

Sheriff Sale July 19, 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: AUGUST 2, 2005
NEW LIST AVAILABLE: JULY 26, 2005

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 02CV1093 HOME SAVINGS & LOAN CO. VS. DEBORAH A. CONGONELLO ET AL	3216 BEARS DEN RD. YOUNGSTOWN, OH 44511 53 147 0 79.00	\$ 57,000.00	\$ 38,000.00 RECALLED
2. 04CV2113 BANK ONE NA VS. MICHAEL MILES ET AL	178 LINCOLN PARK DR. YOUNGSTOWN, OH 44506 53 033 0 18100	\$ 10,500.00	\$ 7,000.00 RECALLED
3. 04CV2748 FIRST NATIONAL BANK OF PENNSYLV. VS. VICTOR MOHL ET AL	1163 REDTAIL HAWK YOUNGSTOWN, OH 44512 29 115 0 020.06	\$ 84,000.00	\$ 56,000.00 RECALLED
4. 97CV871 TREASURER OF MAHONING COUNTY VS. SALINA COVINGTON ET AL	53 DELASON YCL 9963 53 052 0 390.00		\$ 8,873.98 PLUS COSTS NO BIDS
5. 97CV871 TREASURER OF MAHONING COUNTY VS. SALINA COVINGTON ET AL	44 DELASON YCL 9948 53 052 0 370.00	48 DELASON YCL 9949 53 052 0 369.00	\$ 600.00 AUDITOR APPRAISAL PLUS COSTS DUANE KENNEDY RYAN
6. 99CV2446 NATIONS Banc MTG. CORP. VS. ERIC T. MAHDEVIAH ET AL	227 S. BONAIR AVE. YOUNGSTOWN, OH 44509 53 165 0 087.00	\$ 30,000.00	\$ 20,000.00 \$ 25,000.00 PLAINTIFF
7. 01CV963 FLEET MTG CORP. VS. GARY W. GREENLUNDET AL	71 CARNEGIE AVE. AUSTINTOWN, OH 44515 48 025 0 614.00 & 48 025 0 615.00	\$ 60,000.00	\$ 40,000.00 PLAINTIFF
8. 01CV3194 HOME SAVINGS & LOAN CO. VS DAVID E. CHANEY ET AL	2829 BEARS DEN RD. YOUNGSTOWN, OH 44511 53 160 0 010	\$ 81,000.00	\$ 54,000.00 \$ 60,000.00 PLAINTIFF

9. 02CV2504 WELLS FARGO BANK MINNESOTA VS. JASON J. HOLLOBAUGH ET AL	124 HALLS HEIGHTS AVE. YOUNGSTOWN, OH 44509 53 065 0 156	\$ 27,900.00	\$ 18,600.00 \$ 38,250.00 PLAINTIFF
10. 02CV3926 HOME SAVINGS & LOAN CO. VS. ROBERT M. EMANUEL ET AL	259 LOWELLVILLE RD. STRUTHERS, OH 44471 38 010 012.00 & 38 010 142.00	\$ 42,000.00	\$ 28,000.00 PLAINTIFF
11. 03CV840 ABN MTG GROUP INC. VS. GLENN E. WEAVER ET AL	2428 TAYLOR ST. YOUNGSTOWN, OH 44502 53 108 0 122	\$ 12,000.00	\$ 8,000.00 PLAINTIFF
12. 03CV990 CENTEX HOME EQUITY VS. RANDALL S. SNYDER SR. ET AL	5731 BORDER AVE. YOUNGSTOWN, OH 44512 29 008 0 056.01		\$ 39,000.00 PLAINTIFF
13. 03CV1797 ALTERCARE OF ALLIANCE CTR. VS. ARTHUR SIMMS III ET AL	301 N. 18TH ST. SEBRING, OH 44672 21 004 0 361.00 0	\$ 42,000.00	\$ 28,000.00 NO BIDS
