

Sheriff Sale February 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. 03CV3030 GREEN TREE SERVICING VS. NORMAN R. PHILLIPS, ET AL	75 HASELTINE AVE. YOUNGSTOWN, OH 44506 53-044-106	\$ 13,500.00	\$ 9,000.00 RECALLED
2. 04CV1139 FIRST HORIZON HOME LOAN CORP. VS. ERIC MUNSELL, ET AL	1102 WILSHIRE DR. YOUNGSTOWN, OH 44511 53-160-0-077300	\$ 99,000.00	\$ 66,000.00 RECALLED
3. 01CV3149 CREDIT BASED ASSET SERVICING BY ASSIGNMENT FROM FIRST PLACE BANK VS. JOSEPH FECKO, ET AL	725 PURDUE AVE. YOUNGSTOWN, OH 44515 48-120-0-017	\$ 78,000.00	\$ 52,000.00 RECALLED
4. 02CV62 BANK ONE, N.A. VS. TINA WRIGHT, ET AL	14169 LAKE PARK ALLIANCE, OH 44601 19-037-0-011-000	\$ 27,000.00	\$ 18,000.00 RECALLED
5. 03CV2180 W M SEPCIALTY MTG, LLC VS. JAMES J. HOOVER, ET AL	474 WESTGATE BLVD. AUSTINTOWN, OH 44515 48-095-0-245.00	\$ 48,000.00	\$ 32,000.00 \$ 50,500.00 ROBERT CREGAR
6. 03CV3271 ABN AMRO MTG GROUP INC. VS. LUIS E. CASTILLO, ET AL	135 N. HARTFORD AVE. YOUNGSTOWN, OH 44509 53-172-0-217.00	\$ 48,000.00	\$ 32,000.00 PLAINTIFF
7. 03CV4419 FEDERAL HOME LOAN MTG. CORP. VS. JOHN TERRY ALLEN, ET AL	602 CARLOTTA DR. YOUNGSTOWN, OH 44504 53-082-01-60-000	\$ 84,000.00	\$ 56,000.00 PLAINTIFF
8. 04CV62 AGINCOURT HOLDINGS I LLC VS. BLAKE RENO, ET AL	415 NORWOOD AVE. YOUNGSTOWN, OH 44504 53-008-0-173.00-00	\$ 7,500.00	\$ 5,000.00 NO BIDS
9. 04CV73 WELLS FARGO MTG, INC. VS. DAVID R. KERNS, ET AL	365 E. INDIANA AVE. SEBRING, OH 44672 21-003-0-546.00-0	\$ 48,000.00	\$ 32,000.00 \$ 55,000.00 PLAINTIFF
10. 04CV104 WELLS FARGO MTG, INC. VS. JAMES W. VANEK, ET AL	1933 RIDGELAWN AVE. YOUNGSTOWN, OH 44509 53-162-0-078.00-0	\$ 48,000.00	\$ 32,000.00 \$ 39,659.00 PLAINTIFF
11. 04CV115	719 PALMER AVE.	\$ 48,000.00	\$ 32,000.00

