

## Sheriff Sale March 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.

***NEXT SALE DATE: MARCH 15, 2005***

***NEW LIST AVAILABLE: MARCH 8, 2005***

<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>2/3 MINIMUM BID</b>
1. 98CV2571 NORWEST BANK MINNESOTA VS. GEORGE L. BEATTY II, ET AL	4117 ARDEN BLVD. YOUNGSTOWN, OH 44511 29-073-018	\$ 72,000.00	\$ 48,000.00 <b>RECALLED</b>
2. 04CV1387 ABN AMRO MORTGAGE GROUP, INC. VS. DAVID L. HUBODA, ET AL	140 FAIRGROUND BLVD. CANFIELD, OH 44406 28 027 004000	\$ 69,000.00	\$ 46,000.00 <b>RECALLED</b>
3. 04CV2489 MTG ELECTRONIC REGISTRATION SYSTEMS VS. JOSLIN BARNETT, ET AL	4010 SOUTHERN BLVD. YOUNGSTOWN, OH 44512 53 1900221000 AND 53 1900222000	\$ 39,000.00	\$ 26,000.00 <b>RECALLED</b>
4. 04CV1976 LASALLE BANK AS TRUSTEE VS. KIM A. HANES, ET AL	336 E. OREGON AVE. SEBRING, OH 44672 21-003-0-065	\$ 30,000.00	\$ 20,000.00 <b>\$ 35,000.00</b> <b>PLAINTIFF</b>
5. 04CV1705 MVB MTG CORP. VS. RICHARD D. ANZALDI, ET AL	1222 JERSEY ST. LAKE MILTON, OH 44429 33-036-018.00	\$ 120,000.00	\$ 80,000.00 <b>RECALLED</b>
6. 03CV3672 WASHINGTON MUTUAL BANK VS. MICHAEL J. DICK, ET AL	2821 EVELYN ST. YOUNGSTOWN, OH 44451 48-074-0-059.00	\$ 69,000.00	\$ 46,000.00 <b>\$ 55,000.00</b> <b>PLAINTIFF</b>
7. 04CV1947 OHIO SAVINGS BANK VS. JOHN H. JONES, ET AL	1310 OHIO AVE. YOUNGSTOWN, OH 44502 53-108-0-059-000	\$ 21,000.00	\$ 14,000.00 <b>RECALLED</b>
8. 04CV1165 BANK ONE, N.A. VS. MARYBELLE GERAS, ET AL	39 HAWTHORNE ST. STRUTHERS, OH 44471 38-007-0-204.00-0	\$ 36,000.00	\$ 24,000.00 <b>\$ 30,000.00</b> <b>PLAINTIFF</b>

