892 BANK ONE NA VS JAMES CARLUCCI III	2741/43/45 E MIDLOTHIAN STRUTHERS OHIO 44471	\$ 90,000.00	\$ 60,000.00 <b>RECALLED</b>
3. 04CV1227 WASHINGTON MUTUAL VS WILLIAM GUELDNER	164 S CADILLAC DR YGTN OHIO 44512 29-065-166-00	\$ 114,000.00	\$ 76,000.00 <b>RECALLED</b>
4. 00CV2637 MTG LENDERS NETWORK USA INC SYLVIA L JENNINGS	1650 OHIO AVE YGTN OHIO 44504 53-009-0-311.00-0	\$ 18,000.00	<b>\$ 12,000.00</b> <b>PLAINTIFF</b>
5. 02CV322 CHASE MANHATTAN MTG VS RONALD D RAMSEY JR	86 ERSKINE BDMN OHIO 44512 29-002-0-469-000	\$ 63,000.00	\$ 42,000.00 <b>\$ 50,000.00</b> <b>PLAINTIFF</b>
6. 02CV3150 KEYBANK USA VS ROBERTO RISI	5085 KENNEDY RD LOWELLVILLE OHIO 44436 35-084-054.00	\$ 120,000.00	\$ 80,000.00 <b>\$ 105,000.00</b> <b>STEPHEN &amp; KAREN SIMKO</b>
7. 02CV519 FEDERAL NATL MORTGAGE VS CALVIN C ROBY SR	6368 GIBSON RD CNFD OHIO 44406 26-013-002/003/005/006		\$ 90,000.00 <b>MIN BID</b> <b>PLAINTIFF</b> <b>\$ 101,713.00</b>
8. 02CV3268 HOME SAVINGS & LOAN VS ROBERT F ELIAS TRUSTEE	1058 NE RIVER RD LAKE MILTON OHIO 44429 51-003-0-013.00	\$ 306,000.00	\$ 204,000.00 <b>\$ 300,000.00</b> <b>PLAINTIFF</b>
9. 03CV1523 FEDERAL NATL MORTGAGE VS BESSIE DAWN AKA DEWAN	553 WOODSIDE AVE YGTN OHIO 44505 53-030-160	\$ 10,500.00	\$ 7,000.00 <b>\$ 7,744.00</b> <b>PLAINTIFF</b>
10. 03CV2746 FIRST PLACE BANK VS CHARLIE THOMAS	1003 PARKVIEW AVE YGTN OHIO 44511 53-134-0-249	\$ 6,000.00	\$ 4,000.00 <b>NO BIDS</b>
11. 03CV2819 NOVASTAR MTG INC VS MOHAMED HDEDAN	1283 SHIELDS RD YGTN OHIO 44511 29-087-0-144.00-0	\$ 123,000.00	\$ 82,000.00 <b>\$ 109,800.00</b> <b>PLAINTIFF</b>
12. 03CV2933 REGIONS MTG VS HOMER SWANSON II	866 NORTH 12TH ST SEBRING OHIO 44672 21-14-0-020 AND 021	\$ 78,000.00	<b>\$ 52,000.00</b> <b>PLAINTIFF</b>

13. 03CV3667 BANK OF NEW YORK VS MOHAMMAD H NASSER	136 MILTON AVE YGTN OHIO 44509 53-068-037-1 AND -2	\$ 18,000.00	\$ 12,000.00 <b>\$ 20,000.00</b> <b>PLAINTIFF</b>
14. 03CV3845 US BANK NA VS PAUL STILLION	415 N JOHNSON RD SEBRING OHIO 44672 16-014-0-080.00	\$ 108,000.00	<b>\$ 72,000.00</b> <b>PLAINTIFF</b>
15. 03CV3862 AMERIQUEST MTG VS KAREN MORAR	247 MARMION AVE YGTN OHIO 44507 53-116-0-701-000	\$ 30,000.00	<b>\$ 20,000.00</b> <b>PLAINTIFF</b>
16. 03CV3965 WACHOVIA BANK VS LAWRENCE K CROCKER	88 DUNCAN LANE YGTN OHIO 44505 53-246-0-096-000	\$ 36,000.00	<b>\$ 24,000.00</b> <b>PLAINTIFF</b>
