

Sheriff Sale December 07, 2004

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

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.

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 03CV3736 DLJ MTG CAPITAL LAKEYSHA COLLINS	4141 HELENA AVE YGTN OHIO 44512 53-190-0-259-000	\$ 45,000.00	\$ 30,000.00 RECALLED
2. 99CV1731 NATIONSCREDIT WADE VINCE DANIELS	664 DEVITT AVE CAMPBELL OHIO 44405 46-017-134.00	\$ 69,000.00	\$ 46,000.00
3. 00CV3026 ASSOC FINANCIAL SERVICES KEVIN S LELESCH	2551 SOUTH TURNER RD YGTN OHIO 44515 48-062-008.00	\$ 66,000.00	\$ 44,000.00
4. 02CV3919 DEUTSCHE BANK STEPHE MICHAEL MERRICK	225 DEHOFF DR YGTN OHIO 44515 48-097-0-180.00	\$ 72,000.00	\$ 48,000.00
5. 02CV3913 ABN AMRO MTG LISA MCCORMICK	346 E VERMONT AVE SEBRING OHIO 44672 21-006-0-194 AND 195	\$ 66,000.00	\$ 44,000.00
6. 03CV333 SECOND NATL BANK OF WARREN VVC ENTERPRISES INC	828 WICK AVE YGTN OHIO 44503 53-006-0-145.01	\$ 25,500.00	\$ 17,000.00
7. 03CV1249 BANK ONE NA RICHARD ROBINSON	942 E DEWEY AVE YGTN OHIO 44502 53-113-0-333.00-0	\$ 27,000.00	\$ 18,000.00
8. 02CV1330 NATL CITY BANK RANDALL C KITCHEN	2219 LORENTZ AVE YGTN OHIO 44505 53-216A-063.00	\$ 30,000.00	\$ 20,000.00
9. 03CV2355 US BANK NA CHARLES E ELLIS	4686 KIRK RD YGTN OHIO 44515 48-022-043.00	\$ 72,000.00	\$ 48,000.00
10. 03CV2607	158 SOUTH BRIDGE ST	\$ 150,000.00	\$ 100,000.00

FIRST NATL BANK DANIEL R MARTIN ETAL	STRUTHERS OHIO 44471 38-005-0-208.00		
11. 03CV2719 PROVIDENT BANK WILLIE CURRY	1443 BRYSON ST YGTN OHIO 44505 53-010-020-4000	\$ 12,000.00	\$ 8,000.00
12. 03CV3506 MTG ELEC REG SYS RONALD J NEHLEN	2340 BIRCH TRACE DR AUST OHIO 44515 48-130-014-7000	\$ 96,000.00	\$ 64,000.00
13. 03CV3652 ABN AMRO MTG GROUP WILLIAM SMITH	477 W DEWEY AVE YGTN OHIO 44511 53-058-0-173 AND 174	\$ 15,000.00	\$ 10,000.00
14. 03CV3695 COUNTRYWIDE HOME LOANS MICHAEL E GUSHURA	2912 BRUNSWICK RD YGTN OHIO 44511 53-153-000-4000	\$ 69,000.00	\$ 46,000.00
15. 03CV3740 WELLS FARGO HOME MTG LORETTA BOSWORTH	928 LANTERMAN AVE YGTN OHIO 44511 53-133-069	\$ 27,000.00	\$ 18,000.00
16. 03CV3830 ABN AMRO MRG GROUP MARIA FRENCH	521 STONEYBROOK LANE CANFIELD OHIO 44406 28-016-0-136.00-0	\$ 147,000.00	\$ 98,000.00
17. 03CV4029 CHASE MANHATTAN MTG JOHN R SOBINOVSKY II	1538 LYNN AVE YGTN OHIO 44514 53-194-015-3000	\$ 54,000.00	\$ 36,000.00
18. 03CV4136 MTG ELEC REG SYS INC ROBERT G HORVATH	212 S ROANOKE AVE YGTN OHIO 44515 48-012-257	\$ 54,000.00	\$ 36,000.00
19. 03CV4467 ABN AMRO MTG GROUP CHRISTOPHER PETIT	818 OHIO AVE YGTN OHIO 44504 53-005-0-355.00	\$ 81,000.00	\$ 54,000.00
20. 03CV4498 BANK OF NEW YORK SANDRA STROUGHTER	627 E DEWEY AVE YGTN OHIO 44502 53-113-04-86-000	\$ 39,000.00	\$ 26,000.00
21. 03CV4532 SKY BANK DANIEL C PAWLAK JR	14735 NEW BUFFALO RD COLUMBIANA OHIO 44408 43-121-0-013.00	\$ 87,000.00	\$ 58,000.00
22. 03CV4609 MTG ELEC REG SYS INC SHARON A STOREY	14101 WOODWORTH RD NEW SPRINGFIELD OHIO 44443 01-160-0-090-10 VACANT LAND	\$ 24,000.00	\$ 16,000.00
23. 04CV26	5604 LONDON DR	\$ 104,100.00	\$ 69,400.00

