

Sheriff Sale August 02, 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 16, 2005

NEW LIST AVAILABLE: AUGUST 9, 2005

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 03CV615 BAK OF NEW YORK VS. MICHAEL L. DONAHUE SR. ET AL	2135 E. MIDLOTHIAN BLVD. STRUTHERS, OH 44471 38 019 0 075.000	\$ 30,000.00	\$ 20,000.00 RECALLED
2. 03CV4676 HOMECOMINGS FINANCIAL NETWORK VS. LISA A. WRIGHT ET AL	232 E. AVONDALE YOUNGSTOWN, OH 44507 53 116 0 007.00	\$ 27,000.00	\$ 18,000.00 RECALLED
3. 04CV2068 WELLS FARGO BANK MINNESOTA VS. DANIEL J. HOFUS ET AL	4580 COOPER RD. LOWELLVILLE, OH 44436 42 051 029.00; 42 050 001.00 42 051 025.00; 42 051 026.00	\$ 126,000.00	\$ 84,000.00 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. 02CV1239 CITIFINANCIAL MTG CO. INC. VS. PAUL R. OKRUSKY ET AL	2865 SPITLER RD. POLAND, OH 44514 35 057 009 01	\$ 69,000.00	\$ 46,000.00 PLAINTIFF
6. 03CV3239 LEADER MTG. CO. VS. MICHAEL J. MORRIS ET AL	695 AFTON AVE. YOUNGSTOWN, OH 44512 29 0150348000	\$ 72,000.00	\$ 48,000.00 \$ 50,000.00 PLAINTIFF
7. 03CV3263 LIBERTY SAVINGS BANK VS. D.E.B. ENTERPRISES ET AL	6758 FOX CROSSING CT. AUSTINTOWN, OH 44515 48 132 0 185 000	\$ 124,200.00	\$ 82,800.00 \$ 120,000.00 PLAINTIFF
8. 04CV524	369 ELM ST.	\$ 60,000.00	\$ 40,000.00

HOUSEHOLD REALTY CORPORATION VS. JAMES C. BLOCKER JR. ET AL	STRUTHERS, OH 44471 38 018 0 181.000		RECALLED
9. 04CV976 FIRST PLACE BANK VS. WILLIAM H. HULL ET AL	4184 LOCKWOOD BLVD. YOUNGSTOWN, OH 44511 29 07 0 072	\$ 153,000.00	\$ 102,000.00 RECALLED
10. 04CV1115 FIRST NATIONAL BANK OF PENNS. VS. A. BONAMASE LEASING INC.	2915 SALEM WARREN RD. NORTH JACKSON, OH 44451 50 031 006.02	\$ 180,000.00	\$ 120,000.00 RECALLED
11. 04CV1156 BANK OF NEW YORK VS. TIMOTHY G. NANNAH ET AL	136 EAST VERMONT AVE. SEBRING, OH 44672 21 006 0 218	\$ 42,000.00	\$ 28,000.00 PLAINTIFF
12. 04CV1517 CHARTER ONE BANK VS. GEORGE T. PROSSER ET AL	17 BEECHWOOD DR. BOARDMAN, OH 44512 29 00101970000	\$ 66,000.00	\$ 44,000.00 \$ 52,000.00 PLAINITFF
13. 04CV1752 CITIFINANCIAL MTG. CO. VS. RICHARD KRZYS ET AL	4035 SOUTHERN BLVD. YOUNGSTOWN, OH 44512 53 190 0 108.000	\$ 42,000.00	\$ 28,000.00 PLAINTIFF
14. 04CV1945 OHIO SAVINGS BANK VS. JOHN H. JONES ET AL	107 W. HALLECK ST. YOUNGSTOWN, OH 44505 53 012 0 183 000	\$ 12,000.00	\$ 8,000.00 PLAINTIFF
15. 04CV1947 OHIO SAVINGS BANK VS. JOHN H. JONES ET AL	1310 CAMPBELL ST. YOUNGSTOWN, OH 44502 53 108 0 059 000	\$ 6,000.00	\$ 4,000.00 PLAINTIFF
16. 04CV2123 KEY BANK USA VS. ALVENA SCOTT ET AL	1916 GUADALUPE AVE. YOUNGSTOWN, OH 44504 53 081 303 & 53 081 304	\$ 36,000.00	\$ 24,000.00 PLAINTIFF
17. 04CV2274 MTG ELECTRONIC REGISTRATION SYS. VS. RONALD D. CHRISTOFF ET AL	118 COITSVILLE RD. CAMPBELL, OH 44405 46 0010212000	\$ 33,000.00	\$ 22,000.00 \$ 25,000.00 PLAINTIFF
18. 04CV2452 MTG ELECTRONIC REGISTRATION SYS. VS. STANLEY JOHN PAWLOSKY ET AL	1530 CHATTANOOGA POLAND, OH 44514 53 194 223.00	\$ 54,000.00	\$ 36,000.00 \$ 50,000.00 PLAINTIFF
19. 04CV2503 MTG ELECTRONIC REGISTRATION SYS. VS. RALPH M. VALENTINO ET AL	62 SHADYSIDE DR. YOUNGSTOWN, OH 44512 29 001 415 & 29 001 416	\$ 72,000.00	\$ 48,000.00 PLAINTIFF