14. 03CV3717 FIFTH THIRD BANK VS. WILLIAM R. MANSOUR ET AL	301 ROME DR. YOUNGSTOWN, OH 44515 48 017 128.00	\$ 72,000.00	\$ 48,000.00 \$ 76,850.22 PLAINTIFF
15. 04CV30 JP MORGAN CHASE BANK VS. KENNETH KIEMSCHIES ET AL	428 W. RAVENWOOD YOUNGSTOWN, OH 44511 53 125 0355000	\$ 21,000.00	\$ 14,000.00 PLAINTIFF
16. 04CV198 DEUTSCHE BANK NATIONAL TRUST CO. VS. LINDA S. NITZSKY ET AL	15 S. PORTLAND YOUNGSTOWN, OH 44509 53 067 0 451.00	\$ 36,000.00	\$ 24,000.00 PLAINTIFF
17. 04CV299 MARY ANN LEVIN VS. JAMES M. MILLER ET AL	3726 ALAMO PLACE YOUNGSTOWN, OH 44502 53 241 195.00		\$ 11,125.00 PLAINTIFF
18. 04CV384 MTG ELECTRONIC REGISTRATION SYS. VS. CHUCK HAMPTON ET AL	1513 WICK AVE. YOUNGSTOWN, OH 53 01031700	\$ 7,500.00	\$ 5,000.00 PLAINTIFF
19. 04CV788 WM SPECIALITY MORTGAGE VS. WENDY EASTON ET AL	4714 CANFIELD RD. CANFIELD, OH 44406 26 041 0 080 01 0	\$ 165,000.00	\$ 110,000.00 PLAINTIFF
20. 04CV982 BENEFICIAL OHIO INC. VS. ANNA R. MCGRW ET AL	1617 FORD AVE. YOUNGSTOWN, OH 44504 53 008 004 & 53 008 005	\$ 39,000.00	\$ 26,000.00 \$ 40,000.00 PLAINTIFF

21. 04CV1124 CHASE MANHATTAN BANK USA VS. CHRISTOPHER J. POCHIRO ET AL	1646 THALIA YOUNGSTOWN, OH 44514 53 194 0 102	\$ 33,000.00	\$ 22,000.00 RECALLED
22. 04CV1372 NATIONAL CITY BANK VS. JOHN THOMAS ET AL	422 NORWOOD AVE. YOUNGSTONW, OH 44504 53 008 204	\$ 27,000.00	\$ 18,000.00 RECALLED
23. 04CV1564 LAURA JOHNSON ET AL VS. MELODY GRASSO NKA CASSITY ET AL	3899 CENTER RD. POLAND, OH 44514 350 51007800	\$ 81,000.00	\$ 54,000.00 \$ 65,500.00 WAYNE & DIANE WALKAMA
24. 04CV2087 BA MTG LLC VS. DONALD O. DAVIS ET AL	2100 HUBBARD RD. HUBBARD, OH 44425 5500 70004010	\$ 90,000.00	\$ 60,000.00 RECALLED
25. 04CV2205 SECOND NATIONAL BANK OF WARREN VS. SHAUN R. TOTH ET AL	19 KROECK AVE. YOUNGSTOWN, OH 44515 48 0280012000	\$ 57,000.00	\$ 38,000.00 \$ 60,000.00 PLAINTIFF
26. 04CV2271 CHASE MANHATTAN MTG. CORP. VS. TY A. BEACHLER ET AL	85 SARANAC YOUNGSTOWN, OH 44506 53 011 0 108.00	\$ 7,500.00	\$ 5,000.00 RECALLED
27. 04CV2392 MTG ELECTRONIC REGISTRATION SYS. VS. DUANE E. WELLMAN SR. ET AL	211 S. SCHENLEY AVE. YOUNGSTOWN, OH 53 1660045000	\$ 51,000.00	\$ 34,000.00 PLAINTIFF
