

Sheriff Sale September 13, 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 27, 2005

NEW LIST AVAILABLE: SEPTEMBER 20, 2005

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 04CV4475 CHASE MANHATTAN MTG. CORP. VS. PATRICK DULAY ET AL	7043 AMHERST YOUNGSTOWN, OH 44512 29 0660118000 & 290660117000	\$ 84,000.00	\$ 56,000.00 RECALLED
2. 02CV1082 GMAC MORTGAGE CORP. VS. JOHN B. BIELSKI ET AL	3504 SHERIDAN RD. YOUNGSTOWN, OH 44502 53 0690484000	\$ 33,000.00	\$ 22,000.00 PLAINTIFF
3. 03CV1312 BANK OF NEW YORK VS. MARK A. SCAARAMUZZINO ET AL	31 ROMAINE AVE. BOARDMAN, OH 44512 29 0040125	\$ 60,000.00	\$ 40,000.00 RECALLED
4. 04CV199 FEDERAL NATIONAL MTG. ASSOC. VS. KENNETH MELQUIST ET AL	368 E. JUDSON AVE. YOUNGSTOWN, OH 44507 53 117012300	\$ 9,000.00	\$ 6,000.00 RECALLED
5. 04CV511 JP MORGAN CHASE BANK TRUSTEE VS. STEFAN BORBEI ET AL	170 NORTH BRIDGE ST. STRUTHERS, OH 44471 38 0030017000	\$ 48,000.00	\$ 32,000.00 RECALLED
6. 04CV866 MTG ELECTRONIC REGISTRATION SYS. VS. VINCENT E. BAER ET AL	302 E. JUDSON YOUNGSTOWN, OH 44512 53 1170107000	\$ 15,000.00	\$ 10,000.00 RECALLED
7. 04CV2659 WELLS FARGO BANK VS. WILLIAM A. SCHEETZ ET AL	54 PINEHURST AVE. YOUNGSTOWN, OH 44512 53 1990056000	\$ 48,000.00	\$ 32,000.00 PLAINTIFF
8. 04CV4059 ABN AMRO MTG GROUP INC. VS.	88 E. WARREN AVE. YOUNGSTOWN, OH 44507	\$ 9,000.00	\$ 6,000.00 PLAINTIFF

RICHARD RAPHAEL ET AL	53 051015000; 53051015100; 53051015200		
9. 04CV3742 BANK ONE NA VS. ALAN FAIRCHILD ET AL	115 BROOKFIELD AVE. BOARDMAN, OH 44512 29 0650398	\$ 78,000.00	\$ 52,000.00 PLAINTIFF
10. 04CV2506 MTG ELECTRONIC REGISTRATION SYS. VS. KIM T. RIVERS ET AL	874 E. PHILADELPHIA AVE. YOUNGSTOWN, OH 44502 53 1120032000	\$ 30,000.00	\$ 20,000.00 \$ 23,500.00 PLAINTIFF
11. 04CV2708 AMERIQUEST MTG. CO. VS. KONSTANDINOS V. VARDAVAS ET AL	97 RENWICK DR. POLAND, OH 44514 36 009002000	\$ 63,000.00	\$ 42,000.00 \$ 65,000.00 PLAINTIFF
12. 04CV3730 HOME SAVINGS & LOAN OF YO. OH VS. ROBERT A. MACKOVICK JR. ET AL	7032 CLAYBOURNE AVE. YOUNGSTOWN, OH 44512 29 066010200	\$ 75,000.00	\$ 50,000.00 RECALLED
13. 04CV3965 US BANK NA VS. ROBERT W. NOBLE JR. ET AL	3521 DESOTO AVE. YOUNGSTOWN, OH 44502 53 2410239000	\$ 27,000.00	\$ 18,000.00 PLAINTIFF
14. 04CV3270 FEDERAL HOME LOAN MTG. CORP. VS. OREST J. ZARLINGO ET AL	180 W. WALNUT ST. LOWELLVILLE, OH 44436 40 0080009000; 400080008000	\$ 42,000.00	\$ 28,000.00 \$ 50,000.00 PLAINTIFF
15. 04CV1907 ABN AMRO MTG GROUP INC. VS. RICHARD RAPHAEL ET AL	607 DEVITT AKA FIFTEENTH ST. CAMPBELL, OH 44405 46 017 0 103.00 & 46 017 0 107.00	\$ 12,000.00	\$ 8,000.00 PLAINTIFF
16. 04CV3393 EQUITY ONE INC. & MTG ELECTRONIC REGIS.SYS VS. JAMES P. NAGY ET AL	1221 GRANDVIEW AVE. YOUNGSTOWN, OH 44506 53 02622100	\$ 6,000.00	\$ 4,000.00 NO BIDS
17. 04CV3639 MAJOR MTG. VS. DANIEL ZEMBIAK ET AL	352 BESSEMER ST. YOUNGSTOWN, OH 44501 53 0930101000	\$ 24,000.00	\$ 16,000.00 PLAINTIFF
18. 03CV992 WELLS FARGO HOME MTG. INC. VS. RICHARD A. UEHLINGER ET AL	138 RIDGEWOOD DR. BOARDMAN, OH 44512 29 0640240000	\$ 87,000.00	\$ 58,000.00 \$ 65,000.00 PLAINTIFF
19. 04CV3905 DEUTSCHE BANK TRUST CO. VS. MICHAEL T. GRISSETT ET AL	3502 WYANDOT LANE YOUNGSTOWN, OH 44502-3177 53 243A186000	\$ 39,000.00	\$ 26,000.00 \$ 26,001.30 PLAINTIFF

