

Sheriff Sale April 26, 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: MAY 10, 2005

NEW LIST AVAILABLE: MAY 3, 2005

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 99CV930 LEHMAN CAPTIAL VS. ROBERT PARKER ET AL	504 MAPLEWOOD AVE. STRUTHERS, OH 44471 38 016 124	\$ 54,000.00	\$ 36,000.00 \$ 45,000.00 PLAINTIFF
2. 03CV689 WASHINGTON MUTUAL BANK VS. DONALD L. HART ET AL	2850 ROY ST. YOUNGSTOWN, OH 44509 53 180 278.00 & 53 180 279.00		\$ 20,000.00 MINIMUM BID PLAINTIFF
3. 03CV1576 NATIONAL CITY BANK VS. DONALD E. LAROSE ET AL	2111 & 2115 LOGAN AVE. YOUNGSTOWN, OH 44505 53 012 142.00 & 53 012 141.00	\$ 10,500.00	\$ 7,000.00 RECALLED
4. 03CV2044 CHASE MANHATTAN MTG CORP. VS. BRIAN D. SMITH ET AL	11 SAWMILL RUN DR. CANFIELD, OH 44406 28 013 0 031.00	\$ 129,000.00	\$ 86,000.00 \$ 95,000.00 PLAINTIFF
5. 03CV2093 FIRST NATIONAL BANK VS. SHIRLEY A. MARCIANO ET AL	752 PORTER AVE. CAMPBELL, OH 44405 46 018 0 207.00 & 46 018 0 208.00 & 46 018 0 209.00	\$ 45,000.00	\$ 30,000.00 PLAINTIFF
6. 03CV3542 AMERICAN GENERAL FINANCIAL SERV. VS. JAMES CHISMARK ET AL	2916 THUNDERBIRD DR. POLAND, OH 44514 35 058 055.00	\$ 171,000.00	\$ 114,000.00 PLAINTIFF
7. 03CV4009 THE CIT GROUP/CONSUMER FINANCE VS. ELANINE P. ATKINSON (DEC'D) ET AL	11533 SOUTH AVE. EXT. NORTH LIMA, OH 44452 05 002 0 053	\$ 30,000.00	\$ 20,000.00 PLAINTIFF
8. 03CV4378 CHASE MANHATTAN MTG GROUP VS. J. MCCLELLAN ET AL	153 COURTLAND AVE. CAMPBELL, OH 44405 46 0140060000	\$ 33,000.00	\$ 22,000.00 RECALLED
9. 04CV414 SKY BANK SUCCESSOR VS. CARL N. FROST ET AL	347 MELROSE AVE. BOARDMAN, OH 44512 29 0090205000	\$ 45,000.00	\$ 30,000.00 \$ 35,000.00 PLAINTIFF
10. 04CV573 HOME SAVINGS & LOAN CO. VS.	4090 WINDSOR RD. YOUNGSTOWN, OH 44512	\$ 135,000.00	\$ 90,000.00 RECALLED

ROBERT J. OLSAVSKY ET AL	29 061 0 194.00		
11. 04CV687 FIRST PLACE BANK VS. RICHARD A. KAY ET AL	4225 STAATZ DR. YOUNGSTOWN, OH 44511 48 104 0 254	\$ 90,000.00	\$ 60,000.00 RECALLED
	4235 STAATZ DR. YOUNGSTOWN, OH 44511 48 104 0 255	\$ 72,000.00	\$ 48,000.00 RECALLED
12. 04CV1508 CHASE MANHATTAN MTG CORP VS. ORVILLE HATFIELD JR. ET AL	535 N. 15TH ST. SEBRING, OH 44672 21 0060028000	\$ 60,000.00	\$ 40,000.00 RECALLED
13. 04CV1732 MTG ELECTRONIC REGISTRATION SYS. VS. JOHN M. STEVENS ET AL	4218 KERRYBROOK AUSTINTOWN, OH 44515 48 108 0 090.00	\$ 75,000.00	\$ 50,000.00 \$ 70,000.00 PLAINTIFF
14. 04CV2108 SECOND NATIONAL BANK OF WARREN VS. WILLIE M. POWELL ET AL	336 WHIPPLE AVE. CAMBPELL, OH 44405 46 0090111000 & 46 0090110000 & 46 009010900	\$ 54,000.00	\$ 36,000.00 PLAINTIFF
15. 04CV2604 BENEFICIAL OHIO INC. VS. CHRISTOPHER PAUL ACZEL ET AL	8925 W. CALLA RD. CANFIELD, OH 44406 09 026 0 011.02 0	\$ 81,000.00	\$ 54,000.00 RECALLED
16. 04CV2692 BANK ONE NA VS. WAYNE E. REEL ET AL	5002 ARAVESTA AVE. BOARDMAN, OH 44512 29 063 0 171.00	\$ 63,000.00	\$ 42,000.00 \$ 42,100.00 DONNA GERLACH
17. 04CV2754 CHASE MANHATTAN MTG CORP. VS. DONALD J. SEYDLORSKY ET AL	2914 BAINBRIDGE ST. YOUNGSTOWN, OH 44511 48 0020170000	\$ 39,000.00	\$ 26,000.00 \$ 35,000.00 PLAINTIFF
18. 04CV3042 KEY BANK USA N.A. VS. LORIE STARKEY ET AL	18220 5TH ST. BELOIT VILLAGE, OH 44609 17 0080134000	\$ 33,000.00	\$ 22,000.00 \$ 37,000.00 PLAINTIFF
19. 04CV3059 MTG ELECTRONIC REGISTRATION SYS VS. JOHN KIRLIK III ET AL	12805 YOUNGSTOWN-PITTSBURGH RD. PETERSBURG, OH 44454 01 025.0 0110000	\$ 27,900.00	\$ 18,600.00 PLAINTIFF
20. 04CV3066 BANCORPSOUTH WILLIAM T. BASINGER ET AL	695 WESTERN RESERVE RD. POLAND, OH 44514 04 001 A 036	\$ 123,000.00	\$ 82,000.00 PLAINTIFF
21. 04CV3157 BENEFICIAL OHIO INC. VS. LINDA L. SUGDEN ET AL	159 INDIANOLA RD. BOARDMAN, OH 44512 29 002 0 053 00 0	\$ 42,000.00	\$ 28,000.00 \$ 40,000.00 PLAINTIFF
22. 04CV3338 NATIONAL CITY MTG CO. VS.	128 N. MAIN ST. AUSTINTOWN, OH 44515	\$ 60,000.00	\$ 40,000.00 \$ 50,000.00

MICHAEL P. CORSALE ET AL

48 025 475 & 48 025 476

PLAINTIFF

23. 04CV3448

FIRST PLACE BANK VS.

FRED H. LEWIS III ET AL

171 BEVERLY AVE.

AUSTINTOWN, OH 44515

48 025 0 175 & 48 025 0 176

\$ 45,000.00

\$ 30,000.00

\$ 40,600.00

**KENNETH B.
GOODMAN**