

Sheriff Sale May 24, 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: JUNE 7, 2005

NEW LIST AVAILABLE: MAY 31, 2005

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 03CV890 MTG ELECTRONIC REGISTRATIONS SYS. VS. MILDRED A. GARTHWAIT ET AL	35 S. RICHVIEW AVE. YOUNGSTOWN, OH 44509 53 167 011	\$ 30,000.00	\$ 20,000.00 RECALLED
2. 03CV4137 NATIONAL CITY BANK VS. THOMAS WATSON ET AL	3502 KIRK RD. YOUNGSTOWN, OH 44511 53 152 103	\$ 69,000.00	\$ 46,000.00 RECALLED
3. 04CV2533 WELLS FARGO BANK VS. EDWARD A. JENNINGS ET AL	481 CATALINA AVE. YOUNGSTOWN, OH 44503 53 0810033000	\$ 30,000.00	\$ 20,000.00 RECALLED
4. 01CV2520 FIRST NATIONAL BANK OF PA. VS. DOMINIC ITALIANO JR. ET AL	8571 RESERVE COURT POLAND, OH 44514 29 036 015 36	\$ 249,000.00	\$ 166,000.00 \$ 202,000.00 SUE SORICE
5. 03CV1900 BANK ONE, NA VS. VICTOR C. MOHL ET AL	312 VERDANT CANFIELD, OH 44406 28 021 0 021 000	\$ 186,000.00	\$ 124,000.00 RECALLED
6. 03CV3077 SECOND NATIONAL BANK OF WARREN VS. KELLY J. SARGENT ET AL	3765 MERCEDES PLACE #6 CANFIELD, OH 44406 26 059 0 013 06	\$ 75,000.00	\$ 50,000.00 \$ 76,000.00 PLAINTIFF
7. 04CV423 BANK ONE, NA VS. K TALATI ET AL	10076 MARKET ST. NORTH LIMA, OH 44452 05 063 0 012.00	\$ 1,200,000.00	\$ 800,000.00 PLAINTIFF
8. 04CV594 FIRST PLACE BANK VS. WALTER L. BETTS ET AL	531 FRANCISCA AVE. YOUNGSTOWN, OH 44504 53 081 0 258	\$ 45,000.00	\$ 30,000.00 NO BIDS
9. 04CV611 NATIONAL CITY BANK VS. H. PAULINE MATTA ET AL	1390 SHIELDS RD. YOUNGSTOWN, OH 44511 29 0870046000	\$ 78,000.00	\$ 52,000.00 RECALLED
10. 04CV987 MTGLQ INVESTORS L P VS. MICHAEL MIKE JR. ET AL	340 VICTORIA RD. AUSTINTOWN, OH 44515 48 1060008000	\$ 1,500,000.00	\$ 1,000,000.00 RECALLED

11. 04CV1004 BANK ONE NA VS. JUDY KNITTLE ET AL	3311 ESTATE CIRCLE YOUNGSTOWN, OH 44511 53 155 0 067	\$ 66,000.00	\$ 44,000.00 WALCO CONDOMINIUM CORP.
12. 04CV1840 MIDFIRST BANK VS. LAVERNE DORSEY MARTIN ET AL	614 FERNDALE AVE. YOUNGSTOWN, OH 44511 53 128 118.00	\$ 27,900.00	\$ 18,600.00 PLAINTIFF
13. 04CV1879 FIRST PLACE BANK VS. BEVERLY M. CITINO REVAK ET AL	4932 SOUTH TURNER RD. CANFIELD, OH 44406 26 004 034	\$ 237,000.00	\$ 158,000.00 \$ 226,000.00 NICK R. LOZE JR. & TINA M. MAILLIS
14. 04CV2297 EMC MORTGAGE CORP. VS. EDWARD R. BENSON ET AL	112 REGENT ST. CAMPBELL OH 44405 46 016 278	\$ 33,000.00	\$ 22,000.00 RECALLED
15. 04CV2594 MTG ELECTRONIC REGISTRATION SYS. VS. STACY L. ROBINSON ET AL	353 POTOMAC AVE. YOUNGSTOWN, OH 44507 53 117 0 131	\$ 30,000.00	\$ 20,000.00 PLAINTIFF
16. 04CV2647 FIRST PLACE BANK VS. JOSEPH TIBERIO ET AL	363 E. RAVENWOOD AVE. YOUNGSTOWN, OH 44507 53 117 0 277	\$ 27,000.00	\$ 18,000.00 NO BIDS
17. 04CV2866 FIRST PLACE BANK VS. GERALD R. CLARK	1711 E. MIDLOTHIAN BLVD. YOUNGSTOWN, OH 44502 53 192 0 432	\$ 30,000.00	\$ 20,000.00 PLAINTIFF
18. 04CV2990 CITIFINANCIAL INC. VS. CHRISTOPHER CARPENTER ET AL	115 DEVITT AVE. CAMPBELL, OH 44405 46 003 419.00	\$ 24,000.00	\$ 16,000.00 NO BIDS
19. 04CV3131 FIRST PLACE BANK VS. RICHARD SLAVEN JR. ET AL	2306 HAMILTON DR. POLAND, OH 44514 35 003 0 072	\$ 78,000.00	\$ 52,000.00 \$ 60,000.00 PLAINTIFF
20. 04CV3180 LENDERS DEPOT INC. VS. ARLENA E. DAVIS ET AL	PARCEL #1 28 W. AUBURNDALE ST. YOUNGSTOWN, OH 44507 53-124-0-015.00-0 & 53-124-0-017.00-0	\$ 3,000.00	\$ 2,000.00 NO BIDS
	PARCEL #2 835 N. GARLAND AVE. YOUNGSTOWN, OH 44505 53-020-0-140.00	\$ 3,000.00	\$ 2,000.00 NO BIDS
	PARCEL #3 550 WEST BOSTON AVE. YOUNGSTOWN, OH 44511 53-129-006-400	\$ 15,000.00	\$ 10,000.00 NO BIDS
04CV3180 continued LENDERS DEPOT INC. VS. ARLENA E. DAVIS ET AL	PARCEL #4 335 WEST MYRTLE AVE. YOUNGSTOWN, OH 44511 53-055-311-000	\$ 7,500.00	\$ 5,000.00 NO BIDS

PARCEL #5 272-274 E. RAVENWOOD \$ 300.00
YOUNGSTOWN, OH 44507
583-117-252-000

\$ 100.00
NO BIDS