9. 04CV1907 ABN AMRO MTG GROUP, INC. VS. RICHARD RAPHAEL, ET AL	607 DEVITT AKA 15TH ST. CAMPBELL, OH 44405 46-017-0-103.00 AND 46-017-0-107.00	\$ 15,000.00	\$ 10,000.00 <b>RECALLED</b>
10. 03CV3125 WELLS FARGO BANK VS. DONALD J. JONES, ET AL	90 GALLUPI DR. LOWELLVILLE, OH 44436 42-045-0-032.00-0	\$ 51,000.00	\$ 34,000.00 <b>PLAINTIFF</b>
11. 04CV2497 NATIONAL CITY HOME LOAN SERVICES VS. CHRISTINA PRICE, ET AL	77 FREEDOM ST. CAMPBELL, OH 44405 46 0140094000 AND 46 0140093000	\$ 60,000.00	\$ 40,000.00 <b>PLAINTIFF</b>
12. 04CV2033 ABN AMRO MTG GROUP, INC. VS. JOHN CLOS, ET AL	1543 BRYSON ST. YOUNGSTOWN, OH 44505 53 0110116000	\$ 12,000.00	\$ 8,000.00 <b>PLAINTIFF</b>
13. 04CV2528 MTG ELECTRONIC REGISTRATION SYSTEMS VS. BARBARA J. AZIZ, ET AL	242 OUTLOOK AVE. YOUNGSTOWN, OH 44504 53-014-112	\$ 45,000.00	\$ 30,000.00 <b>\$ 36,000.00</b> <b>PLAINTIFF</b>
14. 04CV1260 BANK ONE, N.A. VS. WILLIAM G. MAJZIK, ET AL	104 SILLIMAN ST. YOUNGSTOWN, OH 44509 53-066-0-037.00-0	\$ 15,000.00	\$ 10,000.00 <b>\$ 16,000.00</b> <b>PLAINTIFF</b>
15. 04CV1798 HOME SAVINGS & LOAN CO. OF YOUNGSTOWN, OH VS. CHERYL L. COLLINS	121 W. MAIN ST. CANFIELD, OH 44406 28-005-0-135.00	\$ 75,000.00	\$ 50,000.00 <b>\$ 74,100.00</b> <b>PAUL E. SAVON</b>
16. 03CV1456 WATERFIELD MTG INC. VS. CECIL L. BOULTON JR., ET AL	35 N. PORTLAND AVE. YOUNGSTOWN, OH 44509 53 0670154000	\$ 24,000.00	\$ 16,000.00 <b>PLAINTIFF</b>
17. 04CV2109 GREEN TREE SERVICING, LLC VS. DONALD ENGLERT, ET AL	487 W. GEORGIA AVE. SEBRING, OH 44672 21-001-0-226 AND 21-001-0-227	\$ 27,000.00	\$ 18,000.00 <b>\$ 25,000.00</b> <b>PLAINTIFF</b>
18. 03CV4051 MTG ELECTRONIC REGISTRATION SYSTEMS VS. PAMELA MELQUIST, ET AL	3432 HUDSON AVE. YOUNGSTOWN, OH 44512 53-125-0-360.00	\$ 18,000.00	\$ 12,000.00 <b>RECALLED</b>
19. 03CV4299 INTERBAY FUNDING LLC VS. RICHARD P. AGNESI, ET AL	31 MIDWOOD CIRCLE BOARDMAN, OH 44512 29 008 0 162 000	\$ 99,000.00	\$ 66,000.00 <b>RECALLED</b>

