

## Sheriff Sale March 29, 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.

**NEXT SALE DATE: APRIL 12, 2005**

**NEW LIST AVAILABLE: APRIL 5, 2005**

<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>2/3 MINIMUM BID</b>
1. 04CV1886 ABN AMRO MORTGAGE GROUP VS. DEWAYNE LOCKHART, ET AL	372 BROADWAY ST. YOUNGSTOWN, OH 44504 53 077 0 110.00	\$ 6,000.00	\$ 4,000.00 <b>RECALLED</b>
2. 04CV2026 WASHINGTON MUTUAL VS. CHERYL NOVAK, ET AL	447 5TH ST. STRUTHERS, OH 44471 38 018 0 215.00 0 38 018 0 216.00 0	\$ 42,000.00	\$ 28,000.00 <b>RECALLED</b>
3. 04CV2035 JP MORGAN CHASE BANK VS. CECIL AKA DUAL HARDING, ET AL	455 ALAMEDA AVE. YOUNGSTOWN, OH 44504 53 008 0 301.00 0	\$ 27,000.00	\$ 18,000.00 <b>RECALLED</b>
4. 04CV3129 WELLS FARGO BANK VS. GENE A. DECHRISTOFARO JR., ET AL	488 ALMYRA ST. YOUNGSTOWN, OH 44511 53 126 0 002 00 0	\$ 6,000.00	\$ 4,000.00 <b>RECALLED</b>
5. 99CV2846 LEADER MTG. CO. VS. GERRY A. HOPKINS, ET AL	272 OUTLOOK AVE. YOUNGSTOWN, OH 44504 53 014 0 102 00 0	\$ 36,000.00	\$ 24,000.00
6. 02CV1656 CREDIT BASED ASSET SERVICING VS. JOSEPH SIRILLA JR., ET AL	127 PRINCESS ST. CAMPBELL, OH 44405 46 016 0 366 00 0	\$ 30,000.00	\$ 20,000.00
7. 02CV1747 BANKERS TRUST CO. OF CALIFORNIA VS. LORI B. LIGGITT, ET AL	39 MEADOWBROOK AVE. YOUNGSTOWN, OH 44512 29 003 0 236.00	\$ 57,000.00	\$ 38,000.00

8. 03CV1577 NATIONAL CITY BANK VS. DONALD E. LAROSE, ET AL	149 - 151 BENITA AVE. YOUNGSTOWN, OH 44505 53 011 52.00	\$ 9,000.00	\$ 6,000.00
9. 03CV2062 ALLIANCE MORTGAGE CO. VS. MARCY R. TAYLOR EXECTRIX, ET AL	543 W. DEWEY AVE. YOUNGSTOWN, OH 44511 53 131 0 215.00	\$ 12,600.00	\$ 8,400.00
10. 03CV2949 NATIONAL CITY BANK VS. ROBERT KROHN , ET AL	52 OVERLOOK BLVD. STRUTHERS, OH 44471 38 012 0 207.00 0	\$ 72,000.00	\$ 48,000.00
11. 03CV3084 HOUSEHOLD REALTY CORP. VS. STEVEN L. ROTHWELL, ET AL	2760 JULIAN ST. YOUNGSTOWN, OH 44502 53 109 0 902 25 00.0	\$ 33,000.00	\$ 22,000.00
12. 03CV3670 BANKERS TRUST CO. VS. ANTHONY J. PESA, ET AL	221 TREMBLE AVE. CAMPBELL, OH 44405 46 016 0 071.00	\$ 21,000.00	\$ 14,000.00
13. 03CV3678 MANUFACTURERS & TRADERS TRUST CO. VS. JOHN R. RUNCAN, ET AL	1141 E. SHAWNEE TRAIL YOUNGSTOWN, OH 44511	\$ 84,000.00	\$ 56,000.00
14. 03CV3890 WELLS FARGO BANK MINNESOTA VS. LORI HOSKIN, ET AL	36 E. JUDSON AVE. YOUNGSTOWN, OH 44512 53 118 0 164 00.0	\$ 48,000.00	\$ 32,000.00
15. 03CV4093 MTG ELECTRONIC REGISTRATION SYSTEMS VS. KENNETH M. MELQUIST, ET AL	361 HILTON AVE. YOUNSGTOWN, OH 44502 53 117 0 203 00.0	\$ 24,000.00	\$ 16,000.00
16. 04CV622 FIRSTMERIT MTG. CORP. VS. KEITH LECOUNTE, ET AL	420 ALMYRA AVE. YOUNGSTOWN, OH 44512 53 126 0 019.00 0	\$ 18,000.00	\$ 12,000.00
17. 04CV630 ALLIANCE MTG. CO. VS. ERNEST EUGENE MILES ADMR., ET AL	88 E. CHALMERS AVE. YOUNGSTOWN, OH 44507 53 047 0 285.00	\$ 12,000.00	\$ 8,000.00

