

## Sheriff Sale February 15, 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.

<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>2/3 MINIMUM BID</b>
1. 01CV921 CHASE MANHATTAN MTG. CORP. VS. DANIEL R. SACUI, ET AL	122 SPRING ST. STRUTHERS, OH 44471	\$ 45,000.00	\$ 30,000.00 <b>RECALLED</b>
2. 02CV3928 HOME SAVINGS & LOAN CO. VS. ROBERT M. EMANUEL, ET AL	32 JOHN ST. STRUTHERS, OH 44471 38-010-0-123.00	\$ 21,000.00	\$ 14,000.00 <b>RECALLED</b>
3. 03CV853 CREDIT BASED ASSET SERVICING & SECURITIZATION VS. BRIAN K. THOMAS, ET AL	409 JARONTE DR. BOARDMAN, OH 44512 29-067-0-028	\$ 114,000.00	\$ 76,000.00 <b>RECALLED</b>
4. 03CV4089 NATIONAL CITY BANK VS. MARK E. THOMPSON, ET AL	956 E. INDIANOLA AVE. YOUNGSTOWN, OH 44502 53-112-435	\$ 18,000.00	\$ 12,000.00 <b>RECALLED</b>
5. 04CV493 CITIFINANCIAL MTG. CO., INC. VS. FILIOA TOSCA, ET AL	1952 WENDY LANE YOUNGSTOWN, OH 44514 30-028-0-082.000	\$ 102,000.00	\$ 68,000.00 <b>RECALLED</b>

6. 04CV887 LASALLE BANK VS. LUDELL HILL AKA JONES, ET AL	466 PORTER AVE. CAMBPELL, OH 44405 46-0090421000 46-0090422000 & 460090423000	\$ 63,000.00	\$ 42,000.00 <b>RECALLED</b>
7. 04CV1887 HOUSEHOLD REALTY CORP. VS. PETER BERADUCCI, ET AL	116 CLIFTON DR. BOARDMAN, OH 44512 29-001-0-178.00-0	\$ 66,000.00	\$ 44,000.00 <b>RECALLED</b>
8. 04CV2115 STOFFER MTG. INC. AND MORTGAGE ELECTRONIC REGISTRATION SYSTEMS VS. JOHN JONES, ET AL	440 - 440 1/2 ALMYRA YOUNGSTOWN, OH 44511 53-126-0014000	\$ 15,000.00	\$ 10,000.00 <b>RECALLED</b>
9. 00CV1796 LIBERTY MORTGAGE CO., INC. VS. JOANNE WRIGHT, ET AL	2751 MARINER AVE. YOUNGSTOWN, OH 44505 53-2200098000	\$ 33,000.00	\$ 22,000.00 <b>RECALLED</b>
10. 02CV864 U S BANK VS. MICHAEL A. MIKE, ET AL	3497 HUMMINGBIRD HILL DR. YOUNGSTOWN, OH 44514 35-058-121-00	\$ 237,000.00	\$ 158,000.00 <b>\$ 210,000.00</b> <b>PLAINTIFF</b>
11. 02CV1201 FIRST PLACE BANK VS. DONALD L. BAGDASSARIAN JR.	316 MEADOWBROOK AVE. YOUNGSTOWN, OH 44512 29-008-0-173	\$ 54,000.00	\$ 36,000.00 <b>RECALLED</b>
12. 02CV2976 HOMEOWNERS ASSN OF ARROWHEAD BAY VS. ALAN K. BOTT	345 N. BAYSHORE DR. #2 COLUMBIANA, OH 44408 53-1100176000	\$ 168,000.00	\$ 112,000.00 <b>\$ 132,700.00</b> <b>JAMES C. DUNN</b>
13. 03CV882 BANKERS TRUST CO. OF CALIFORNIA VS. JOSEPH J. BURNHAM, ET AL	64 PINE ST. STRUTHERS, OH 44471 38-002-099-00	\$ 24,000.00	<b>\$ 16,000.00</b> <b>PLAINTIFF</b>
14. 03CV1416 DEUTSCHE BANK, N.A. VS. PAMELA BAUM, ET AL	13576 CHURCH ST. BELOIT, OH 44609	\$ 39,000.00	\$ 26,000.00 <b>\$ 45,000.00</b> <b>PLAINTIFF</b>
15. 03CV2397	561 E. PHILADELPHIA AVE.	\$ 36,000.00	\$ 24,000.00

