

Sheriff Sale May 10, 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 24, 2005

NEW LIST AVAILABLE: MAY 17, 2005

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 04CV1032 MTG ELECTRONIC REGISTRATION SYSTEMS VS. HARRY HOKANSON ET AL	359 CHAMPLAIN YOUNGSTOWN, OH 44502 53 2410272000	\$ 39,000.00	\$ 26,000.00 RECALLED
2. 04CV2857 FIRSTMERIT MTG CORP. VS. KIMBERLY S. HART ET AL	82 NEW YORK AVE. YOUNGSTOWN, OH 44505 53 011 0 468.00	\$ 9,000.00	\$ 6,000.00 RECALLED
3. 01CV609 ASSOCIATE HOME EQUITY SERVICES VS. CHARLES ROWLAND JR. ET AL	636 CHAPEL LANE CAMBPELL, OH 44405 46 022 038.00	\$ 51,000.00	\$ 34,000.00 RECALLED
4. 02CV02 WELLS FARGO HOME MTG. INC. VS MOSES O. MAHDEE ET AL	954 BONNIE BRAE AVE. YOUNGSTOWN, OH 44511 53 133 118	\$ 30,000.00	\$ 20,000.00 PLAINTIFF
5. 02CV528 SKY BANK VS. CHARLES E. MILLER ET AL	4032 SOUTHERN BLVD. YOUNGSTOWN, OH 44512 53 190 0 218.00	\$ 63,000.00	\$ 42,000.00 NO BIDS
6. 03CV317 STANDARD FEDERAL BANK VS. ALFRED PETER EICHELBERGER II ET AL	4721 SOUTHERN BLVD. YOUNGSTOWN, OH 44512 29 001 0 175	\$ 63,000.00	\$ 42,000.00 RECALLED
7. 03CV1356 CHASE MANHATTAN MTG. CORP. VS. GAYLE MITCHELL ET AL	3749 CASTLE COURT YOUNGSTOWN, OH 44511 53 150 0 205 & 53 150 0 205A	\$ 114,000.00	\$ 76,000.00 RECALLED
8. 03CV1606 AMERICAN BUSINESS MTG. SERVICES VS DARLA I. MCGARRY ET AL	48 FERNWOOD AVE. YOUNGSTOWN, OH 44509 53 172 0 071.00	\$ 51,000.00	\$ 34,000.00 RECALLED
9. 03CV1657 WELLS FARGO HOME MTG. INC. VS VALERIE A. MALONEY ET AL	3610 BEECHWOOD PLACE YOUNGSTOWN, OH 44502 53 117 062 6000	\$ 27,000.00	\$ 18,000.00 PLAINTIFF
10. 03CV2171 FIRST PLACE BANK VS. MARK MALLEN ET AL	66 BALDWIN ST. YOUNGSTOWN, OH 44505 53 006 0 190.00	\$ 4,500.00	\$ 3,000.00 NO BIDS

