

## Sheriff Sale January 04, 2005

### 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. 01CV2103 FIRST PLACE BANK JAMES SUSANY	438 E INDIANOLA AVE YGTN OHIO 44507 53-115-0-177	\$ 6,000.00	\$ 4,000.00 <b>RECALLED</b>
2. 04CV1939 RBMG INC JOHN H JONES	621 W LACLEDE AVE YGTN OHIO 44502 53-131-0-297	\$ 12,000.00	\$ 8,000.00 <b>RECALLED</b>
3. 04CV2114 RBMG INC JOHN H JONES	552 W LACLEDE AVE YGTN OHIO 44511 53-131-0-265	\$ 6,000.00	\$ 4,000.00 <b>RECALLED</b>
4. 01CV1418 BA MTG LLC VERA HUBBARD INDV/ADMRX	945 BRENTWOOD AVE YGTN OHIO 44511 53-135-0-135	\$ 11,700.00	\$ 7,800.00 <b>\$ 12,000.00</b> <b>PLAINTIFF</b>
5. 02CV466 STANDARD FED BANK JAY T GARDNER	22 MEADOWBROOK YGTN OHIO 44512 29-003-0-201	\$ 54,000.00	\$ 36,000.00 <b>\$ 81,189.00</b> <b>PLAINTIFF</b>
6. 02CV1852 EVERHOME MTG KATHLEEN CALLAHAN	95 GLADSTONE ST CAMPBELL OHIO 44405 46-014-110	\$ 30,000.00	<b>\$ 20,000.00</b> <b>PLAINTIFF</b>
7. 02CV2807 WASHINGTON MUTUAL TRACIE A GILMORE	138 E WARREN AVE YGTN OHIO 44507 53-048-0-148	\$ 9,000.00	<b>\$ 6,000.00</b> <b>PLAINTIFF</b>
8. 02CV2977 FIRST PLACE BANK CHARLES LINEBAUGH	1637 SOUTH HEIGHTS YGTN OHIO 44502 53-069-0-088	\$ 27,000.00	<b>\$ 18,000.00</b> <b>PLAINTIFF</b>
9. 02CV3926 HOME SAV & LOAN ROBERT M EMANUEL	259 LOWELLVILLE RD STRUTHERS OHIO 44471 38-010-012 AND 142	\$ 42,000.00	\$ 28,000.00 <b>RECALLED</b>
10. 02CV3927 HOME SAV & LOAN ROBERT M EMANUEL	159 ELM ST STRUTHERS OHIO 44471 38-006-0-008.00	\$ 30,900.00	\$ 20,600.00 <b>RECALLED</b>
11. 03CV21 LASALLE BANK PAMELA G MINOTTI	2439 BAINBRIDGE AVE AUST OHIO 44515 48-004-0-076	\$ 63,000.00	\$ 42,000.00 <b>\$ 55,000.00</b> <b>PLAINTIFF</b>
12. 03CV162 MTG ELEC REG SYS INC CHERYL A ADAMS	307 EAST AVONDALE AVE YGTN OHIO 44502 53-116-121.00	\$ 30,000.00	\$ 20,000.00 <b>\$ 25,000.00</b> <b>PLAINTIFF</b>

13. 03CV1073 LYDEN CO LYDEN LAND CO	5111 MARKET ST YGTN OHIO 29-002-030-5000/6000/7000	\$ 630,000.00	\$ 420,000.00 <b>NO BIDS</b>
14 03CV1350 ABN AMRO MTG WILLIAM K SINKEY	1761 SOUTH HEIGHTS YGTN OHIO 44502 53-069-0-070	\$ 16,500.00	\$ 11,000.00 <b>PLAINTIFF</b>
15. 03CV1390 HOME SAV & LOAN LAURAN L LINDQUIST	11410 YGTM SALEM RD SALEM OHIO 44460 09-013-0-008.14 AND 008.13	\$ 96,000.00	\$ 64,000.00 <b>PLAINTIFF</b>
16. 03CV2166 SKY BANK SIDNEY D PRESTON	537 E BOSTON AVE YGTM OHIO 44502 53-116-0-218	\$ 21,000.00	\$ 14,000.00 <b>PLAINTIFF</b>
17. 03CV2178 SKY BANK LAURENE N CLINKSCALE	160 LAURDERDALE AVE YGTM OHIO 44505 53-012-0-273	\$ 9,000.00	\$ 6,000.00 <b>NO BIDS</b>
