

Sheriff Sale July 05,2005

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: JULY 19, 2005

NEW LIST AVAILABLE: JULY 12, 2005

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 04CV3401 THE PROVIDENT BANK VS. ANDREW L. CULP ET AL	436 N. 18TH ST. SEBRING, OH 44672 21 004 0 456 & 21 004 0 454	\$ 48,000.00	\$ 32,000.00 RECALLED
2. 04CV3757 JP MORGAN CHASE BANK VS. SHAWN DORMAN ET AL	3033 S. LIPKEY RD. NORTH JACKSON, OH 44451 50 044 0 009 00 0	\$ 63,000.00	\$ 42,000.00 RECALLED
3. 01CV815 GMAC MORTGAGE CORPORATION VS. DOROTHY R. DOWNIE ET AL	6610 APPLEWOOD BLVD. YOUNGSTOWN, OH 44512 29 007 0 002	\$ 123,000.00	\$ 82,000.00
4. 03CV2599 BANK OF NEW YORK VS. ANTHONY D. SHADE ET AL	37 E. JUDSON AVE. YOUNGSTOWN, OH 44507 53 118 0 192 00	\$ 18,000.00	\$ 12,000.00
5. 03CV3068 HARRIS TRUST & SAVINGS BANK VS. ANTHONY CUBELLIS JR. ET AL	24 PINEHURST AVE. YOUNGSTOWN, OH 44512 53 199 0 048 000	\$ 63,000.00	\$ 42,000.00
6. 03CV3106 CHASE MANHATTAN MORTGAGE VS. NECHELLE D. WHITEMORE ET AL	1846 WOODLAND TRACE YOUNGSTOWN, OH 44515 48 107 0 174	\$ 81,000.00	\$ 54,000.00
7. 03CV3142 SKY BANK VS. BULLET BARN INC.	8070 SOUTHERN BLVD. BOARDMAN, OH 44512 29 034 0 063.06	\$ 405,000.00	\$ 270,000.00

8. 03CV3371 FIRST PLACE BANK VS. G. KRAIG KESNER ET AL	276 BRAINARD DR. YOUNGSTOWN, OH 44512 29 064 0 314	\$ 138,000.00	\$ 92,000.00
9. 03CV3527 SKY BANK VS. JAMES R. FRIEND ET AL	181 W. EARL AVE. YOUNGSTOWN, OH 53 052 0 304.00, 53 052 0 303.00 & 53 052 0 302.00	\$ 9,000.00	\$ 6,000.00
10. 03CV4525 BANK ONE, NA VS. BEATRICE S. HART ET AL	2768 HIGHLAND AVE. YOUNGSTOWN, OH 44514 35 031 0 185.00	\$ 87,000.00	\$ 58,000.00
11. 04CV47 GREEN TREE SERVICING VS. SAMUEL HOWARD ET AL	135 BROOKLINE AVE. YOUNGSTOWN, OH 44505 53 013 0 068 00	\$ 39,000.00	\$ 26,000.00
12. 04CV285 WELLS FARGO BANK VS. ROY J. GLEE ET AL	12049 N. BANKDY RD. ALLIANCE, OH 44601 16 088 0 002 000	\$ 48,000.00	\$ 32,000.00
13. 04CV295 ABN AMRO MORTGAGE GROUP INC. VS. CHRISTOPHER M. PETIT ET AL	244 MADISON AVE. YOUNGSTOWN, OH 44504 53 005 0 353.00	\$ 180,000.00	\$ 120,000.00
14. 04CV307 DEUTSCHE BANK NATIONAL TRUST VS. RICHARD HENRY ET AL	51 LABELLE AVE. YOUNGSTOWN, OH 44507 43 118 0 239 000	\$ 27,000.00	\$ 18,000.00
15. 04CV330 NATIONAL CITY MORTGAGE VS. ANGELO L. GONZALEZ ET AL	331 PORTER AVE. CAMPBELL, OH 44405 46 009 0 395	\$ 57,000.00	\$ 38,000.00
16. 04CV789 SKY BANK VS. MICHAEL E. MILLER (DEC'D) ET AL	479 CLEARMONT DR. YOUNGSTOWN, OH 44511 53 125 0 383.00	\$ 27,000.00	\$ 18,000.00
17. 04CV888 WELLS FARGO BANK MINNESOTA VS. JOSEPH A. ORR ET AL	355 WEST CALLA RD. YOUNGSTOWN, OH 44514 0606300290 00	\$ 90,000.00	\$ 60,000.00
18. 04CV932 ABN AMRO MORTGAGE GROUP VS. DAVID A. BRION (DEC'D) ET AL	126 N. 19TH ST. SEBRING, OH 44672 21 004 0 003.00 & 21 004 0 006.00	\$ 117,000.00	\$ 78,000.00
19. 04CV1679 FEDERAL NATIONAL MTG ASSN VS. TIMOTHY J. OPINCAR ET AL	2819 HUDSON AVE. YOUNGSTOWN, OH 44511 53 127 068	\$ 9,000.00	\$ 6,000.00