20. 03CV4299 INTERBAY FUNDING, LLC VS. RICHARD P. AGNESI, ET AL	1804 POINTVIEW AVE. YOUNGSTOWN, OH 44502 53 069 0 210.00	36000	\$ 24,000.00 <b>RECALLED</b>
21. 04CV2229 COUNTRYWIDE HOME LOANS INC. VS. RONALD TERRILL	3325 FLORA LANE YOUNGSTOWN, OH 44511 32-085-0-153.00	\$ 93,000.00	\$ 62,000.00 <b>\$ 75,000.00</b> <b>PLAINTIFF</b>
22. 03CV504 WELLS FARGO MTG INC. VS. BRUCE G. HAYES SR., ET AL	625 AFTON AVE. BOARDMAN, OH 44512 29-015-355	\$ 69,000.00	\$ 46,000.00 <b>\$ 74,000.00</b> <b>PLAINTIFF</b>
23. 04CV789 SKY BANK VS. MICHAEL E. MILLER DEC'D, ET AL	479 CLEARMONT DR. YOUNGSTOWN, OH 44511 53-125-0-383.00	\$ 27,000.00	\$ 18,000.00 <b>NO BIDS</b>
24. 03CV990 CENTEX HOME EQUITY CO., LLC VS. RANDALL S. SNYDER SR., ET AL	5731 BORDER AVE. YOUNGSTOWN, OH 44512 29-008-0-056.01-0	\$ 72,000.00	\$ 48,000.00 <b>NO BIDS</b>
25. 04CV2339 ABN AMRO MTG GROUP, INC. VS. ROXANNE TOMIDAJEWICZ, ET AL	830 SOUTHWESTERN RUN POLAND, OH 44514 29-048-018-80	\$ 129,000.00	\$ 86,000.00 <b>\$ 100,000.00</b> <b>PLAINTIFF</b>
26. 04CV2550 THE PROVIDENT BANK VS. TIMOTHY J. PARKER, ET AL	460 HYLDA AVE. YOUNGSTOWN, OH 44511 53 1270161000	\$ 15,000.00	\$ 10,000.00 <b>\$ 16,900.00</b> <b>PLAINTIFF</b>
27. 04CV1609 LEADER MTG CO., VS. STEPHEN E. MANUEL, ET AL	104 MAYFLOWER DR. BOARDMAN, OH 44512 29-094-0-142.00	\$ 126,000.00	\$ 84,000.00 <b>\$ 119,000.00</b> <b>ROLLIN C. GOSNEY</b>
28. 03CV4533 GEAUGA SAVINGS BANK VS. RICHARD L. ROBINSON, ET AL	261 E. DEWEY AVE. YOUNGSTOWN, OH 44502 53-115-209-00	\$ 18,000.00	\$ 12,000.00 <b>PLAINTIFF</b>
	269 E. DEWEY AVE. YOUNGSTOWN, OH 44502 53-115-207-00	\$ 6,000.00	\$ 4,000.00 <b>PLAINTIFF</b>
29. 04CV1468 RESOURCE BANCSHARES MTG GROUP INC. VS. GILBERT L. WARNER	528 W. RAVENWOOD YOUNGSTOWN, OH 53-128-0-183.00	\$ 3,000.00	\$ 2,000.00 <b>PLAINTIFF</b>

30. 04CV2313 MTG ELECTRONIC REGISTRATION SYSTEMS VS. SEAN BARICH, ET AL	23 S. LAKEVIEW AVE. YOUNGSTOWN, OH 44509 53-068-0-291.00	\$ 27,000.00	\$ 18,000.00 <b>\$ 23,800.00</b> <b>PLAINTIFF</b>
31. 03CV4613 MIDFIRST BANK VS. GREGORY P. THOMPSON, ET AL	21, 21 1/2 & 23 LACLEDE YOUNGSTOWN, OH 44507 53.053.0.282	\$ 9,000.00	\$ 6,000.00 <b>\$ 8,000.00</b> <b>PLAINTIFF</b>
32. 03CV2997 FIRST PLACE BANK VS. JOSEPH J. SAKMAR, ET AL	5205 NORTH BEACON DR. AUSTINTOWN, OH 44515 48-117-0-098	\$ 252,000.00	\$ 168,000.00 <b>RECALLED</b>
33. 04CV113 WELLS FARGO BANK MINNESOTA VS. DOUGLAS A. BEER, ET AL	10490 MAIN ST. NEW MIDDLETOWN, OH 44442 03-004-022.00	\$ 27,000.00	\$ 18,000.00 <b>\$ 30,000.00</b> <b>SCOTT CRUCIGER</b>
34. 03CV1526 CITIMORTGAGE INC. VS. ROBERT SYLVESTER, ET AL	65 S. RICHVIEW AVE. YOUNGSTOWN, OH 44509 53-167-0-018 & 53-167-0-019	\$ 13,500.00	\$ 9,000.00 <b>RECALLED</b>
35. 03CV1325 BANK OF NEW YORK VS. SHANE W. BARNES, ET AL	5720 SHERIDAN RD. POLAND, OH 44514 30-026-0-044	\$ 72,000.00	<b>\$ 48,000.00</b> <b>PLAINTIFF</b>
36. 00CV2199 BANC ONE FINANCIAL SERVICES INC. VS. HORACE WEATHERSPOON, ET AL	303 N. MAHONING AVE. ALLIANCE, OH 44601 19-029-0-013.00-0	\$ 12,000.00	\$ 8,000.00 <b>RECALLED</b>