

## Sheriff Sale August 30, 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: SEPTEMBER 13, 2005***

***NEW LIST AVAILABLE: SEPTEMBER 6, 2005***

<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>2/3 MINIMUM BID</b>
1. 04CV3771 WELLS FARGO BANK VS. DANIEL L. MEANS ET AL	6695 ABBOTT AVE. AUSTINTOWN, OH 44515 48-067-0022000, 48-067-023000 & 48-067-0021000	\$ 66,000.00	\$ 44,000.00 <b>RECALLED</b>
2. 01CV677 BAY FINANCIAL SAVINGS BANK VS. FRED HARDY ET AL	445 CATALINA AVE. YOUNGSTOWN, OH 44504 53-081-002200	\$ 27,000.00	<b>\$ 18,000.00</b> <b>PLAINTIFF</b>
3. 02CV2212 WELLS FARGO HOME MTG. INC. VS JEFFREY L. SNYDER ET AL	892 TRUESDALE RD. YOUNGSTOWN, OH 44511 29-074-070	\$ 117,000.00	<b>\$ 78,000.00</b> <b>PLAINTIFF</b>
4. 03CV1553 CITIBANK N.A. VS. JUDITH A. FREDERICK ET AL	22780 ALDEN AVE. ALLIANCE, OH 44601 19-031-0071	\$ 9,000.00	<b>\$ 6,000.00</b> <b>PLAINTIFF</b>
5. 03CV3953 RAYMOND SMITH ET AL VS. VIKING MARINE ET AL	7735 AKRON-CANFIELD RD. CANFIELD, OH 44406 26-017-001.02	\$ 150,000.00	<b>\$ 100,000.00</b> <b>PLAINTIFF</b>
6. 04CV630 ALLIANCE MTG. CO. VS. ERNEST EUGENE MILES ADMR. ET AL	88 E. CHALMERS AVE. YOUNGSTOWN, OH 44507 53-047-0-285.00	\$ 12,000.00	<b>\$ 8,000.00</b> <b>PLAINTIFF</b>
7. 04CV961 LASALLE BANK N.A. VS. MICHAEL D. WALLACE JR. ET AL	49 S. PORTLAND AVE. YOUNGSTOWN, OH 44509 53-0680183000	\$ 21,000.00	<b>\$ 14,000.00</b> <b>PLAINTIFF</b>

8. 04CV1157 ALL ERECTION & CRANE RENTAL CORP. VS. RUTH ANN BUCHEIT ET AL	4255 DEVONSHIRE DR. UNIT D YOUNGSTOWN, OH 44512 29-072-010-04	\$ 75,000.00	\$ 50,000.00  <b>NO BIDS</b>
9. 04CV1277 SFJV-2003-1 LLC VS. MARK J. FABIAN ET AL	6819 NEW RD. YOUNGSTOWN, OH 44515 48-134-0-003.00-0	\$ 87,000.00	\$ 58,000.00 <b>RECALLED</b>
10. 04CV2230 U.S. BANK NA VS. DAVID CASALE (DEC'D) ET AL	211 MATTA AVE. YOUNGSTOWN, OH 44509 53-1650210000	\$ 39,000.00	\$ 26,000.00 <b>PLAINTIFF</b>
11. 04CV3043 CHASE MANHATTAN MTG. CORP. VS. DOUGLAS T. SICILIA ET AL	4615 PINEGROVE AVE. YOUNGSTOWN, OH 44515 48-0700097000	\$ 90,000.00	\$ 60,000.00 <b>\$ 80,000.00</b> <b>PLAINTIFF</b>
12. 04CV3343 JP MORGAN CHASE BANK VS. DEBORAH ANN BROWN ET AL	3215 NEOSHO RD. YOUNGSTOWN, OH 44511 53-1290232000	\$ 45,000.00	\$ 30,000.00 <b>PLAINTIFF</b>
13. 04CV3368 THE PACIFIC WEST GROUP INC. VS. JOHN P. FITZGERALD ET AL	341 HARVARD ST. YOUNGSTOWN, OH 44510 53-0800224000	\$ 6,000.00	\$ 4,000.00 <b>PLAINTIFF</b>
14. 04CV3370 NATIONAL CITY HOME LOAN SERVICES VS. JASON W. CHAPPELL ET AL	16 N. NAVARRE AVE. AUSTINTOWN, OH 44515 48-0230264000	\$ 42,000.00	\$ 28,000.00 <b>\$ 41,850.00</b> <b>MARK CERCONE</b>
15. 04CV3405 WASHINGTON MUTUAL BANK VS. MATTHEW S. COLLIER ET AL	208 PARKGATE AVE. YOUNGSTOWN, OH 44515 48-012019000, 48-012018900	\$ 60,000.00	\$ 40,000.00 <b>\$ 50,000.00</b> <b>PLAINTIFF</b>
16. 04CV3457 MTG ELECTRONIC REGISTRATION SYS. VS. MARY L. SEAWOOD ET AL	1510 SHEHY ST. YOUNGSTOWN, OH 44506 53-0290019000	\$ 6,000.00	\$ 4,000.00 <b>\$ 23,405.00</b> <b>PLAINTIFF</b>
17. 04CV3610 COUNTRYWIDE HOME LOANS INC. VS. CECIL C. SIMMONS ET AL	3385 WHITE BEECH LANE AUSTINTOWN, OH 44511 48-0030108000	\$ 87,000.00	\$ 58,000.00 <b>\$ 65,000.00</b> <b>PLAINTIFF</b>
18. 04CV3801 CITIFINANCIAL MTG. CO. INC. VS. JEFFREY A. YEAGLEY ET AL	13610 CHURCH ST. BELOIT, OH 44609 17-008-0-020.000 & 17-008-0-021.000	\$ 39,000.00	\$ 26,000.00 <b>RECALLED</b>
19. 04CV3996	275 E. PENNSYLVANIA AVE.	\$ 36,000.00	<b>\$ 24,000.00</b>