20. 04CV2991 LASALLE BANK NA VS. THOMAS JONES ET AL	628 MAPLE AVE. YOUNGSTOWN, OH 44512 290 450 178 000; 290 450 181 000 290 450 179 000; 290 450 253 000 & 290 450 180 000	\$ 66,000.00	\$ 44,000.00 PLAINTIFF
21. 04CV2998 BANK OF NEW YORK VS. DANIEL R. CALLAHAN ET AL	269 MILLCREEK DR. YOUNGSTOWN, OH 44512 29 071 0 050 000	\$ 120,000.00	\$ 80,000.00 RECALLED
22. 04VC3036 US BANK NA VS. BEVERLY NAOMI HOLUB ET AL	152 MATHEWS RD. YOUNGSTOWN, OH 44512 29 003 0 138.000	\$ 45,000.00	\$ 30,000.00 PLAINTIFF
23. 04CV3060 CENDANT MTG. CORP. VS. REBECCA J. WRIGHT ET AL	4511 RUSH BLVD. YOUNGSTOWN, OH 44512 531970048000; 29010009000 29 0100090010	\$ 81,000.00	\$ 54,000.00 PLAINTIFF
24. 04CV3083 US BANK NA VS. MARVIN J. FRAME JR. ET AL	4125 STARK DR. YOUNGSTOWN, OH 44515 48 034 0015000	\$ 66,000.00	\$ 44,000.00 \$ 50,000.00 PLAINTIFF
25. 04CV3128 WELLS FARGO BANK MINNESOTA VS. ANGELA M. SHAW ET AL	330 HILTON AVE. YOUNGSTOWN, OH 44507 53 117 0 185.000	\$ 27,000.00	\$ 18,000.00 PLAINTIFF
26. 04CV3181 SECOND NATIONAL BANK OF WAAREN VS. LASER VEIN CENTERS LLC ET AL	755 BOARDMAN CANFIELD RD. B-1 YOUNGSTOWN, OH 44512 29 103 0 144.01 0	\$ 123,000.00	\$ 82,000.00 \$ 90,100.00 KEVIN DILL
27. 04CV3219 CHARTER ONE BANK VS. RAYMOND M. SPOON ET AL	106 NORTH 19TH ST. SEBRING, OH 44672 21 004 0 004.00 & 21 004 0 005.00	\$ 15,000.00	\$ 10,000.00 \$ 17,000.00 PLAINTIFF
28. 04CV3294 EMPIRE MTG. LLC VS. RUCE PALMER ET AL	4221 HOWARD ST. YOUNGSTOWN, OH 44512 53 198 138.00	\$ 72,000.00	\$ 48,000.00 PLAINTIFF
29. 04CV3339 HOUSEHOLD REALTY CORP. VS. ROGER BARRINGER ET AL	626 N. 15TH ST. SEBRING, OH 44672 21 0060064000 & 21 0060066000	\$ 45,000.00	\$ 30,000.00 PLAINTIFF
30. 04CV3340 CHASE MANHATTAN MTG. CORP. VS. LYNNEL. PLATTEN ET AL	10063 BELOIT SNODES RD. BELOIT, OH 44609 16 205 002.00	\$ 69,000.00	\$ 46,000.00 \$ 70,000.00 PLAINTIFF
31. 04CV3435 CONSUMERS NATIONAL BANK VS. ROBERT D. SWINDELL ET AL	325 WEST OHIO AVE. SEBRING, OH 44672 21 004 0 122, 21 004 0 123, 21 004 0 124 21 004 0 125, 21 004 0 247, 21 004 0 248, 21 004 0 249, 21 004 0 250	\$ 180,000.00	\$ 120,000.00 PLAINTIFF