17. 03CV4015 MTG ELECTRONIC REGISTRATION VS CHRISTOPHER MACKIE	27 N MARYLAND AVE YGTN OHIO 44509 53-067-0116-000	\$ 45,000.00	<b>\$ 30,000.00</b> <b>PLAINTIFF</b>
18. 03CV4531 BANK ONE NA VS SHAWN DURKIN	53 SHIELDS RD. YGTN OHIO 44512 29-063-0-015-000	\$ 60,000.00	\$ 40,000.00 <b>\$ 41,000.00</b> <b>RAYMOND A. SINCLAIR</b>
19. 03CV4600 FIRST NATIONAL BANK VS JAMES E DUIBOS	129 CAMVET DR CAMPBELL OHIO 44405 46-016-0-481	\$ 45,000.00	\$ 30,000.00 <b>\$ 45,000.00</b> <b>ALAN &amp; HARRIET DIRENZO</b>
20. 04CV32 JP MORGAN CHASE BANK VS SCOTT SARGENT	145 17TH STREET SEBRING OHIO 44672 21-004-0-137 AND 141	\$ 24,000.00	\$ 16,000.00 <b>\$ 28,000.00</b> <b>PLAINTIFF</b>
21. 04CV325 MTG ELECTRONIC REGISTRATION VS PASQUALE PICA	334 BLOSSOM AVE CAMPBELL OHIO 44405	\$ 75,000.00	\$ 50,000.00 <b>\$ 58,802.81</b> <b>PLAINTIFF</b>
22. 04CV387 ABN AMRO MTG VS GREG DONCHESS	2326 RIDGELAWN AVE YGTN OHIO 44509 53-163-0-220-00	\$ 63,000.00	\$ 42,000.00 <b>\$ 50,000.00</b> <b>PLAINTIFF</b>
23. 04CV840 MTG ELECTRONIC REGISTRATION VS FLORENCE JOHNSON	365 ARGO YGTN OHIO 44509 53-179-0-027.00	\$ 13,500.00	<b>\$ 9,000.00</b> <b>PLAINTIFF</b>
24. 04CV983 SOVEREIGN BANK VS DONALD LEYMAN JR	496 W MARYLAND AVE SEBRING OHIO 44672	\$ 51,000.00	<b>\$ 34,000.00</b> <b>PLAINTIFF</b>
25. 04CV1085 BANK OF NEW YORK VS SYLVIA SCOTT	365 EAST BOSTON AVE YGTN OHIO 44507 53-116-022-8-000 AND 010	\$ 24,000.00	<b>\$ 16,000.00</b> <b>PLAINTIFF</b>
26. 04CV1191 DEUTSCHE BANK VS TAMICA GREEN	856 EAST DEWEY AVE YGTN OHIO 44502 53-113-0-318.00-0	\$ 36,000.00	<b>\$ 24,000.00</b> <b>PLAINTIFF</b>
27. 04CV1272	218 MARION ST	\$ 57,000.00	<b>\$ 38,000.00</b>

CENTEX HOME EQUITY VS ROBIN LYNN BEEBE	STRUTHERS OHIO 44471 38-007-0-187 AND 188		<b>PLAINTIFF</b>
28. 04CV1274 CITIFINANCIAL VS CHARLES WILFONG	58 N FOUR MILE RUN RD YGTN OHIO 44515 48-023-0-047-000	\$ 51,000.00	\$ 34,000.00 <b>\$ 42,500.00</b> <b>RAYMOND A. SINCLAIR</b>
29. 04CV1559 CHASE MANHATTAN MTG VS RANDY W KESNER	5666 STANFORD AVE YGTN OHIO 44515 48-110-162.00	\$ 63,000.00	\$ 42,000.00 <b>\$ 50,000.00</b> <b>PLAINTIFF</b>
<b>TREASURER SALE</b>			
1. 04CV147 TREASURER OF MAHONING CO. VS DAVID A HAMILTON	1206 GLENWOOD AVE YCL 480 53-137-0-012.00	\$ 10,500.00	\$ 7,000.00 <b>NO BIDS</b>