

Sheriff Sale January 01, 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***

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. 02CV2682 BANK OF NEW YORK VS. FONDA SANDERS, ET AL	3930 DUNBAR ST. AUSTINTOWN, OH 44515 48-007-075	\$ 90,000.00	\$ 60,000.00 RECALLED
2. 03CV4324 HOMECOMINGS FINANCIAL VS. WILLIAM M. CABUNO, ET AL	3645 HUNTERS HILL POLAND, OH 44514 35-053-00-585.01	\$ 255,000.00	\$ 170,000.00 RECALLED
3. 04CV1752 CITIFINANCIAL MORTGAGE CO. VS. RICHARD KRZYS, ET AL	4035 SOUTHERN BLVD. YOUNGSTOWN, OH 44512 53-190-0-108.00	\$ 39,000.00	\$ 26,000.00 RECALLED

<p>4. 99CV1380 NATIONAL CITY BANK VS. RALPH T. MANSFIELD JR. ET AL</p>	<p>74 BOSTON AVE. YCL 36620 YOUNGSTOWN, OH 53-119-0-377.00</p>		<p>\$ 300.00 AUDITOR'S APPRAISAL PLUS COSTS NO BIDS</p>
<p>5. 99CV1475 PROVIDENT BANK VS. KATHLEEN SANDERSON, ET AL</p>	<p>1614 ARCH ST. YCL 38843 YOUNGSTOWN, OH 53-030-0-295.00</p>		<p>\$ 1,800.00 AUDITOR'S APPRAISAL PLUS COSTS NO BIDS</p>
	<p>1614 ARCH ST. YCL 38844 YOUNGSTOWN, OH 53-030-0-296.00</p>		
<p>6. 00CV2976 PROVIDENT BANK VS. ELAINE R. MORSEMAN, ET AL</p>	<p>PP#: 53-010-0-071.00 FLORENCEDALE, YCL 12370 PART PP#: 53-010-0-072.00 1432 FLORENCEDALE, YCL NO. 12371</p>	<p>\$ 3,000.00</p>	<p>\$ 2,000.00 NO BIDS</p>
<p>7. 01CV3194 HOME SAVINGS & LOAN CO. OF YO, OH VS. DAVID E. CHANEY, ET AL</p>	<p>2829 BEARS DEN RD. YOUNGSTOWN, OH 44511 53-160-0-010</p>	<p>\$ 81,000.00</p>	<p>\$ 54,000.00 RECALLED</p>
<p>8. 02CV761 OCWEN FINANCIAL SERVICES, INC. VS. SIDNEY D. HILL, ET AL</p>	<p>522 CATALINA AVE. YOUNGSTOWN, OH 44504 53-081-269-00</p>	<p>\$ 39,000.00</p>	<p>\$ 26,000.00 \$ 26,650.00 PLAINTIFF</p>
<p>9. 02CV2520 ALTEGRA CREDIT CO. VS. KEITH MCVEY, ET AL</p>	<p>3175 NILES DR. LAKE MILTON, OH 44429 51-047-0-389.00-0, 51-027-0-390.00-0, 51-027-0-391.00-0, 51-047-0-300.00-0, 51-017-0-301.00-0, 51-047-0-302.00-0, 51-047-0-303.00-0</p>	<p>\$ 66,000.00</p>	<p>\$ 44,000.00 RECALLED</p>
<p>10. 03CV2102</p>	<p>PP#: 26-042-0-034.00</p>	<p>\$ 48,000.00</p>	<p>\$ 32,000.00</p>

BANK ONE, NA. VS. TINA JENKINS, ET AL	MESSERLY RD., CANFIELD TWP., LOT NO. 12		RECALLED
	PP#: 26-042-0-035.00		
	5061 MESSERLY RD., CANFIELD TWP., LOT NO. 13		
11. 03CV2195 DEUTSCHE BANK NATIONAL TRUST VS. ALAN R. HUNT III, ET AL	5133 WINSLOW DR. MINERAL RIDGE, OH 44440 48-088-0-121-00.0	\$ 87,000.00	\$ 58,000.00 \$ 75,000.00 PLAINTIFF
12. 03CV2314 ABN AMRO MTG GROUP INC. VS. NORMAN W. KITCHEN, ET AL	144 NEW YORK AVE. YOUNGSTOWN, OH 44505 53-011-0-450.00	\$ 12,000.00	\$ 8,000.00 \$ 8,373.00 PLAINTIFF
13. 03CV2598 FAIRBANKS CAPITAL CORP. VS. ELAINE V. MORRIS, ET AL	264 EAST DEWEY AVE. YOUNGSTOWN, OH 44507 53-114-0-014.00	\$ 12,000.00	\$ 8,000.00 PLAINTIFF
14. 03CV2910 ABN AMRO MTG GROUP VS. SHERYL BLACKMON, ET AL	615 RAVENWOOD YOUNGSTOWN, OH 44511 53-128-0-154.00-0	\$ 21,000.00	\$ 14,000.00 RECALLED
15. 03CV3027 FIFTH THIRD MORTGAGE CO. VS. SAMUEL THOMAS, ET AL	231 KENDALL AVE. CAMBPELL, OH 44405 46-022-0-135	\$ 96,000.00	\$ 64,000.00 PLAINTIFF
16. 03CV3068 HARRIS TRUST & SAVINGS BANK VS. ANTHONY CUBELLIS JR., ET AL	24 PINEHURST AVE. YOUNGSTOWN, OH 44512 53-199-0-048.00-0	\$ 63,000.00	\$ 42,000.00 RECALLED
17. 03CV3243 CENTEX HOME EQUITY CO. LLC VS. DEBORAH SONJA MADISON, ET AL	79 CHATHAM LANE YOUNGSTOWN, OH 44505 53-246-0-083.00-0	\$ 30,000.00	\$ 20,000.00 PLAINTIFF