28. 04CV2436 BANK OF NEW YORK VS. MICHAEL G. HARDIN ET AL	448 SOUTH 15TH ST. SEBRING, OH 44672 21 0070086000	\$ 15,000.00	\$ 10,000.00 PLAINTIFF
29. 04CV2537 BANK ONE NA VS. VINCENT E. BADDELEY SR. ET AL	645 E. OHIO AVE. SEBRING, OH 44672 21 013 0 045 - 044 - 031	\$ 54,000.00	\$ 36,000.00 PLAINTIFF
30. 04CV2803 MTG ELECTRONIC REGISTRATION SYS. VS. SCOTTM. HAYS ET AL	196 CLIFTON DR. BOARDMAN, OH 44512 290 001 0 201.00	\$ 60,000.00	\$ 40,000.00 PLAINTIFF
31. 04CV2824 CREDIT BASED ASSET SERVICING VS. CLEVELAND KING III ET AL	978 OTTAWA DR. YOUNGSTOWN, OH 44511 531350356000 & 531350357000	\$ 108,000.00	\$ 72,000.00 RECALLED
33. 04CV2955 FEDERAL NATIONAL MTG. ASSN. VS. DONALD F. PARKER ET AL	2203 CHANEY CIRCLE YOUNGSTOWN, OH 44509 53 163 0 128.00	\$ 66,900.00	\$ 44,600.00 PLAINTIFF
33. 04CV2996 FIRST PLACE BANK VS.	511 SANDERSON AVE. CAMPBELL, OH 44405	\$ 69,000.00	\$ 46,000.00 \$ 46,100.00

YVONNE J. SMITH ET AL	46 009 0 261		KEVIN DILL
34. 04CV3001 WACHOVIA BANK VS. HARRY D. JONES ET AL	5141 WEST WEBB RD. AUSTINTOWN, OH 44515 48 041 0 014	\$ 57,000.00	\$ 38,000.00 \$ 70,000.00 PLAINTIFF
35. 04CV3033 MIDFIRST BANK VS. ANGELA C. CARDELEIN ET AL	294 N. EDGEHILL AVE. AUSTINTOWN, OH 44515 48 024 254 00	\$ 63,000.00	\$ 42,000.00 \$ 55,000.00 PLAINTIFF
36. 04CV3044 CITIBANK NA TRUSTEE VS. TONYA LAURIN ET AL	484 FRANCISCA AVE. YOUNGSTOWN, OH 44504 53 081 0 072	\$ 39,000.00	\$ 26,000.00 PLAINTIFF
37. 04CV3138 DEUTSCHE BANK NATIONAL TRUST VS. BRYCE HINES ET AL	2384 CHANEY CIRCLE YOUNGSTOWN, OH 44509 53 1630145000	\$ 57,900.00	\$ 38,600.00 \$ 60,509.56 PLAINTIFF
38. 04CV3394 WELLS FARGO BANK NA VS. GENE A. DECHRISTOFARO JR. ET AL	459 ALMYRA ST. YOUNGSTOWN, OH 44511 53 1260033000	\$ 18,900.00	\$ 12,600.00 PLAINTIFF
39. 04CV3406 MTG ELECTRONIC REGISTRATION SYS. VS. GENE A. DECHRISTOFARO JR. ET AL	373 E. RAVENWOOD AVE. YOUNGSTOWN, OH 44507 53 1170274000	\$ 24,000.00	\$ 16,000.00 PLAINTIFF
40. 04CV3514 CITIFINANCIAL INC. VS. KEVIN A. WAIT ET AL	871 S. SCHENLEY AVE. YOUNGSTOWN, OH 44509 53 1630023000	\$ 60,000.00	\$ 40,000.00 PLAINTIFF
41. 04CV3515 BENEFICIAL OHIO INC. VS. DEBORAH PADGITT ET AL	25 MATTA AVE. YOUNGSTOWN, OH 44509 56 168 230	\$ 39,000.00	\$ 26,000.00 PLAINTIFF