DEUTSCHE BANK NATIONAL TRUST VS. BRIAN SLAVEN, ET AL	YOUNGSTOWN, OH 44502 53-1100176000		NO BIDS
12. 04CV240 JP MORGAN CHASE BANK AS TRUSTEE VS. CLIFTON W. POSS, ET AL	155 WOODLAND AVE. CAMPBELL, OH 44405 46-012-0-196.00-0 46-012-0-197.00-0	\$ 45,000.00	\$ 30,000.00 PLAINTIFF
13. 04CV317 WASHINGTON MUTUAL VS. EDWARD WILLIAMS, ET AL	61 S. BON AIR AVE. YOUNGSTOWN, OH 44509 53-169-0-017	\$ 27,000.00	\$ 18,000.00 \$ 32,000.00 PLAINTIFF
14. 04CV415 SKY BANK SUCCESSOR BY MERGER VS. FLORENCE J. NEWELL, ET AL	1426 LANDSDOWNE BLVD. YOUNGSTOWN, OH 44505 53-104-0-237.00-0	\$ 10,500.00	\$ 7,000.00 PLAINTIFF
15. 04CV420 ABN AMRO MTG GROUP, INC. VS. TODD D. WORONA, ET AL	1228 WOODLEDGE DR. MINERAL RIDGE, OH 44440 48-041-0-028.00	\$ 99,000.00	\$ 66,000.00 \$ 80,000.00 PLAINTIFF
16. 04CV448 MTG ELECTRONIC REGISTRATION SYSTEMS VS. LUIS JIMENEZ, ET AL	298 GORDON AVE. CAMPBELL, OH 44405 46-016-0-059-00.0	\$ 25,500.00	\$ 17,000.00 NO BIDS
17. 04CV467 MANUFACTURERS & TRADERS TRUST VS. CAROL A. SAMS, ET AL	14209 LAKE PARK ALLIANCE, OH 44601 19-037-0-015-00-0	\$ 7,500.00	\$ 5,000.00 PLAINTIFF
18. 04CV507 WASHINGTON MUTUAL BANK BY MERGER VS. SUZANNE L. WELSH, ET AL	2818 BAKER ST. YOUNGSTOWN, OH 44505 53-219-0-368.00-0	\$ 9,000.00	\$ 6,000.00 PLAINTIFF
19. 04CV508 WELLS FARGO BANK MINNESOTA VS. JAMES BURK, ET AL	2817 NEWBERN ST. YOUNGSTOWN, OH 44502 53-242-A-018-00-0	\$ 43,500.00	\$ 29,000.00 RECALLED
20. 04CV750 COUNTRYWIDE HOME LOANS VS. TIMOTHY L. GANDY, ET AL	499 TENNEY AVE. CAMPBELL, OH 44405 46-008-0-199.00-0	\$ 21,000.00	\$ 14,000.00 PLAINTIFF
21. 04CV868 CHASE MANHATTAN MTG CORP. VS. RICHARD J. CANCIO, ET AL	2471 CHANEY CIRCLE YOUNGSTOWN, OH 44509 53-163-016-7-000	\$ 57,000.00	\$ 38,000.00 \$ 55,000.00 PLAINTIFF
22. 04CV1000 ALTEGRA CREDIT CO. VS. PAUL MELIA JR., ET AL	1711 CANFIELD RD. YOUNGSTOWN, OH 44511 53-132-001-2000	\$ 57,000.00	\$ 38,000.00 \$ 38,100.00 RAYMOND A. SINCLAIR
23. 04CV1006	62 PARK AVE.	\$ 37,500.00	\$ 25,000.00

ABN AMRO MTG GROUP INC. VS. DANIEL D. MILLICH, ET AL	STRUTHERS, OH 44471 38-006-0-050.00		PLAINTIFF
24. 04CV1095 JP MORGAN CHASE BANK AS TRUSTEE VS. STEPHEN N. ZITKOVICH, ET AL	201 GORDON AVE. CAMPBELL, OH 44405 46-007-0-472.00	\$ 24,000.00	\$ 16,000.00 PLAINTIFF
25. 04CV1164 CHASE MANHATTAN MTG. CORP. VS. LAURIE ANN ORTIZ, ET AL	212 N. MAIN ST. YOUNGSTOWN, OH 44515 48-024-0-366.000 48-024-0-367.000	\$ 54,000.00	\$ 36,000.00 \$ 50,000.00 PLAINTIFF
26. 04CV1169 US BANK NATIONAL ASSOC. VS. DARREN D. CLARK	168 BROOKLYN AVE. YOUNGSTOWN, OH 44507 53-119-0-082	\$ 18,000.00	\$ 12,000.00 RECALLED
27. 04CV1177 FIRST PLACE BANK SUCCESSOR VS. ALFREDO GARCIA ORTEGA, ET AL	722 STEEL ST. YOUNGSTOWN, OH 44509 53-092-0-068	\$ 27,000.00	\$ 18,000.00 PLAINTIFF
28. 04CV1248 DEUTSCHE BANK NATIOAL TRUST VS. VERONICA NYTUK, ET AL	3509 S. WENDOVER CIRCLE YOUNGSTOWN, OH 44511 53-152-0-027-000	\$ 54,000.00	\$ 36,000.00 \$ 37,500.00 PLAINTIFF
29. 04CV1415 CITIFINANCIAL MTG CO. VS. MORRIS P. BOOKER	3121 CASTALIA AVE. YOUNGSTOWN, OH 44505 53-222-0-549.00-0	\$ 15,000.00	\$ 10,000.00 \$ 10,500.00 PLAINTIFF
30. 04CV1512 CHARTER ONE BANK VS. BRAD M. NOLSHEIM, ET AL	5949 STILLSON PLACE YOUNGSTOWN, OH 29-064-0-107.000	\$ 87,000.00	\$ 58,000.00 \$ 72,000.00 PLAINTIFF
31. 04CV1516 US BANK AS TRUSTEE VS. TODD OLIVA, ET AL	56 WINCHESTER AVE. YOUNGSTOWN, OH 44509 53-170-0-046.00	\$ 39,000.00	\$ 26,000.00 PLAINTIFF
32. 04CV1670 MTG ELECTRONIC REGISTRATION VS. MELVIN LEWIS, ET AL	113 CHADWICK LANE YOUNGSTOWN, OH 44515 48-014-009	\$ 90,000.00	\$ 60,000.00 \$ 86,529.00 PLAINTIFF
33. 04CV1744 TCIFREO2 LLC VS. ROBERT A. MARAVOLA, ET AL	46 ROSLYN DR. YOUNGSTOWN, OH 44505 53-012-0-420.000	\$ 18,000.00	\$ 12,000.00 \$ 25,000.00 PLAINTIFF
34. 04CV1839 NAITONWIDE ADANTAGE MTG CO. VS. MARGUERITE DEPIZZO, ET AL	2023 EVERETT AVE. YOUNGSTOWN, OH 44514 53-193-013-7000	\$ 48,000.00	\$ 32,000.00 PLAINTIFF
35. 04CV1908	804 S. BELLE VISTA AVE.	\$ 42,000.00	\$ 28,000.00