18. 03CV4594 BANK ONE, NA. VS. THOMAS F. LEASH, ET AL	727 S. BELLEVISTA AVE. YOUNGSTOWN, OH 44509 53-162-0-065-00	\$ 45,000.00	\$ 30,000.00 PLAINTIFF
19. 03CV4622 MIDFIRST BANK VS. RALPH EDWARD PACK, ET AL	1016 E. INDIANOLA AVE. YOUNGSTOWN, OH 44502 53-108-0-455	\$ 24,000.00	\$ 16,000.00 PLAINTIFF
20. 03CV4641 JP MORGAN CHASE BANK VS. SHARON SHAKELFORD, ET AL	415 N. GARLAND AVE. YOUNGSTOWN, OH 44506 53-026-0-355.00-0	\$ 9,000.00	\$ 6,000.00 PLAINTIFF
21. 04CV46 MTG ELECTRONIC REGISTRATION SYSTEMS VS. JOHN H. DURKIN, ET AL	9781 S. PRICETOWN RD. BERLIN CENTER, OH 44401 13-042-003	\$ 99,000.00	\$ 66,000.00 RECALLED
22. 04CV133 AMERICAN GENERAL FINANCIAL SERVICES, INC. VS. AARON ALLI, ET AL	72 WHITMAN YOUNGSTOWN, OH 44505 53-246-0-060.00-0	\$ 39,000.00	\$ 26,000.00 PLAINTIFF
23. 04CV160 DEUTSCHE BANK NATIONAL TRUST, ET AL VS. JOHN P. PENIX, ET AL	48 VERMONT AVE. YOUNGSTOWN, OH 44512 53-198-010-1000	\$ 72,000.00	\$ 48,000.00 \$ 53,575.00 RAYMOND SINCLAIR
24. 04CV202 CHASE MANHATTAN MTG. CORP VS. FRANCIS E. BUCKLEY, ET AL	130 PRESTWICK DR. BOARDMAN, OH 44512 29-061-0-324	\$ 87,000.00	\$ 58,000.00 \$ 70,000.00 PLAINTIFF
25. 04CV279 AEGIS MTG CORP, ET AL VS. LUCHRITA L. LANE, ET AL	97 E. PHILADELPHIA AVE. YOUNGSTOWN, OH 44507 53-119-038-1000	\$ 21,000.00	\$ 14,000.00 PLAINTIFF

26. 04CV318 LEADER MTG CO. VS. JERALD S. FELGER, ET AL	36 TERRACE DR. YOUNGSTOWN, OH 44512 29-001-0-562.00 & 29-001-0-563.00	\$ 69,000.00	\$ 46,000.00 RECALLED
27. 04CV384 MTG ELECTRONIC REGISTRATION SYSTEMS VS. CHUCK P. HAMPTON ET AL	625 BROADWAY ST. YOUNGSTOWN, OH 44505 63-077-0-166.00	\$ 7,500.00	\$ 5,000.00 PLAINTIFF
28. 04CV423 BANK ONE, NA VS. K TALATI INC. , ET AL	10076 MARKET ST. NORTH LIMA, OH 44452 05-063-0-012.00	\$1,800,000.00	\$ 1,200,000.00 NO BIDS
29. 04CV511 JP MORGAN CHASE BANK, TRUSTEE VS. STEFAN BORBEI, ET AL	170 NORTH BRIDGE ST. STRUTHERS, OH 44471 38-003-001-7000	\$ 48,000.00	\$ 32,000.00 RECALLED
30. 04CV582 ABN AMRO MTG GROUP INC. VS CHRISTOPHER M. PETIT, ET AL	815 OHIO AVE. YOUNGSTOWN, OH 44504 53-005-0-376.00-0	\$ 210,000.00	\$ 140,000.00 PLAINTIFF
31. 04CV629 MTG ELECTRONIC REGISTRATION SYSTEMS VS. CHUCK HAMPTON, ET AL	419 ALMYRA AVE. YOUNGSTOWN, OH 44512 53-126-0-024.00	\$ 15,000.00	\$ 10,000.00 PLAINTIFF
32. 04CV654 KEY BANK USA, NA VS. LINDA M. ALFONA, ET AL	5055 GLENWOOD AVE. YOUNGSTOWN, OH 44512 29-063-241 & 29-063-242	\$ 78,000.00	\$ 52,000.00 PLAINTIFF
33. 04CV779 EMC MTG CORP. VS. PAUL J. WODIANKA, ET AL	5470 ROCKWELL DR. YOUNGSTOWN, OH 44515 48-030-0-019.00-0	\$ 57,000.00	\$ 38,000.00 \$ 73,500.00 PLAINTIFF