SKY BANK VS. SAMUEL ADORNO, ET AL	YOUNGSTOWN, OH 44502 53-116-0-346.00		<b>\$ 27,000.00</b> <b>PLAINTIFF</b>
16. 03CV2508 HOUSEHOLD REALTY CORP. VS. MARY A. GRABE, ET AL	3416 GLENWOOD AVE. YOUNGSTOWN, OH 44511 53-128-0-257.00	\$ 27,000.00	<b>\$ 18,000.00</b> <b>PLAINTIFF</b>
17. 03CV3728 SKY BANK VS. MARTIN KUPIEC, ET AL	216 E. WARREN AVE. YOUNGSTOWN, OH 53-048-0-154.00 53-048-0-155.00	\$ 6,000.00	\$ 4,000.00 <b>NO BIDS</b>
18. 03CV2863 MTG ELECTRONIC REGISTRATION SYSTEMS INC. VS. ANTHONY D. SHADE, ET AL	22 E. JUDSON AVE. YOUNGSTOWN, OH 44507 53-118-0-161.00-0	\$ 24,000.00	<b>\$ 16,000.00</b> <b>PLAINTIFF</b>
19. 03CV4662 AMERIQUEST MTG. CO. VS. CALIOPE MAKRIS, ET AL	3787 TUSCANY DR. POLAND, OH 44514 35-0530111000	\$ 312,000.00	\$ 208,000.00 <b>RECALLED</b>
20. 04CV96 ABN AMRO MTG GROUP INC. VS. CHRISTOPHER M. PETIT, ET AL	844 OHIO AVE. YOUNGSTOWN, OH 44504 53-005-0-358.00-0	\$ 180,000.00	<b>\$ 120,000.00</b> <b>PLAINTIFF</b>
21. 04CV315 FIRST PLACE BANK VS. BRENDA THACKER-MADDOX, ET AL	119 E. JUDSON AVE. YOUNGSTOWN, OH 44507 48-118-462	\$ 9,000.00	\$ 6,000.00 <b>RECALLED</b>
22. 04CV480 INTERBAY FUNDING LLC VS. DOUGLAS O. MARTINI, ET AL	7688 NORTH LIMA RD. POLAND, OH 44514 35-0330144000	\$ 78,000.00	<b>\$ 52,000.00</b> <b>PLAINTIFF</b>
23. 04CV523 FIRST MORTGAGE CORP. VS. KEITH LECOUNTE, ET AL	2214 OHIO AVE. YOUNGSTOWN, OH 44504 53-0140059000	\$ 18,000.00	\$ 12,000.00 <b>NO BIDS</b>

24. 04CV604 CHEVY CHASE BANK & MTG ELECTRONIC REGISTRATION SYSTEM VS. PAUL CARMEN MAZZEI, ET AL	22623 NORMAN AVE. ALLIANCE, OH 44601 19-031-023-8000	\$ 57,000.00	\$ 38,000.00 <b>PLAINTIFF</b>
25. 04CV871 LIBERTY SAVINGS BANK VS. VINCENT F. FIMOGNARI, ET AL	5400 JEANNE LYNN ST. POLAND, OH 44514 31-0210131000	\$ 81,000.00	\$ 54,000.00 <b>RECALLED</b>
26. 04CV985 ABN AMRO MTG. GROUP INC. VS. ELMER BLISS JR., ET AL	2613 SHADY RUN YOUNGSTOWN, OH 44502 53-108-0-479.00	\$ 33,000.00	\$ 22,000.00 <b>PLAINTIFF</b>
27. 04CV1018 WELLS FARGO HOME MTG, INC. VS. HENRY R. HURST, ET AL	633 PASADENA AVE. YOUNGSTOWN, OH 44502 53-113-495	\$ 36,000.00	\$ 24,000.00 <b>PLAINTIFF</b>
28. 04CV1044 COUNTRYWIDE HOME LOAN INC. VS. RANDALL S. GOODEN, ET AL	10610 MAIN ST. NEW MIDDLETOWN, OH 44442 03-004-0-010.00	\$ 60,000.00	\$ 40,000.00 <b>PLAINTIFF</b>
29. 04CV1067 FIRST HORIZON HOME LOAN CORP. VS. ROBERT C. BERRESFORD, ET AL	7435 GLENWOOD AVE. YOUNGSTOWN, OH 44512 29-090-0-244.00	\$ 45,000.00	\$ 30,000.00 <b>\$ 37,896.00</b> <b>PLAINTIFF</b>
30. 04CV1137 WASHINGTON MUTUAL BANK VS. ROSS L. HALSTEAD, ET AL	711 E. LACLEDE AVE. YOUNGSTOWN, OH 44502 53-113-0-436.00	\$ 30,000.00	\$ 20,000.00 <b>\$ 20,370.00</b> <b>KEVIN HERSHEY</b>
31. 04CV1186 CITIBANK NA AS TRUSTEE VS. MORRIS LITTLE, ET AL	274 E. PASADENA AVE. YOUNGSTOWN, OH 44511 53-114-086.00	\$ 18,000.00	\$ 12,000.00 <b>PLAINTIFF</b>
32. 04CV1342 FARMERS NATIONAL BANK OF CANFIELD VS. DAVID BEIL INC., ET AL	STARWICK DR. AUSTINTOWN, OH 44515 48-113-0-264, 48-113-0-265 48-113-0-0-266, 48-113-0-267 AND 48-113-0-272	\$ 94,500.00	\$ 63,000.00 <b>\$ 93,000.00</b> <b>RENMAR DEVELOPMENTS (2ND MORTGAGE HOLDER)</b>