18. 03CV2937 SKY BANK ROSA PEREZ	1352 RIGBY ST YGTM OHIO 44506 53-033-0-150	\$ 7,500.00	\$ 5,000.00 <b>NO BIDS</b>
19. 03CV3372 FIRST PLACE BANK REBECCA A EICHHORN	66 COLLEGE ST POLAND OHIO 44514 36-005-0-049	\$ 120,000.00	\$ 80,000.00 <b>\$ 103,000.00</b> <b>PLAINTIFF</b>
20. 03CV3637 LIBERTY SAV BANK VICTOR ROTUNNO	6644 SHAWBUTTE YGTM OHIO 44514 35-022-013-4000	\$ 168,000.00	\$ 112,000.00 <b>\$ 150,000.00</b> <b>PLAINTIFF</b>
21. 03CV3668 BANK OF NEW YORK MICHAEL HAVRILLA	130 SOUTH MARYLAND AVE YGTM OHIO 44509 53-068-005-7000	\$ 36,000.00	\$ 24,000.00 <b>PLAINTIFF</b>
22. 03CV3726 SKY BANK JAMES E HASSLER SR	62 TREMBLE AVE CAMPBELL OHIO 44405 46-008-0-330	\$ 6,000.00	\$ 4,000.00 <b>NO BIDS</b>
23. 03CV3849 BANK ONE NA JEFFREY L JACKSON	10688 MAIN ST NEW MIDDLETOWN OH 44442 03-005-164	\$ 33,000.00	\$ 22,000.00 <b>\$ 26,000.00</b> <b>PLAINTIFF</b>
24. 03CV4277 BELMONT NATL BANK CHARLES KEVIN DOUGHERTY	9584 OYSTER RD NORTH BENTON OH 33339 16-176-0-212.01	\$ 21,000.00	\$ 14,000.00 <b>DAVID &amp; TAMARA MURPHY</b>
25. 03CV4368 CHASE MANHATTAN MTG NICHOLAS CARBONE	1274 OHLTOWN RD AUST OHIO 44515 48-045-000-5000 AND 7000	\$ 39,000.00	\$ 26,000.00 <b>RECALLED</b>
26. 03CV4398 ABN AMRO MTG JAMES E SANDWICH	276 N ROANOKE AVE YGTM OHIO 44515 48-024-0-200	\$ 54,000.00	\$ 36,000.00 <b>\$ 47,000.00</b> <b>PLAINTIFF</b>
27. 03CV4404	833 OHIO AVE	\$ 210,000.00	\$ 140,000.00

STANDARD FED BANK CHRISTOPHER PETIT	YGTN OHIO 44504 53-005-0-375		<b>PLAINTIFF</b>
28. 03CV4425 STANDARD FED BANK CHRISTOPHER PETIT	830 OHIO AVE YGTN OHIO 44504 53-005-0-356	\$ 210,000.00	<b>\$ 140,000.00 PLAINTIFF</b>
29. 03CV4426 CHARTER ONE BANK DEBORAH J FEKE	447 MADERA AVE YGTN OHIO 44504 53-082-0-075	\$ 60,000.00	<b>\$ 40,000.00 RECALLED</b>
30. 03CV4610 ABN AMRO MTG WILLIAM J ROBB	58 SNYDER AVE STRUTHERS OHIO 44471 38-002-0-088	\$ 27,000.00	<b>\$ 18,000.00 PLAINTIFF</b>
31. 04CV182 FEDERAL NATL MTG CHARLES PETERSON	254 NORWOOD AVE YGTN OHIO 44514 53-009-0-242	\$ 18,000.00	<b>\$ 12,000.00 RECALLED</b>
32. 04CV258 CHARTER ONE BANK CHRISTOPHER SOKOL	10381 LISBON RD CANFIELD OHIO 44406 09-031-030	\$ 165,000.00	<b>\$ 110,000.00 \$ 129,200.00 PLAINTIFF</b>
33. 04CV259 US BANK NA RAYMOND FULLUM	3107 MCGUFFEY RD YGTN OHIO 44505 53-224-0-211	\$ 18,000.00	<b>\$ 12,000.00 \$ 13,725.00 PLAINTIFF</b>
34. 04CV313 ABN AMRO MTG CHRISTINA A BAILEY	4110 SOUTHERN BLVD YGTN OHIO 53-190-212	\$ 27,000.00	<b>\$ 18,000.00 RECALLED</b>