20. 04CV1707 WELLS FARGO BANK MINNESOTA VS. ALAN WARD ET AL	59 SYCAMORE DR. NEW MIDDLETOWN, OH 44442 03 003 032 & 03 003 033	\$ 39,000.00	\$ 26,000.00
21. 04CV1759 UNION PLANTERS BANK NA VS. ROMAN RUDNYTSKY ET AL	380 CRANBERRY RUN DR. BOARDMAN, OH 44512 29 070 003	\$ 168,000.00	\$ 112,000.00
22. 04CV1983 AMERICAN GENERAL FINANCIAL SERVICE VS. GLADYS BOGGS (DEC'D) ET AL	21375 OAK ST. ALLIANCE, OH 44601 16 042 0 275.000, 16 042 0 276.000 16 042 0 277.000 & 16 042 0 278.000	\$ 10,500.00	\$ 7,000.00
23. 04CV2025 M & T MORTGAGE CORPORATION VS. MICHELLE F. MATYI ET AL	290 POLAND AVE. STRUTHERS, OH 44471 38 011 0 213	\$ 48,000.00	\$ 32,000.00
24. 04CV2116 DEUTSCHE BANK TRUST CO. VS. TARA L. SEBRELL ET AL	184 MAPLE DR. BOARDMAN, OH 44512 29 0010024000	\$ 45,000.00	\$ 30,000.00
25. 04CV2145 BANK ONE NATIONAL ASSOCIATION VS. RANDY B. REED ET AL	13848 TANK ST. SMITH, OH 44601 19 028 0 076.00 0 & 19 028 0 075.00 0	\$ 27,000.00	\$ 18,000.00
26. 04CV2228 LASALLE BANK NA VS. DAVID T. RILEY ET AL	3429 GLENWOOD AVE. YOUNGSTOWN, OH 44511 53 128 220 & 53 128 221	\$ 21,000.00	\$ 14,000.00
27. 04CV2556 NEW CENTURY HOME EQUITY VS. RITA R. SCOTT ET AL	180 E. JUDSON AVE. YOUNGSTOWN, OH 44507 53 118 0 435.00	\$ 30,000.00	\$ 20,000.00
28. 04CV2674 PAUL DONLEY ET AL VS. RANDY DONLEY ET AL	1223 WOODLEDGE AUSTINTOWN, OH 44515 48 0410038000	\$ 87,000.00	\$ 58,000.00
29. 04CV2758 CENTEX HOME EQUITY CO. VS. ROBERT D. GREEN ET AL	14117 YOUNGSTOWN PITTSBURGH RD. PETERSBURG, OH 44454 01 220 0 098.00 & 01 220 0 099.00	\$ 39,000.00	\$ 26,000.00
30. 04CV2957 BANK OF NEW YORK AS TRUSTEE VS. AYANNA PICKETT ET AL	908 MIAMI AVE. YOUNGSTOWN, OH 44505 53 206 0 177.00	\$ 15,000.00	\$ 10,000.00
31. 04CV2971	651 ANGILINE DR.	\$ 135,000.00	\$ 90,000.00