34. 04CV797 LASALLE BANK NATIONAL ASSN VS. ROBERT W. NORTON II, ET AL	846 E. BOSTON AVE. YOUNGSTOWN, OH 44502 53-111-0-178.00	\$ 27,000.00	\$ 18,000.00 PLAINTIFF
35. 04CV850 ABN AMRO MTG GROUP INC. VS. ROBERT NORTON, ET AL	1825 OHIO AVE. YOUNGSTOWN, OH 44507 53-015-0-246.00-0	\$ 9,000.00	\$ 6,000.00 PLAINTIFF
36. 04CV992 MTG ELECTRONIC REGISTRATION SYSTEMS VS. CHUCK HAMPTON, ET AL	464 FERNDALE AVE. YOUNGSTOWN, OH 44512 53-125-0-254.00	\$ 15,000.00	\$ 10,000.00 PLAINTIFF
37. 04CV1210 SKY BANK VS. BERT A. SHEELY, ET AL	4399 CANFIELD RD. CANFIELD, OH 44406 26-041-00058.00	\$ 51,000.00	\$ 34,000.00 \$ 45,000.00 PLAINTIFF
38. 04CV1283 FAIRBANKS CAPITAL CORP. VS. GILBERT L. WARNER, ET AL	2132 ELM ST. YOUNGSTOWN, OH 44505 53-015-0-293.00	\$ 24,000.00	\$ 16,000.00 PLAINTIFF
39. 04CV1317 MTG ELECTRONIC REGISTRATION SYSTEMS VS. CYNTHIA L. KOWACICH, ET AL	138 PARKGATE AVE. YOUNGSTOWN, OH 44515 48-011-0-354.00-0	\$ 69,000.00	\$ 46,000.00 RECALLED
40. 04CV1460 ASSOCIATES FIRST CAPITAL CORP. VS. PAUL A. MILLEY, ET AL	1523 LYNN AVE. YOUNGSTOWN, OH 44514 53-194-0-143.00-0-02 & 53-194-0-143.00-0-03	\$ 54,000.00	\$ 36,000.00 \$ 36,600.00 WALCO CONDOMINIUMS CORP.
41. 04CV1553 CHASE MANHATTAN MTG CORP. VS. JOSEPH M. PALLONE, ET AL	81 LIESKEN LANE YOUNGSTOWN, OH 44511 29-084-0-159.00-0	\$ 78,000.00	\$ 52,000.00 \$ 80,000.00 PLAINTIFF

42. 04CV1585 WELLS FARGO FINANCIAL AMERICA INC. VS. ALBERT A. SCHULEY JR. ET AL	4656 PINE GROVE AVE. YOUNGSTOWN, OH 44515 48-070-0-089.00-0	\$ 75,000.00	\$ 50,000.00 \$ 76,000.00 BURNS PROPERTY MANAGEMENT
43. 04CV1638 COUNTRYWIDE HOME LOANS INC. VS. ROSE TAKACH, ET AL	496 6TH ST. STRUTHERS, OH 44471 38-018-0-161.00-0	\$ 25,500.00	\$ 17,000.00 \$ 25,000.00 PLAINTIFF
44. 04CV1685 HOME SAVINGS & LOAN CO. OF YOUNGSTOWN, OH VS. GREGORY ROCHOW, ET AL	499 MILLBROOK ST. CANFIELD, OH 44406 28-017-0-008.00	\$ 192,000.00	\$ 128,000.00 \$ 158,100.00 ADDISON FLUENT III
45. 04CV1938 RBMG INC. ET AL VS. JOHN JONES, ET AL	417 - 419 CLEARMONT YOUNGSTOWN, OH 44511 53-125-0-368.00	\$ 18,000.00	\$ 12,000.00 RECALLED
46. 04CV1944 U S BANK VS. NICHOLAS SCHEMETTI, ET AL	134 LABELLE AVE. YOUNGSTOWN, OH 44507 53-118-0-475.00-0	\$ 21,000.00	\$ 14,000.00 PLAINTIFF
47. 04CV2025 M AND T MTG CORP. VS. MICHELLE F. MATYI, ET AL	290 POLAND AVE. STRUTHERS, OH 44471 38-011-0-213.00-0	\$ 36,000.00	\$ 24,000.00 \$ 26,500.00 THE 80-4-ALL INC.
48. 04CV2191 ABN AMRO MTG GROUP INC. VS. JOHN MICHAEL CLOS JR., ET AL	168 HALLECK ST. YOUNGSTOWN, OH 44505 53-012-0-200.00	\$ 18,000.00	\$ 12,000.00 PLAINTIFF