WELLS FARGO BANK VS. JEFFREY L. WARD ET AL	SEBRING, OH 44672 21-003-0-044		<b>PLAINTIFF</b>
20. 04CV4133 DOLLAR BANK FEDERAL SAVINGS BANK VS. LARRY L. WEAVER ET AL	5826 YORKTOWN LANE  AUSTINTOWN, OH 44515 48-0960121000	\$ 93,000.00	\$ 62,000.00  <b>\$ 80,000.00</b> <b>PLAINTIFF</b>
21. 04CV4142 HOME SAVINGS & LOAN CO. VS. JAMES A. KOVACH ET AL	1992 VIEW POINT LANE LAKE MILTON, OH 44429 33-029-188-00	\$ 36,000.00	\$ 24,000.00 <b>\$ 31,000.00</b> <b>PLAINTIFF</b>
22. 04CV4145 LASALLE BANK N.A. VS. TIMOTHY P. LABRIE ET AL	3922 KIOWA DR. YOUNGSTOWN, OH 44511 29-0720107000	\$ 75,000.00	\$ 50,000.00 <b>\$ 60,000.00</b> <b>PLAINTIFF</b>
23. 04CV4147 HOUSEHOLD REALTY CORP. VS. SCOTT N. JOHNSON ET AL	140 VILLAGE BLVD. CANFIELD, OH 44406 28-002-0-042.00-0	\$ 129,000.00	\$ 86,000.00 <b>RECALLED</b>
24. 04CV4375 LIBERTY SAVINGS BANK VS. LINDA A. DAVIDSON ET AL	447 MISTLETOE AVE. YOUNGSTOWN, OH 44511 53-1250071000	\$ 37,500.00	<b>\$ 25,000.00</b> <b>PLAINTIFF</b>
25. 04CV4429 WELLS FARGO BANK INC. VS. VINCENT W. ALLEN ET AL	1810 BIRCH TRACE DR. YOUNGSTOWN, OH 44515 48-1070194000	\$ 87,000.00	\$ 58,000.00 <b>\$ 65,000.00</b> <b>PLAINTIFF</b>
26. 05CV6 LIBERTY SAVINGS BANK VS. DANA L. RILEY ET AL	221 CARNEGIE AVE. YOUNGSTOWN, OH 44515 48-0240453.000	\$ 45,000.00	\$ 30,000.00 <b>\$ 35,000.00</b> <b>PLAINTIFF</b>
27. 05CV57 FIRST HORIZON HOME LOAN CORP. VS. HEIDI HOSTETLER ET AL	60 S. MARYLAND AVE. YOUNGSTOWN, OH 44509 53-0680046000	\$ 27,000.00	\$ 18,000.00 <b>\$ 30,000.00</b> <b>PLAINTIFF</b>