FIDELITY BANK VS. RICK R. SNYDER, ET AL	YOUNGSTOWN, OH 44509 53-162-0-178.000		PLAINTIFF
36. 04CV1968 PROVIDENT BANK VS. MICHAEL A. STEELE, ET AL	447 WINCHESTER AVE. YOUNGSTOWN, OH 44509 53-175-0-071.000	\$ 60,000.00	\$ 40,000.00 \$ 54,750.00 PLAINTIFF
37. 04CV2125 ABN AMRO MTG GROUP INC. VS. STACY SALMI, ET AL	6723 BOWMAN AVE. YOUNGSTOWN, OH 44515 48-067-0-074.00-0	\$ 63,000.00	\$ 42,000.00 \$ 60,000.00 PLAINTIFF
38. 04CV2243 AMERIQUEST MTG CO. VS. DEAN CICORETTI, ET AL	127 TALSMAN DR. UNIT 2 CANFIELD, OH 44406 28-034-0020210	\$ 129,000.00	\$ 86,000.00 \$ 105,000.00 PLAINTIFF
39. FIRSTMERIT MTG. CORP. VS. DEWAYNE LOCKHART, ET AL	37 - 39 TOD LANE YOUNGSTOWN, OH 44505 53-011-0-302.00-0	\$ 21,000.00	\$ 14,000.00 PLAINTIFF
40. 04CV2475 ABN AMRO MTG GROUP INC. VS. CHRISTINE GARZANICH, ET AL	758 E. BOSTON AVE. YOUNGSTOWN, OH 44502 53-1110166000 53-1110167000	\$ 30,000.00	\$ 20,000.00 \$ 25,000.00 PLAINTIFF

Treasurer's Sale

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 03CV2961 TREASURER OF MAHONING COUNTY VS. RAYMOND QUIRARTE, ET AL	1015 COITSVILLE-HUBBARD RD. COITSVILLE TWP GL8 42-016-0-005.00		\$ 20,917.62 PLUS COSTS RECALLED
2. 99CV1380 NATIONAL CITY BANK SUCCESSOR VS. RALPH T. MANSFIELD JR., ET AL	74 BOSTON AVE., YCL 36620 YOUNGSTOWN, OH 53-119-0-377.00		\$ 300.00 AUDITOR APPRAISAL PLUS COSTS \$ 400.00 MELVIN LEWIS
3. 99CV1475 PROVIDENT BANK VS. KATHLEEN SANDERSON, ET AL	1614 ARCH ST. YCL 38843/38844 YOUNGSTOWN, OH 53-030-0-295.00		\$ 2,238.09 AUDITOR APPRAISAL PLUS COSTS NO BIDS
4. 00CV2976 PROVIDENT BANK VS. ELAINE MORSEMAN, ET AL	1432 FLORENCEDAILE YCL 12370 & YCL 12371 53-010-0-071.00 53-010-0072.00	\$ 3,000.00	\$ 2,000.00 NO BIDS
5. 02CV911 ALTEGRA CREDIT CO. CALIFORNIA VS. ALEXANDER CAREY, ET AL	449 JUDSON AVE. YCL 2361 53-125-0-152.00	\$ 24,000.00	\$ 16,000.00 RECALLED