18. 04CV861 MIDFIRST BANK VS. STEVEN E. MULICHAK (DEC'D), ET AL	858 E. BOSTON AVE. YOUNGSTOWN, OH 44502 53 111 181.00	\$ 24,000.00	\$ 16,000.00
19. 04CV883 PROVIDENT BANK VS. LANDFORD MAY, ET AL	20 E. BOSTON AVE. YOUNGSTOWN, OH 44507 53 119 0 348 00 0	\$ 21,000.00	\$ 14,000.00
20. 04CV1277 SFJV-2003-LLC VS. MARK J. FABIAN, ET AL	6819 NEW RD. YOUNGSTOWN, OH 44515 48 134 0 003.00 0	\$ 105,000.00	\$ 70,000.00
21. 04CV1296 BANK ONE NA VS. SIDNEY SNYDER, ET AL	3435 HOPKINS RD. YOUNGSTOWN, OH 44511 53 146 0 073	\$ 51,000.00	\$ 34,000.00
22. 04CV1397 LASALLE BANK, NA VS. MICHELLE AMBROSINI, ET AL	5221 ROYAL PALM DR. YOUNGSTOWN, OH 44512 29 075 0 078 00.0	\$ 365,100.00	\$ 243,400.00
23. 04CV1412 MTG ELECTRONIC REGISTRATION SYSTEMS VS. DENIRO DAWSON, ET AL	3443 NEILSON AVE. YOUNGSTOWN, OH 44502 53 060 0 319.00 0 & 53 060 0 320.00 0	\$ 30,000.00	\$ 20,000.00
24. 04CV1650 MTG ELECTRONIC REGISTRATION SYSTEMS VS. ROBERT W. NORTON II	2541 HUNTER AVE. YOUNGSTOWN, OH 44502 53 108 312.00 & 53 108 311.00	\$ 18,000.00	\$ 12,000.00
25. 04CV2006 MTG ELECTRONIC REGISTRATION SYSTEMS VS.MARY E. THOMPSON, ET AL	409 KNOX ST. YOUNGSTOWN, OH 44502 53 048 018	\$ 3,000.00	\$ 2,000.00
26. 04CV2213 MTG ELECTRONIC REGISTRATION SYSTEMS VS. ARTHUR BABUKA, ET AL	1654 EVERETT AVE. YOUNGSTOWN, OH 44514 53 192 0 413 00 0	\$ 27,000.00	\$ 18,000.00
27. 04CV2487 FIRSTMERIT MTG. CORP. VS. KIMBERLY HART, ET AL	3109 HUDSON AVE. YOUNGSTOWN, OH 44511 53 126 0 194.00 0	\$ 21,000.00	\$ 14,000.00
28. 04CV2499 FIRSTMERIT MTG. CORP. VS.	20 ZENTS AVE. YOUNGSTOWN, OH 44505	\$ 6,000.00	\$ 4,000.00

DEWAYNE LOCKHART, ET AL	53 010 0 466.0		
29. 04CV2534 US BANK, NA VS. KATHLEEN WARD, ET AL	222 SHIELDS RD. YOUNGSTOWN, OH 44512 29 063 0 069 00 0	\$ 72,000.00	\$ 48,000.00
30. 04CV2535 WELLS FARGO BANK VS. JANICE R. SONTAG, ET AL	27 W. OAKLAND BLVD. STRUTHERS, OH 44471 38 023 207, 38 023 208 & 38 023 209	\$ 45,000.00	\$ 30,000.00
31. 04CV2618 HOUSEHOLD REALTY VS. CURTIS WHITAKER, ET AL	57 STANTON YOUNGSTOWN, OH 44512 29 002 0 383.000	\$ 66,000.00	\$ 44,000.00
32. 04CV2690 CENDANT MTG. VS. JAMES R. SHAULIS, ET AL	3607 IRMA YOUNGSTOWN, OH 44502 53 069 0 294 000	\$ 36,000.00	\$ 24,000.00
33. 04CV2800 WELLS FARGO BANK VS. LESLIE HOOD, ETAL	169 CLIFTON DR. YOUNGSTOWN, OH 44512 29 001 208	\$ 69,000.00	\$ 46,000.00
34. 04CV2909 WELLS FARGO BANK VS. EDWIN O'CONNOR, ET AL	537 E. PASADENA YOUNGSTOWN, OH 44502 53 114 0 122 000 & 53 114 0 123 000	\$ 30,000.00	\$ 20,000.00
35. 04CV2984 NATIONSCREDIT FINANCIAL SERV. VS. JOHN P. LEETCH, ET AL	321 HILTON AVE. YOUNGSTOWN, OH 44507 53 117 0 213 000	\$ 24,000.00	\$ 16,000.00
36. 04CV2997 BENEFICIAL OHIO INC. VS. THOMAS M. RAZO, ET AL	3321 LENOX AVE. YOUNGSTOWN, OH 44502 53 060 0 022 000	\$ 33,000.00	\$ 22,000.00
37. 04CV3133 COUNTRYWIDE HOME LOANS INC. VS. BECKY MALLIN, ET AL	31 JEANETTE DR. YOUNGSTOWN, OH 44512 29 062 0180	\$ 111,000.00	\$ 74,000.00
38. 04CV3145 PROVIDENT BANK VS. KEITH HINEMAN, ET AL	133 AVONDALE YOUNGSTOWN, OH 44507 53 119 0 125 00 0	\$ 39,000.00	\$ 26,000.00