35. 04CV323 WELLS FARGO MTG MARGARET A CONFER	7226 FOREST HILL DR POLAND OHIO 44514 35-032-155	\$ 117,000.00	<b>\$ 78,000.00 \$ 100,000.00 PLAINTIFF</b>
36. 04CV446 INTERBAY FUNDING RODNEY E MOCK	447 PETERS DR CAMPBELL OHIO 44405 46-009-0-502 AND 503	\$ 54,000.00	<b>\$ 36,000.00 \$ 37,000.00 KEVIN DILL</b>
37. 04CV471 MTG ELEC REG SYS INC TIMOTHY OPINCAR	174 KENMORE AVE YGTN OHIO 44511 53-050-412	\$ 6,000.00	<b>\$ 4,000.00 RECALLED</b>
38. 04CV481 CIT GROUP ROBERT D MEIROFF	3627 POWERS WAY YGTN OHIO 44502 53-069-574	\$ 18,000.00	<b>\$ 12,000.00 PLAINTIFF</b>
39. 04CV515 FIRST NATL BANK ANTHANASIOS DOURLAS	5842 BADAL DR LOWELLVILLE OH 44436 41-096-0-002	\$ 141,000.00	<b>\$ 94,000.00 \$ 95,000.00 MARK &amp; CINDY BARONE</b>
40. 04CV585 FIRST MTG CORP KEITH LECOUNTE	2821-2823 TRENTON AVE YGTN OHIO 44507 53-120-0-060	\$ 21,000.00	<b>\$ 14,000.00 NO BIDS</b>
41. 04CV732 WELLS FARGO MTG	1607 WEST HAMPTON DR YGTN OHIO 44515	\$ 54,000.00	<b>\$ 36,000.00 \$ 50,000.00</b>

TERESA L SPELLMAN	48-076-0-232-040		<b>PLAINTIFF</b>
42. 04CV739 MTG ELEC REG SYS INC CHUCK HAMPTON	46 SARANAC AVE YGTN OHIO 44505 53-011-0-247	\$ 7,500.00	<b>\$ 5,000.00 PLAINTIFF</b>
43. 04CV748 LASALLE BANK SANDRA WALLACE	131 BRIGHT AVE CAMPBELL OHIO 44405 46-008-278	\$ 39,000.00	<b>\$ 26,000.00 PLAINTIFF</b>
44. 04CV839 MTG ELEC REG SYS INC FRANK A COPANIC	33 PICADILLY ST CAMPBELL OHIO 44405 46-016-458	\$ 30,000.00	\$ 20,000.00 <b>NO BIDS</b>
45. 04CV875 HOME SAV & LOAN RAYMOND J BANKS	128 E AURBURNDALE AVE YGTN OHIO 44507 53-118-0-284	\$ 15,000.00	<b>\$ 10,000.00 PLAINTIFF</b>
46. 04CV935 WELLS FARGO BANK JAMES L MINER	3633 NEILSON AVE YGTN OHIO 44502 53-069-0-264	\$ 27,000.00	<b>\$ 18,000.00 PLAINTIFF</b>
47. 04CV974 AMERIQUEST MTG FREDERICK DEMARCO	110 EVANS YGTN OHIO 44515 48-032-0-163-000	\$ 75,000.00	\$ 50,000.00 <b>RECALLED</b>
48. 04CV986 BENEFICIAL OHIO ARTHUR L STEVENS	2842 RIDLEY YGTN OHIO 44505 53-219-0-237 AND 238	\$ 27,900.00	\$ 18,600.00 <b>NO BIDS</b>
49. 04CV1034 CUNA MUTUAL MTG WILLIAM D HASCHAK	24 SCIOTA AVE BDMN OHIO 44512 29-004-007	\$ 39,000.00	\$ 26,000.00 <b>\$ 30,000.00 PLAINTIFF</b>
50. 04CV1065 DEUTSCHE BANK LUCAS VEGA	434 ALMYRA AVE YGTN OHIO 44511 53-126-0-017	\$ 12,000.00	\$ 8,000.00 <b>RECALLED</b>
51. 04CV1079 MIDFIRST BANK THEODORE J KERPSACK	35-35 1/2 S OSBORN AVE YGTN OHIO 44509 53-169-076 AND 077	\$ 42,000.00	<b>\$ 28,000.00 PLAINTIFF</b>
52. 04CV1142 WELLS FARGO MTG BRAD A ANGUS	811 E FLORIDA AVE YGTN OHIO 44502 53-112-009-3000	\$ 24,000.00	<b>\$ 16,000.00 PLAINTIFF</b>
