

Sheriff Sale December 21, 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. 04CV1940 JP MORGAN CHASE BANK V. PAUL SHARPNACK ET AL	725 PASADENA AVE. YOUNGSTOWN, OH 44502 53-113-0-387.00-0	\$ 27,000.00	\$ 18,000.00 RECALLED
2. 01CV2611 LASALLE BANK V. ANDREW M. DIAMANTES	36-38 EAST LUCIUS AVE. YOUNGSTOWN, OH 44507 53-119-0-208.00-0	\$ 30,000.00	\$ 20,000.00
3. 02CV170 PRESIDENTIAL SQUARE ESTATES CONDOMINIUM ASSN V. BOHUMILA SLABACHOVA	912 PEARSON CIRCLE #3 YOUNGSTOWN, OH 44512 29-043-0-035-03-0	\$ 54,000.00	\$ 36,000.00
4. 03CV1690 CHASE MTG. CO. V. T. CALHOUN ET AL	474 ALAMEDA AVE. YOUNGSTOWN, OH 44504 53-081-0-005.00-0	\$ 27,000.00	\$ 18,000.00
5. 03CV4003 U S BANK NATIONAL ASSN. V. SUSAN L. SQUARE ET AL	562 E. BOSTON AVE. YOUNGSTOWN, OH 44502 53-116-211	\$ 36,000.00	\$ 24,000.00
6. 03CV4327 ABN AMRO MTG GROUP INC. V. CHARLES HAMPTON ET AL	1418 FLORENCEDAILE AVE. YOUNGSTOWN, OH 44505 53-010-0-068.00		\$ 29,000.00 MINIMUM BID
7. 04CV9 DEUTSCHE BANK NATIONAL TRUST V. WILLIE F. ARRINGTON ET AL	123 E. PHILADELPHIA AVE. YOUNGSTOWN, OH 44507 53-119-0-036.00	\$ 36,000.00	\$ 24,000.00

8. 04CV124 ABN AMRO MTG GROUP INC. V. TINA M. SHARGO	3515 ZEDAKER YOUNGSTOWN, OH 44502 53-110-003-3000	\$ 45,000.00	\$ 30,000.00
9. 04CV199 FEDERAL NATIONAL MORTGAGE ASS. V. KENNETH M. MELQUIST ET AL	368 E. JUDSON AVE. YOUNGSTOWN, OH 44502 53-117-0-123.00	\$ 9,000.00	\$ 6,000.00
10. 04CV674 ABN AMRO MTG GROUP INC. V. BURNETTE A. ANDERSON ET AL	119 UPLAND AVE. YOUNGSTOWN, OH 44505 53-012-0-445.00	\$ 30,000.00	\$ 20,000.00
11. 04CV1066 MTG ELECTRONIC REGISTRATION SYSTEMS V. KUSANA DAVIS ET AL	817 E. LUCIUS AVE. YOUNGSTOWN, OH 44502 53-111-0-270.00-0	\$ 51,000.00	\$ 34,000.00
12. 04CV1314 WELLS FARGO BANK MINNESOTA V. CLARENCE WALTERS ET AL	102 BRIGHT AVE. CAMPBELL, OH 44405 46-008-252	\$ 27,000.00	\$ 18,000.00
13. 04CV1710 U S BANK N.A. V. CHET KIJOWSKI ET AL	262 E. AVONDALE AVE. YOUNGSTOWN, OH 44505 53-116-016	\$ 27,000.00	\$ 18,000.00