33. 04CV1378 MANUFACTURERS & TRADERS TRUST VS. ROBERT PHIPPS, ET AL	21 EUCLID AVE. STRUTHERS, OH 44471 38-007-0-117.00-0	\$ 36,000.00	\$ 24,000.00 <b>\$ 28,200.00</b> <b>SEIDLER LTD.</b>
34. 04CV1580 FEDERAL NATIONAL MTG ASSN VS. JOSEPH M. STANISLAW, ET AL	2745 WINDPOINT TRAIL POLAND, OH 44514 35-063-0-013.08	\$ 135,000.00	\$ 90,000.00 <b>\$ 115,000.00</b> <b>PLAINTIFF</b>
35. 04CV1595 WACHOVIA PREFERRED FUND CORP. VS. RICHARD SHIPLEY, ET AL	2262 BEL AIRE LANE YOUNGSTOWN, OH 44514 35-0040043000	\$ 69,000.00	\$ 46,000.00 <b>\$ 58,000.00</b> <b>PLAINTIFF</b>
36. 04CV1679 FEDERAL NATIONAL MTG ASSN VS. TIMOTHY J. OPINCAR, ET AL	2819 HUDSON YOUNGSTOWN, OH 44511 53-127-068	\$ 9,000.00	\$ 6,000.00 <b>RECALLED</b>
37. 04CV1759 UNION PLANTERS BANK, N.A. VS. ROMAN RUDNYTSKY, ET AL	380 CRANBERRY RUN DR. YOUNGSTOWN, OH 44512 29-070-003	\$ 144,000.00	\$ 96,000.00 <b>RECALLED</b>
38. 04CV1888 FEDERAL NATIONAL MTG ASSN VS. RONNIE E. EDWARDS, ET AL	72 NARCISSA STRUTHERS, OH 44471 38-010-0-275.00 & 38-010-0-276.00	\$ 33,000.00	\$ 22,000.00 <b>RECALLED</b>
39. 04CV2003 SKY BANK VS. LOUIS B. WOOLLEY, ET AL	54 CLIFTON DR. YOUNGSTOWN, OH 44512 29-001-514.00	\$ 61,800.00	\$ 41,200.00 <b>\$ 50,000.00</b> <b>80-4-ALL, INC.</b>
40. 04CV2005 AMERIQUEST MTG. CO. VS. MARIANN LOGOZZO, ET AL	156 MCGILL ST. LOWELLVILLE, OH 44436 40-0090187000	\$ 27,000.00	\$ 18,000.00 <b>\$ 32,000.00</b> <b>PLAINTIFF</b>
41. 04CV2052 CHARTER ONE BANK VS. MARGARET L. SLOVAN, ET AL	841 LARKRIDGE YOUNGSTOWN, OH 44512 29-015-0-141.00	\$ 93,000.00	\$ 62,000.00 <b>RECALLED</b>

42. 04CV2112 WELLS FARGO BANK VS. GALE VAN FOSSON, ET AL	243 PASADENA AVE. YOUNGSTOWN, OH 44507 53-114-156	\$ 15,000.00	\$ 10,000.00 <b>\$ 12,000.00</b> <b>PLAINTIFF</b>
43. 04CV2214 ABN AMRO MTG GROUP VS. RAPHAEL DIAZ, ET AL	3404 NEILSON AVE. YOUNGSTOWN, OH 44502 53-060337000	\$ 39,000.00	\$ 26,000.00 <b>PLAINTIFF</b>