20. 04CV722 DEUTSCHE BANK NATIONAL TRUST VS. RICHARD G. LEHN ET AL	52 MEADOWBROOK AVE. YOUNGSTOWN, OH 44512 29 0030210000	\$ 50,100.00	\$ 33,400.00 RECALLED
21. 04CV1315 ABN AMRO MTG GROUP INC. VS. PATRICIA A. CRAFT ET AL	342 MELROSE AVE. YOUNGSTOWN, OH 44512-2357 29 009016700	\$ 60,000.00	\$ 40,000.00 PLAINTIFF
22. 04CV2088 NATIONAL CITY BANK VS. ANGEL L. MARTINEZ (DEC'D) ET AL	79 E. RAVENWOOD AVE. YOUNGSTOWN, OH 44507 53 118084	\$ 15,000.00	\$ 10,000.00 PLAINTIFF
23. 02CV2909 UNION FEDERAL BANK OF INDIANAPOLIS VS. JOHN K. FOCKLER JR. ET AL	130 PARK AVE. STRUTHERS, OH 44471 006 0 060	\$ 18,000.00	\$ 12,000.00 PLAINTIFF
24. 05CV63 ARGENT MTG. CO. LLC VS. WILLIAM P. DIXON JR. ET AL	2328 MOUNT VERNON AVE. YOUNGSTOWN, OH 44502 53 2410103000	\$ 33,000.00	\$ 22,000.00 PLAINTIFF
25. 05CV280 LASALLE BANK NA VS. MICHAEL WAGNER ET AL	7482 SALINAS TRAIL BOARDMAN, OH 44512 29 0920084000	\$ 60,000.00	\$ 40,000.00 \$ 47,000.00 PLAINTIFF
26. 05CV15 SKY BANK VS. RICHARD M. MATVIJA ET AL	22 TERRACE DR. BOARDMAN, OH 44512 29 001055600	\$ 69,000.00	\$ 46,000.00 PLAINTIFF
27. 04CV4226 CITIMORTGAGE INC. BELINDA I. SNYDER ET AL	35 GRIMM HEIGHTS AVE. STRUTHERS, OH 44471 38 0230100000	\$ 45,000.00	\$ 30,000.00 RECALLED
28. 04CV4378 MTG ELECTRONIC REGISTRATION SYS. VS. CHRISTOPHER S. COSGROVE ET AL	4004 HELENA AVE. YOUNGSTOWN, OH 44512 53 1900277000	\$ 33,000.00	\$ 22,000.00 PLAINTIFF