GMAC MORTGAGE CORPORATION VS. RANDALL E. WHITE ET AL	YOUNGSTOWN, OH 44512 29 107 0 038.00 0		
32. 04CV3114 DEUTSCHE BANK NATIONAL TRUST VS. NADINE JOHNSON ET AL	53 E. LUCIUS AVE. YOUNGSTOWN, OH 44511 53 1190176000	\$ 18,000.00	\$ 12,000.00
33. 04CV3281 SKY BANK VS. OREST J. ZARLINGO ET AL	1312 POLAND AVE. YOUNGSTOWN, OH 44502 53 0400028020	\$ 210,000.00	\$ 140,000.00
34. 04CV3372 MTG ELECTRONIC REGISTRATON SYS. VS. TIMOTHY PARKER ET AL	2360 MCGUFFEY RD. YOUNGSTOWN, OH 44505 53 213 0 335 00.0	\$ 9,000.00	\$ 6,000.00
35. 04CV3431 GMAC MORTGAGE CORP. VS. KEVIN M. KENNEDY ET AL	8562 GLENWOOD AVE. #4 BOARDMAN, OH 44512 29 0960152040	\$ 81,000.00	\$ 54,000.00
36. 04CV3443 UNION FEDERAL BANK OF INDIANAPOLIS VS. JAMES P. NAGY ET AL	148 LINCOLN PARK YOUNGSTOWN, OH 44506 53 033020000	\$ 6,000.00	\$ 4,000.00
37. 04CV3455 KEY BANK U S A, NA VS. DONALD E. ENGLERT ET AL	488 W. TEXAS AVE. SEBRING, OH 44672 21 001 0 322.00 0	\$ 12,000.00	\$ 8,000.00
38. 04CV3516 THE CADLE CO. VS. BRENDA WRIGHT ET AL	910 ALAMEDA AVE. YOUNGSTOWN, OH 53 0800054000	\$ 12,000.00	\$ 8,000.00
39. 04CV3577 CITIFINANCIAL MTG. CO. INC. VS. ROXANNE SZEKELY ET AL	43 HAMILTON AVE. POLAND, OH 44514 36 009 0 050.00 0	\$ 90,000.00	\$ 60,000.00
40. 04CV3630 GREATER WARREN COMMUNITY C.U. VS. CHET W. BOLENDER ET AL	219 LOWELL AVE. YOUNGSTOWN, OH 44512 53 191 0 004.00	\$ 15,000.00	\$ 10,000.00
41. 04CV3664 FIDELITY BANK VS. EUGENE F. HIGINBOTHAM JR. ET AL	5215 NEW RD. YOUNGSTOWN, OH 44515 48 020008000	\$ 57,000.00	\$ 38,000.00
42. 04CV3667 JP MORGAN CHASE BANK VS. ERNEST E. REINER ET AL	180 SHADYSIDE DR. YOUNGSTOWN, OH 44512 29 001 0 081.00 0	\$ 57,000.00	\$ 38,000.00

43. 04CV3774 DEUTSCHE BANK NATIONAL TRUST VS. LESLIE R. HENRY ET AL	2283 GLACIER RD. NEW SPRINGFIELD, OH 44443 01 171 0 002 01	\$ 153,000.00	\$ 102,000.00
44. 04CV3848 JP MORGAN CHASE BANK VS. MIKE A. MCAULIFFE ET AL	103 PARK AVE. YOUNGSTOWN, OH 44505 53 006 0 218 00 0	\$ 9,000.00	\$ 6,000.00
45. 04CV4001 ALLIANCE MORTGAGE CO. VS. ADRIANNA SNYDER ET AL	5610 BAYLOR AVE. YOUNGSTOWN, OH 44515 48 110 0 316.00	\$ 72,000.00	\$ 48,000.00
46. 04CV4210 HOUSEHOLD REALTY CORP. VS. WILLIAM L. VANISH ET AL	210 AVONDALE AVE. YOUNGSTOWN, OH 44507 53 1160002000	\$ 21,000.00	\$ 14,000.00
47. 03CV4305 CORTLAND SAVINGS & BANK CO. VS. VILLA MARIE ESTATES INC. ET AL	1421 STRUTHERS-COITSVILLE RD. COITSVILLE TWP. OH 45 45 075 0 001.00 0 & 45 074 0 006.00 0 45 075 0 002.00 0 & 39 077 0 044.00 0	\$ 1,164,000.00	\$ 776,000.00