53. 04CV1178 FIRST PLACE BANK SCOTT NEVEL	1935 BANKCROFT AVE YGTN OHIO 44614 53-194-0-420	\$ 54,000.00	<b>\$ 36,000.00 PLAINTIFF</b>
54. 04CV1188 CHASE MANHATTAN MTG DAVID ROBINSON	2402 OHIO AVE YGTN OHIO 44504 53-014-00-70000	\$ 30,000.00	\$ 20,000.00 <b>RECALLED</b>
55. 04CV1264 MTG ELEC REG SYS INC WILLIE F HARRIS JR	2904 JULIAN ST YGTN OHIO 44502 53-109-216 AND 217	\$ 33,000.00	<b>\$ 22,000.00 PLAINTIFF</b>

56. 04CV1290 JP MORGAN CHASE BANK PATRICK E MADDEN	1611 ELM ST YGTN OHIO 44505 53-011-625	\$ 12,000.00	<b>\$ 8,000.00</b> <b>PLAINTIFF</b>
57. 04CV1371 MTG ELEC REG SYS INC DAVID M WILMOTH	21255 COUNTY LINE RD NORTH BENTON OHIO 44449	\$ 120,000.00	<b>\$ 80,000.00</b> <b>PLAINTIFF</b>
58. 04CV1416 BENEFICIAL OHIO CHARLES A PULICE	2041 THALIA AVE YGTN OHIO 44514 53-195-020 AND 021	\$ 66,000.00 \$ 5,000.00 DEP DAY OF SALE	\$ 44,000.00 <b>\$ 55,000.00</b> <b>PLAINTIFF</b>
59. 04CV1532 KEY BANK USA JUDY ROGERS	491 FERNDALE AVE YGTN OHIO 44511 53-125-246	\$ 33,000.00	<b>\$ 22,000.00</b> <b>PLAINTIFF</b>
60. 04CV1554 ABN AMRO MTG ROBERT NORTON	368 FAIRGREEN AVE YGTN OHIO 44504 53-068-0-161	\$ 15,000.00	\$ 10,000.00 <b>RECALLED</b>
61. 04CV1555 ABN AMRO MTG ROBERT NORTON	364 FAIRGREEN AVE YGTN OHIO 44504 53-008-102	\$ 18,000.00	<b>\$ 12,000.00</b> <b>PLAINTIFF</b>
62. 04CV1596 AMERIQUEST MTG JEFFREY ALLEN PREGI	226 AFTON AVE YGTN OHIO 44512 29-009-000-8000	\$ 60,000.00	\$ 40,000.00 <b>\$ 55,000.00</b> <b>PLAINTIFF</b>
63. 04CV1639 MTG ELEC REG SYS INC RICHARD R BROWN	1359 BEXLEY DR YGTN OHIO 44515 48-076-030	\$ 54,000.00	\$ 36,000.00 <b>RECALLED</b>
64. 04CV1747 SKY BANK PATRICIA A GLACKEN	466 N HAZELWOOD AVE YGTN OHIO 44509 53-174-0-289	\$ 42,000.00	<b>\$ 28,000.00</b> <b>PLAINTIFF</b>
65. 04CV1910 ABN AMRO MTG RICHARD RAPHAEL	120 BISSELL AVE YGTN OHIO 44505 53-010-0-117	\$ 7,500.00	\$ 5,000.00 <b>RECALLED</b>
66. 04CV1912 LIBERTY SAV BANK VICTOR K FARRIS	1875 N DUCK CREEK RD NORTH JACKSON OHIO 44451 50-008-002-1000	\$ 96,000.00	\$ 64,000.00 <b>\$ 80,000.00</b> <b>PLAINTIFF</b>
67. 04CV2024 ABN AMRO MTG RICHARD J INHOUSE	1236 BEXLEY AVE YGTN OHIO 44515 48-118-006-8000	\$ 60,000.00	\$ 40,000.00 <b>\$ 64,000.00</b> <b>ROBERT MOORE</b>
68. 04CV2031 MTG ELEC REG SYS INC/SUBS PLT ROSEMARY SAMS	13 S EVANSTON AVE YGTN OHIO 44509 53-067-0-435	\$ 21,000.00	\$ 14,000.00 <b>RECALLED</b>
69. 04CV2141 MTG ELEC REG SYS INC JASON S WHALEY	435 W OREGON AVE SEBRING OHIO 44672 21-004-0-0157	\$ 51,000.00	<b>\$ 34,000.00</b> <b>PLAINTIFF</b>