6. 02CV1256 FIRST PLACE BANK SUCCESSOR VS. JAMES R. FRIEND, ET AL	272 ROBINSON RD. CITY LOT 2576 CAMPBELL, OH 44405 46-016-0-001.00	\$ 18,000.00	\$ 12,000.00 NO BIDS
7. 03CV3451 TREASURER OF MAHONING COUNTY VS. MARK A. MALLIN, ET AL	107 BLADWIN ST YCL 3729 53-006-0-170.00		\$ 1,957.27 PLUS COSTS NO BIDS
8. 03CV3534 TREASURER OF MAHONING COUNTY VS. FREDERICA C. CROSS, ET AL	2708 JUNIOR YCL 23046 SEC E 53-130-0-282.00		\$ 4,887.85 PLUS COSTS NO BIDS
9. 03CV3676 TREASURER OF MAHONING COUNTY VS. COMMUNITY BASE INVESTMENTS	528 W. INDIANOLA AVE. YCL 38162 53-130-0-095.00		\$ 22,863.33 PLUS COSTS NO BIDS
10. 03CV3763 TREASURER OF MAHONING COUNTY VS. STANLEY G. WASHINGTON, ET AL	843 MIAMI ST YCL 53754 53-206-0-197.00		\$ 6,795.91 PLUS COSTS NO BIDS
11. 03CV3995 TREASURER OF MAHONING COUNTY VS. STEPHEN PATRICK, ET AL	SUPERIOR YCL 8237 SEC M 53-087-0-274.00		\$ 8,846.06 PLUS COSTS NO BIDS
12. 03CV4205 TREASURER OF MAHONING COUNTY VS. BERNICE M. ROGENSKI, ET AL	3010 REDGATE LANE LOT 117 AUSTINTOWN TWP 48-002-0-120.00		\$ 13,239.52 PLUS COSTS \$ 27,100.00 BRAD RUFFNER
13. 03CV4252 TREASURER OF MAHONING COUNTY VS. JAMES MANCINA, ET AL	2033 POINTVIEW YCL 26764 53-069-0-145.00		\$ 9,360.83 PLUS COSTS NO BIDS
14. 03CV4435 TREASURER OF MAHONING COUNTY VS. ANTHONY KOSTOGLU, ET AL	MARKET ST. YCL 9361 53-049-0-403.00 720 MARKET ST. YCL 9360 53-049-0-404.00 FALLS AVE. YCL 9359 53-049-0-405.00 FALLS AVE. YCL 9358 53-049-0-406.00		\$ 88,419.83 PLUS COSTS NO BIDS
15. 03CV4513 TREASURER OF MAHONING COUNTY VS. KENDALL L. SMITH, ET AL	547 CLEARMONT YCL 24126 SEC PT 53-128-0-199.00		\$ 7,446.79 PLUS COSTS NO BIDS
16. 04CV659 TREASURER OF MAHONING COUNTY VS. LELA DUNN PUSSEY, ET AL	2023 MARKET ST. YCL 13279 53-051-0-218.00	\$ 75,000.00	\$ 50,000.00 NO BIDS
17. 04CV772	167 W. DEWEY AVE.		\$ 4,307.38

TREASURER OF MAHONING COUNTY VS. WILLIE STANLEY III, ET AL	YCL 16203 53-053-0-231.00	PLUS COSTS NO BIDS
18. 04CV1254 TREASURER OF MAHONING COUNTY VS. NGOAN DINGH NGUYEN, ET AL	261 BENITA AVE. YCL 31241 53-015-0-188.00	\$ 3,309.45 PLUS COSTS NO BIDS
19. 04CV1352 TREASURER OF MAHONING COUNTY VS. JOSEPH GOLDBERG, ET AL	HIMROD YCL 1361 NORTH 53-025-0-477.00	\$ 7,593.11 PLUS COSTS NO BIDS
20. 04CV1545 TREASURER OF MAHONING COUNTY VS. WLATER F. CAMPBELL, ET AL	PARK YCL 12938, PART 53-006-0-238.00	\$ 1,257.76 PLUS COSTS NO BIDS
21. 04CV1618 TREASURER OF MAHONING COUNTY VS. OLIVER PLESS, ET AL	ARLINGTON YCL 1121 53-072-0-005.00	\$ 6,515.92 PLUS COSTS NO BIDS
22. 04CV1619 TREASURER OF MAHONING COUNTY VS. TERRANCE MIGLIORE, ET AL	33 JACKSON YCL 10793 53-029-0-218.00	\$ 1,659.84 PLUS COSTS NO BIDS
23. 04CV1622 TREASURER OF MAHONING COUNTY VS. FERNAND E. VERNET JR., ET AL	CHALMERS YCL 9543 53-050-0-133.00 CHALMERS YCL 11758 53-050-0-134.00	\$ 6,572.90 PLUS COSTS NO BIDS
24. 04CV1716 TREASURER OF MAHONING COUNTY VS. EDWARD STEDD, ET AL	ROCHE YCL 46324 53-216-0-335.00 ROCHE YCL 46325 53-216-0-336.00 ROCHE YCL 46326 53-216-0-337.00 ROCHE YCL 46327 53-216-0-338.00	\$ 1,850.22 PLUS COSTS NO BIDS