

Sheriff Sale August 16, 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 30, 2005

NEW LIST AVAILABLE: AUGUST 23, 2005

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 04CV3295 WACHOVIA BANK VS. DEBBIE L. HOWE	10551 AKRON CANFIELD RD. CANFIELD, OH 44406 2303034 0007000 & 230340006000	\$ 36,000.00	\$ 24,000.00 RECALLED
2. 04CV3962 WELLS FARGO BANK VS. CLAUDETTE MOORE ET AL	928 W. LACLEDE AVE. YOUNGSTOWN, OH 44511 53 135 053	\$ 15,000.00	\$ 10,000.00 RECALLED
3. 01CV1830 CHASE MANHATTAN BANK VS. SAMUEL BECKMAN ET AL	428 W. CHALMERS AVE. YOUNGSTOWN, OH 44511 53 055 104.00	\$ 12,000.00	\$ 8,000.00 PLAINTIFF
4. 02CV79 BANKERS TRUST CO. OF CALIFORNIA VS. LEWIS HOLMES ET AL	804 LAKEWOOD AVE. YOUNGSTOWN, OH 44502 53 054 113.00	\$ 21,000.00	\$ 14,000.00 PLAINTIFF
5. 02CV2284 ABN AMRO MTG. GROUP INC. VS. CAROL J. BEAUDOIN ET AL	2639 AUSTIN AVE. YOUNGSTOWN, OH 44509 53 166 085 & 53 166 086	\$ 34,500.00	\$ 23,000.00 PLAINTIFF
6. 03CV4219 FEDERAL NATIONAL MTG. ASSOC. VS. KENNETH MELQUIST ET AL	360 WARREN AVE. YOUNGSTOWN, OH 44512 53 057 0 219.00	\$ 15,000.00	\$ 10,000.00 \$ 20,000.00 PLAINTIFF
7. 04CV2295 MTG ELECTRONIC REGISTRATION SYS. VS. NICK KARLO JR. ET AL	205 WILLOW BEND DR. CANFIELD, OH 44406 280 20 0087 000	\$ 240,000.00	\$ 160,000.00 \$ 269,900.00 PLAINTIFF

8. 04CV2756 WACHOVIA BANK NA VS. PAUL R. WASYLYCHYN ET AL	3847 ARTMAR DR. YOUNGSTOWN, OH 44515 48 008 0 160.00	\$ 57,000.00	\$ 38,000.00 \$ 63,750.00 PLAINTIFF
9. 04CV2817 BANK ONE NA VS. UNKNOWN HEIRS OF ROSEANN KIMLA ET AL	4794 LOCKWOOD BLVD. BOARDMAN, OH 44512 29 074 119.00 & 29 074 120.00	\$ 72,000.00	\$ 48,000.00 \$ 55,000.00 PLAINTIFF
10. 04CV3027 CHASE MANHATTAN BANK VS. RAMONA L. VINES ET AL	18 W. AVONDALE AVE. YOUNGSTOWN, OH 44507 53 123 0 048.00	\$ 24,000.00	\$ 16,000.00 PLAINTIFF
11. 04CV3254 GMAC MTG. CORP. VS. FREDERICK W. WILSON ET AL	732 STRUTHERS LIBERTY RD. CAMPBELL, OH 44405 460180014000; 460180137000; 460180138000	\$ 78,000.00	\$ 52,000.00 \$ 94,402.36 PLAINTIFF
12. 04CV3733 CHARTER ONE MTG. VS. JESSICA L. BRYSON ET AL	917 E. INDIANOLA AVE. YOUNGSTOWN, OH 44502 53 112 276 000	\$ 18,000.00	\$ 12,000.00 RECALLED
13. 04CV3751 WASHINGTON MUTUAL BANK VS. MARK S. VIDMAN ET AL	376 W. HARVEY ST. STRUTHERS, OH 44471 38 031 0 042.00	\$ 66,000.00	\$ 44,000.00 \$ 80,000.00 PLAINTIFF
14. 04CV3904 BANK OF AMERICA CORP. VS. MAXCENE SULLIVAN ET AL	135 N. HAZELWOOD AVE. YOUNGSTOWN, OH 44509 53 171 0 159	\$ 27,900.00	\$ 18,600.00 \$ 30,000.00 BETSY L. CERCONE
15. 04CV3925 NATIONAL CITY MTG. CO. VS. MARK E. SCHULTE SR. ET AL	1966 SMITHFIELD ST. YOUNGSTOWN, OH 44509 53 1730066000	\$ 39,000.00	\$ 26,000.00 PLAINTIFF
16. 04CV4387 MTG ELECTRONIC REGISTRATION SYS. VS. LARRY RYAN ET AL	3451 TANGENT ST. YOUNGSTOWN, OH 44502 53 069 0 442.000	\$ 45,000.00	\$ 30,000.00 PLAINTIFF
17. 05CV94 INDYMAC BANK FSB VS. TIMOTHY M. WOOLLEY ET AL	16 HOMESTEAD DR. YOUNGSTOWN, OH 44512 29 001 0 607.000	\$ 69,000.00	\$ 46,000.00 \$ 87,000.00 PLAINTIFF
18. 05CV113 WASHINGTON MUTUAL BANK VS. GEORGE H. MITULINSKI SR. ET AL	151 OMAR ST. STRUTHERS, OH 44471 38 0130122000	\$ 36,000.00	\$ 24,000.00 \$ 50,000.00 PLAINTIFF