

Sheriff Sale April 12, 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: APRIL 26, 2005

NEW LIST AVAILABLE: APRIL 19, 2005

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 02CV387 BANK OF NEW YORK AS TRUSTEE VS JO ANN PARENT ET AL	30 S. EVANSTON YOUNGSTOWN, OH 44509 53 068 294	\$ 25,500.00	\$ 17,000.00 PLAINTIFF
2. 02CV1388 ATLANTIC MTG & INVESTMENT CORP. VS DALLAS L. HUMPHREY ET AL	1707 OHIO AVE. YOUNGSTOWN, OH 44504 53 009 0 005.00	\$ 13,500.00	\$ 9,000.00 \$ 12,000.00 PLAINTIFF
3. 03CV1421 BANKERS TRUST CO. OF CALIFORNIA VS TRACY W. RUTLEDGE ET AL	544 LUCIUS AVE. YOUNGSTOWN, OH 44502 53 116 093	\$ 42,000.00	\$ 28,000.00 PLAINTIFF
4. 03CV2371 COUNTRYWIDE HOME LOANS INC. VS BRIAN KOPER ET AL	21 N. LAKEVIEW YOUNGSTOWN, OH 44509 53 0670206000	\$ 27,000.00	\$ 18,000.00 PLAINTIFF
5. 03CV3893 AMERICAN BUSINESS MTG SERVICES VS ONA JEAN CHMURA DEC'D ET AL	550 NEOKA DR. CAMPBELL, OH 44405 46 019 0 036.0	\$ 51,000.00	\$ 34,000.00 PLAINTIFF
6. 03CV4612 MTG ELECTRONIC REGISTRATION SYS. VS STEVEN SUTTON ET AL	435 GARFIELD ST. YOUNGSTOWN, OH 44502 53 0550409000	\$ 7,500.00	\$ 5,000.00 NO BID
7. 04CV331 ABN AMRO MTG GROUP INC. VS BRUCE A. CONSER ET AL	382 S. BON AIR AVE. YOUNGSTOWN, OH 44509 53 165 0 251.00	\$ 78,000.00	\$ 52,000.00 \$ 69,623.00 PLAINTIFF
8. 04CV1041 FIRST PLACE BANK VS EDWARD L. PIETRUSZKA ET AL	1290 WOODHURST DR. YOUNGSTOWN, OH 44515 48 1140079000	\$ 45,000.00	\$ 30,000.00 \$ 36,000.00 PLAINTIFF

9. 04CV1173 MTG ELECTRONIC REGISTRATION SYS. VS AMY ROTUNNO ET AL	33 GRANDVIEW AVE. STRUTHERS, OH 44471 38 007 0 144.00	\$ 39,000.00	\$ 26,000.00 PLAINTIFF
10. 04CV1356 CREDIT BASED ASSET SERVICING & SECURITIZATION VS MYRON REESE ET AL	491 LINCOLN AVE. STRUTHERS, OH 44471 38 019 145.05	\$ 51,000.00	\$ 34,000.00 RECALLED
11. 04CV1410 LEADER MTG CO. VS BRIAN C. HART ET AL	104 PARK AVE. STRUTHERS, OH 44471 38 0060057000	\$ 36,000.00	\$ 24,000.00 PLAINTIFF
12. 04CV1572 BANK OF NEW YORK VS THOMAS BROWN ET AL	48 SPRING ST. STRUTHERS, OH 44471 38 007 340.00	\$ 27,000.00	\$ 18,000.00 \$ 29,903.00 PLAINTIFF
13. 04CV1830 MTG ELECTRONIC REGISTRATION SYS. VS DAVID J. RANDALL ET AL	138 CARNEGIE AVE. YOUNGSTOWN, OH 44515 48 025 0 562.00 & 48 025 0 563.00	\$ 63,000.00	\$ 42,000.00 \$ 46,000.00 PLAINTIFF
14. 04CV2194 BANC ONE FINANCIAL SERVICES INC. VS JAMES P. LITWIN ET AL	527 COITSVILLE RD. CAMPBELL, OH 44405 46 011 0 117.00 0	\$ 57,000.00	\$ 38,000.00 \$ 45,000.00 PLAINTIFF
15. 04CV2215 FIRST PLACE BANK VS IRENE LABANC ET AL	472 WESLEY AVE. YOUNGSTOWN, OH 44509 53 175 0 29600	\$ 48,000.00	\$ 32,000.00 \$ 32,100.00 JEFFREY G. PHILLIPS
16. 04CV2486 FIRSTMERIT MTG CORP VS KIMBERLY S HART ET AL	741 BRENTWOOD AVE. YOUNGSTOWN, OH 44511 53 135 0 098.00 & 53 135 9 099.00	\$ 33,000.00	\$ 22,000.00 RECALLED
17. 04CV2530 WELLS FARGO BANK VS VALERIE MCGUIRE ET AL	48 6TH ST. CAMPBELL, OH 44405 46 003 409	\$ 30,000.00	\$ 20,000.00 RECALLED
18. 04CV2554 LIBERTY SAVINGS BANK VS MELANIE L. COOPER ET AL	35 S. GLENELLEN AVE. YOUNGSTOWN, OH 44509 53 168 0 133 00	\$ 54,000.00	\$ 36,000.00 \$ 45,000.00 PLAINTIFF
19. 04CV2849 FIRSTMERIT MTG CORP VS DEWAYNE LOCKHART ET AL	160 BENITA AVE. YOUNGSTOWN, OH 44505 53 011 0 543.00 0	\$ 7,500.00	\$ 5,000.00 \$ 8,000.00 PLAINTIFF
20. 04CV2852 FIRSTMERIT MTG CORP VS	1022 DELAWARE AVE. YOUNGSTOWN, OH 44510	\$ 7,500.00	\$ 5,000.00 \$ 10,000.00