32. 04CV3454 COUNTRYWIDE HOME LOANS INC. VS. BETTY J. BROWN ET AL	1103 IVERNESS AVE. YOUNGSTOWN, OH 44502 53 070 090	\$ 57,000.00	\$ 38,000.00 PLAINTIFF
33. 04CV3511 ABN AMRO MTG. GROUP INC. VS. ANTHONY T. KOLAT JR. ET AL	10583 MAIN ST. NEW MIDDLETOWN, OH 44442 03 0040165000	\$ 24,000.00	\$ 16,000.00 RECALLED
34. 04CV3551 FIRST PLACE BANK VS. PATRICIA G. GOLPE ET AL	37 PICCADILLY CAMPBELL, OH 44405 46 016 0 457.000	\$ 39,000.00	\$ 26,000.00 PLAINTIFF
35. 04CV3569 AMERIQUEST MTG. CO. VS. ERIC W. ANDERSON ET AL	28 N. DUNLAP AVE. YOUNGSTOWN, OH 44509 53 170 0 119	\$ 42,000.00	\$ 28,000.00 \$ 33,000.00 PLAINTIFF
36. 04CV3662 FIDELITY BANK VS. JANICE A. ALLEN ET AL	334 HILTON AVE. YOUNGSTOWN, OH 44507 53 1170186000	\$ 24,000.00	\$ 16,000.00 PLAINTIFF
37. 04CV3738 SKY BANK VS. NORMA A. MITCHELL ET AL	196 ROBINSON RD. CAMPBELL, OH 44405 46 007 0 324.00	\$ 6,000.00	\$ 4,000.00 RECALLED
38. 04CV3903 DEUTSCHE BANK TRUST CO. VS. SCOTT A. MAZON ET AL	21 LUCERNE LANE YOUNGSTOWN, OH 44511 29 084 0 149 000	\$ 90,000.00	\$ 60,000.00 PLAINTIFF
39. 04CV3959 LASALLE BANK AS TRUSTEE VS. BONNIE F. FOURNIER ET AL	502 W. NEW YORK AVE. SEBRING, OH 44672 21 001 0 090 & 21 001 0 0890	\$ 33,000.00	\$ 22,000.00 RECALLED
40. 04CV3960 BANK OF NEW YORK AS TRUSTEE VS. CANDACE L. O'NESTI ET AL	205 PERRY ST. STRUTHERS, OH 44471 38 0110091000 & 38 0110092000	\$ 15,000.00	\$ 10,000.00 PLAINTIFF
41. 04CV3985 MTG ELECTRONIC REGISTRATION SYS. VS. ARTHUR A. CONSTANTINO ET LA	450 ELM ST. STRUTHERS, OH 44471 378 017 0 031.000	\$ 63,000.00	\$ 42,000.00 RECALLED
42. 04CV3998 CHASE MANHATTAN MTG. CORP. VS. THEOPOHILUS LEWIS JR. ET AL	554 W. WARREN AVE. YOUNGSTOWN, OH 44511 53 059 238	\$ 12,000.00	\$ 8,000.00 PLAINTIFF
43. 04CV4240 ARGENT MTG. CO. LLC VS. NICHOLAS PETRELLA ET AL	744 E. LACLEDE AVE. YOUNGSTOWN, OH 44502 53 113 0 427	\$ 24,000.00	\$ 16,000.00 \$ 19,000.00 PLAINTIFF

44. 04CV4243

CENTEX HOME EQUITY CO. LLC VS.

855 CAMBRIDGE AVE.

YOUNGSTOWN, OH 44502

\$ 27,000.00

\$ 18,000.00

\$ 35,000.00

PLAINTIFF

TINA GADD ET AL

53 110023000 & 53 1100231000