**Treasurer's Sale**

<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>2/3 MINIMUM BID</b>
1. 02CV1256 FIRST PLACE BANK 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 <b>NO BIDS</b>
2. 03CV3451 TREASURER OF MAHONING CO. VS. MARK A. MALLIN, ET AL	107 BALDWIN ST. YCL 3729 53-006-0-170.00		\$ 1,957.27 PLUS COSTS <b>NO BIDS</b>
3. 03CV3534 TREASURER OF MAHONING CO. VS. FREDERICA C. CROSS, ET AL	2708 JUNIOR YCL 23046 SEC E 53-130-0-282.00		\$ 4,887.85 PLUS COSTS <b>NO BIDS</b>
4. 03CV3676 TREASURER OF MAHONING CO. VS. COMMUNITY BASE INVESTMENTS INC. ET AL	528 W. INDIANOLA AVE. YCL 38162 53-130-0-095.00		\$ 22,863.33 PLUS COSTS <b>NO BIDS</b>
5. 03CV3763 TREASURER OF MAHONING CO. VS. STANLEY G. WASHINGTON, ET AL	843 MIAMI ST. YCL 53754 53-206-0-197.00		\$ 6,795.91 PLUS COSTS <b>NO BIDS</b>

6. 03CV3995 TREASURER OF MAHONING CO. VS. STEPHEN PATRICK, ET AL	SUPERIOR YCL 8237 SEC M 53-087-0-274.00		\$ 8,846.06 PLUS COSTS <b>NO BIDS</b>
7. 03CV4252 TREASURER OF MAHONING CO. VS. JAMES MANCINA, ET AL	2033 POINTVIEW YCL 26764 53-069-0-145.00		\$ 9,360.83 PLUS COSTS <b>NO BIDS</b>
8. 03CV4435 TREASURER OF MAHONING CO. VS. ANTHONY KOSTOGLU, ET AL	MARKET ST. YCL 9361 53-049-0-402.00 720 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 <b>NO BIDS</b>
9. 03CV4513 TREASURER OF MAHONING CO. VS. KENDALL L. SMITH, ET AL	547 CLEARMONT YCL 24126 SEC PT 53-128-0-199.00		\$ 7,446.79 PLUS COSTS <b>NO BIDS</b>
10. 04CV659 TREASURER OF MAHONING CO. VS. LELA DUNN PUSSEY, ET AL	2023 MARKET ST. YCL 13279 53-051-0-218.00	\$ 75,000.00	\$ 50,000.00 <b>NO BIDS</b>
11. 04CV772 TREASURER OF MAHONING CO. VS. WILLIE STANLEY III, ET AL	167 W. DEWEY AVE. YCL 16203 53-053-0-231.00		\$ 4,307.38 PLUS COSTS <b>NO BIDS</b>
12. 04CV1254 TREASURER OF MAHONING CO. VS. NGOAN DINGH NGUYEN, ET AL	261 BENITA AVE. YCL 31241 53-015-0-188.0		\$ 3,309.45 PLUS COSTS <b>NO BIDS</b>
13. 04CV1352 TREASURER OF MAHONING CO. VS. JOSEPH GOLDBERG, ET AL	HIMROD YCL 1362 NORTH 53-025-0-477.00		\$ 7,593.11 PLUS COSTS <b>NO BIDS</b>

14. 04CV1545 TREASURER OF MAHONING CO. VS. WALTER F. CAMPBELL, ET AL	PARK YCL 12938 PART 53-006-0-238.00	\$ 1,257.76 PLUS COSTS <b>NO BIDS</b>
15. 04CV1618 TREASURER OF MAHONING CO. VS. OLIVER PLESS, ET AL	ARLINGTON YCL 1121 53-072-0-005.00	\$ 6,515.92 PLUS COSTS <b>NO BIDS</b>
16. 04CV1619 TREASURER OF MAHONING CO. VS. TERRANCE MIGLIORE, ET AL	33 JACKSON YCL 10793 53-029-0-218.00	\$ 1,659.84 PLUS COSTS <b>NO BIDS</b>
17. 04CV1622 TREASURER OF MAHONING CO. 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 <b>NO BIDS</b>
18. 04CV1716 TREASURER OF MAHONING CO. 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 <b>NO BIDS</b>