42. 04CV3550 MIDFIRST BANK VS. ROBERTA ROBINSON ET AL	775 FAIRMONT AVE. YOUNGSTOWN, OH 44510 53 079 086.00	\$ 10,500.00	\$ 7,000.00 \$ 9,000.00 PLAINTIFF
43. 04CV3554 US BANK NA AS TRUSTEE VS. HEATHER HELSEL ET AL	1645 MAYFIELD AVE. YOUNGSTOWN, OH 44509 53 0680274000	\$ 27,900.00	\$ 18,600.00 PLAINTIFF
44. 04CV3609 BANK OF NEW YORK AS TRUSTEE VS. ROBERT J. TULLIO ET AL	4233 CARLISLE AVE. YOUNGSTOWN, OH 44511 48 108 0 149 00 0	\$ 63,000.00	\$ 42,000.00 \$ 54,000.00 PLAINTIFF
45. 04CV3625 STATE STREET BANK & TRUST CO. VS. JOHN T. BOWERS ET AL	262 HILTON YOUNGSTOWN, OH 44507 53 11701740000	\$ 25,500.00	\$ 17,000.00 \$ 17,100.00 KEVIN HERSHEY

46. 04CV3641 AMERIQUEST MTG. CO. VS. DAVID STILLION ET AL	1225 S. JOHNSON ST. SEBRING, OH 44672 16 05000016000	\$ 72,000.00	\$ 48,000.00 PLAINTIFF
47. 04CV3786 WELLS FARGO BANK VS. ROBERT E. BROWN ET AL	1779 LAURIE DR. YOUNGSTOWN, OH 44511 48 1080136000	\$ 72,000.00	\$ 48,000.00 \$ 53,100.00 THE 80-4-ALL
48. 04CV3826 CITIFINANCIAL MTG. CO. INC. VS. WILLIAM M. FANTONE ET AL	718 E. LACLEDE AVE. YOUNGSTOWN, OH 44502 53 113 0 422.000	\$ 33,000.00	\$ 22,000.00 RECALLED
49. 04CV3847 FIRST PLACE BANK VS. GLENDA MILLER ET AL	759 MILLER AVE. YOUNGSTOWN, OH 44502 52 112 0 325	\$ 33,000.00	\$ 22,000.00 \$ 23,000.00 PLAINTIFF
50. 04CV3877 CITIFINANCIAL MTG. CO. INC. VS. RODERICK B. PRESTON ET AL	67 JEANNETTE DR. BOARDMAN, OH 44512 29 0620187000	\$ 141,000.00	\$ 94,000.00 \$ 125,600.00 RAYMOND RICH JR.
51. 04CV3995 US BANK NA VS. DACCINE C. BENSON ET AL	136 S. PORTLAND AVE. YOUNGSTOWN, OH 44509 53 0680122000	\$ 28,500.00	\$ 19,000.00 \$ 21,092.50 PLAINTIFF
52. 04CV4017 UNION FEDERAL BANK OF INDIANAPOLIS VS. THOMAS A. KARABIN ET AL	3947 STAATZ DR. AUSTINTOWN, OH 44511 48 0040046000	\$ 60,000.00	\$ 40,000.00 RECALLED
53. 04CV4041 RESIDENTIAL FUNDING CORP. VS. MICHAEL BRINDLEY ET AL	153 LAUDERDALE AVE. YOUNGSTOWN, OH 44505 53 012 0 265.00 0	\$ 9,000.00	\$ 6,000.00 \$ 19,014.37 PLAINTIFF
54. 04CV4083 WELLS FARGO BANK NA VS. JOHN L. WATKINS ET AL	410 EMERY YOUNGSTOWN, OH 44507 53 1140189000	\$ 18,000.00	\$ 12,000.00 PLAINTIFF
55. 04CV4448 MIDFIRST BANK VS. JAMES P. LOVELAND ET AL	522N. HARTFORD AVE. YOUNGSTOWN, OH 44509 53 173 254	\$ 36,000.00	\$ 24,000.00 PLAINTIFF