11. 03CV2171 FIRST PLACE BANK VS. MARK MALLIN ET AL	353 FAIRGREEN AVE. YOUNGSTOWN, OH 44504 53 008 0 065.00	\$ 6,000.00	\$ 4,000.00 NO BIDS
12. 03CV2171 FIRST PLACE BANK VS. MARK MALLIN ET AL	6936 PAXTON RD. YOUNGSTOWN, OH 44512 29 066 0 231	\$ 57,000.00	\$ 38,000.00 \$ 59,000.00 PLAINTIFF
13. 03CV4582 JP MORGAN CHASE BANK ET AL VS. LAMONT LUNDY ET AL	169 UPLAND AVE. YOUNGSTOWN, OH 44505 63 012 0 458.00	\$ 33,000.00	\$ 22,000.00 PLAINTIFF
14. 04CV488 ABN AMRO MORTGAGE GROUP INC. VS ROBERT NORTON ET AL	53 BISSELL AVE. YOUNGSTOWN, OH 44505 53 010 0 402.00	\$ 6,000.00	\$ 4,000.00 \$ 70,000.00 PLAINTIFF
15. 04CV1103 J.B. HUNT TRANSPORT INC. VS. HAROLD RAMBERT ET AL	316 W. CHALMERS AVE. YOUNGSTOWN, OH 53 127 0 241.00	\$ 9,000.00	\$ 6,000.00 PLAINTIFF
16. 04CV1335 EVERHOME MORTGAGE CO. VS. GRACE M. YATES ET AL	1558 REPUBLIC AVE. YOUNGSTOWN, OH 44505 53 104 0 092.00	\$ 6,000.00	\$ 4,000.00 \$ 8,000.00 PLAINTIFF
17. 04CV1780 FIFTH THIRD MORTGAGE CO. VS. LYNNISE WELLS ET AL	860 LANTERMAN RD. YOUNGSTOWN, OH 44511 53 133 0 078.00	\$ 30,000.00	\$ 20,000.00 PLAINTIFF
18. 04CV1915 CITIFINANCIAL MTG. CO. VS. LLOYD HEWLETT JR. ET AL	2532 ELM ST. YOUNGSTOWN, OH 44505 53 0140026000	\$ 15,000.00	\$ 10,000.00 PLAINTIFF
19. 04CV2174 SKY BANK VS. JAMES A. KOVACH ET AL	282 BENITA AVE. YOUNGSTOWN, OH 44504 53 0150202000	\$ 33,000.00	\$ 22,000.00 PLAINTIFF
20. 04CV2370 SECOND NATIONAL BANK OF WARREN VS. JERRY JANN ET AL	124 E. AVONDALE AVE. YOUNGSTOWN, OH 44507 53 119 0 105.00 0	\$ 30,000.00	\$ 20,000.00 PLAINTIFF
21. 04CV2474 BANK ONE, N.A. VS. FAYASHA L. GIBSON ET AL	259 HILTON AVE. YOUNGSTOWN, OH 44507 53 1170222000	\$ 30,000.00	\$ 20,000.00 PLAINTIFF
22. 04CV2716 SOUTHWEST CAPITAL INVESTMENTS LLC ET AL VS. JAMES HARRIS ET AL	931 BONNIE BRAE YOUNGSTOWN, OH 44501 53 133 0 137.00 0	\$ 18,000.00	\$ 12,000.00 PLAINTIFF
23. 04CV2839	1583 THIRD ST.	\$ 18,000.00	\$ 12,000.00

CHARTER ONE BANK VS. STEPHANIE DIANA ET AL	YOUNGSTOWN, OH 44509 53 066 0 045.00		PLAINTIFF
24. 04CV2850 FIRSTMERIT MTG. CORP. VS. DEWAYNE LOCKHART ET AL	469 PARKCLIFFE AVE. YOUNGSTOWN, OH 44511 53 1260119000	\$ 21,000.00	\$ 14,000.00 PLAINTIFF
25. 04CV2853 FIRSTMERIT MTG. CORP. VS. DEWAYNE LOCKHART ET AL	315 E. DEWEY AVE. YOUNGSTOWN, OH 44507 53 115 0 159 00 0	\$ 18,000.00	\$ 12,000.00 PLAINTIFF
26. 04CV2855 BENEFICIAL OHIO INC. VS. MICHAEL E. KRUSELY ET AL	4340 MAUREEN DR. YOUNGSTOWN, OH 48 108 0 017 00 0	\$ 63,000.00	\$ 42,000.00 \$ 58,000.00 PLAINTIFF
27. 04CV2876 FIRSTMERIT MORTGAGE CORP. VS. DEWAYNE LOCKHART ET AL	914 PARKVIEW YOUNGSTOWN, OH 44511 53 134 0 086 00 0	\$ 18,000.00	\$ 12,000.00 PLAINTIFF
28. 04CV2921 ABN AMRO MORTGAGE GROUP INC. VS LINDA CARR ET AL	53 KENMAR YOUNGSTOWN, OH 44515 48 0230041000	\$ 63,000.00	\$ 42,000.00 PLAINTIFF
29. 04CV2970 CENTEX HOME EQUITY CORP. VS. TIMOTHY C. STEWART ET AL	2682 COOPER ST. YOUNGSTOWN, OH 44502 53 1080156000	\$ 27,000.00	\$ 18,000.00 PLAINTIFF
30. 04CV3002 BANK ONE N.A. VS. CHARLES LITTLEJOHN ET AL	3226 HILLMAN ST. YOUNGSTOWN, OH 44507 53 126 0 272	\$ 21,000.00	\$ 14,000.00 PLAINTIFF