WASHINGTON MUTUAL BRIAN D RUTTER	AUST OHIO 44515 48-059-0-084.00		
24. 04CV326 BANK ONE NA JOHN R KUNIC	640 SQUIRREL HILL DR BOARDMAN OHIO 44512 29-101-009-9000	\$ 129,000.00	\$ 86,000.00
25. 04CV402 US BANK NA SHARON SIMPSON	538 PARKCLIFF AVE YGTN OHIO 44511 53-129-0-114.00	\$ 21,000.00	\$ 14,000.00
26. 04CV449 LANDMARK AMERICA INC EDWARD KURDZIEL ETAL	2501-2503 MARKET ST 2427-2429 MARKET ST AND 2525 MARKET ST AND 10 E LACLEDE AVE 53-053-0-493/53-053-0-491/53-053-0-495 AND 53-053-0-494	\$ 270,000.00	\$ 180,000.00
27. 04CV568 MTG ELEC REG SYS JOE OSTAVITZ	6952 NEW CASTLE RD LOWELLVILLE OHIO 44436 41-105-0-048.00-0	\$ 144,000.00	\$ 96,000.00
28. 04CV594 FIRST PLACE BANK WALTER L BETTS	531 FRANCISCA AVE YGTN OHIO 44504 53-081-0-258	\$ 36,000.00	\$ 24,000.00
29. 04CV819 NORTHERN OHIO INVESTM CO JOSHUA MONK ETAL	18093 FIFTH ST BELOIT OHIO 44609 17-008-0-056-000	\$ 54,000.00	\$ 36,000.00
30. 04CV978 OCWEN FEDERAL BANK JIM BEST	930 E FLORIDA AVE YGTN OHIO 44502 53-112-0-147	\$ 36,000.00	\$ 24,000.00
31. 04CV997 NATL CITY BANK TIMOTHY E LEETCH	8261 HITCHCOCK RD BDMN OHIO 44512 29-098-006-1000	\$ 99,000.00	\$ 66,000.00
32. 04CV1084 HOME SAVINGS & LOAN THEODORE KERPSACK	57-57 1/2 IDAHO RD YGTN OHIO 44515 48-015-0-038-000	\$ 48,000.00	\$ 32,000.00
33. 04CV1224 JP MORGAN CHASE BANK GILBERT WARNER	2507 TAMPA AVE YGTN OHIO 44502 53-108-0-377.00	\$ 27,000.00	\$ 18,000.00
34. 04CV1320 BANK OF NEW YORK ANNETTE L DWIGHT	337 HILTON AVE YGTN OHIO 53-117-020-9000	\$ 13,500.00	\$ 9,000.00
35. 04CV1332 JP MORGAN CHASE BANK JAMES A DAVIS	2256 CORAL SEA DR YGTN OHIO 44511 53-154-210	\$ 114,000.00	\$ 76,000.00

36. 04CV1664 RESIDENTIAL EQUITY FUNDING RICHARD F HARRIS	490 SHERWOOD AVE YGTN OHIO 44511 53-058-0-028.00	\$ 21,000.00	\$ 14,000.00
37. 04CV1669 FIDELITY BANK DONALD P PRITCHARD	7425 SIERRA MADRE TRAIL YGTN OHIO 44512 29-091-0-145.00-0	\$ 45,000.00	\$ 30,000.00
38. 04CV1746 ABN AMRO MTG GROUP DONALD L BELL	615 W CALIFORNIA AVE SEBRING OHIO 44672 21-004-005-8000/7000/6000	\$ 57,000.00	\$ 38,000.00
39. 04CV1814 CENLAR FEDERAL SAVINGS BANK NANCY TURNER	2521 BAINBRIDGE YGTN OHIO 44511 48-004-008-8000	\$ 54,000.00	\$ 36,000.00