

Sheriff Sale October 25, 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.

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 04CV4478 CHASE MANHATTAN MTG. CORP. VS. CHERYL WALKER ET AL	3015 JEAN ST. YOUNGSTOWN, OH 44502 53 1090414000 & 53 1090413000	\$72,000.00	\$48,000.00 RECALLED
2. 05CV283 WELLS FARGO BANK VS. MELINDA FRANKO ET AL	8156 HITCHCOCK RD. BOARDMAN, OH 44512 29 0990058000	\$84,000.00	\$56,000.00 RECALLED
3. 01CV208 FIRST PLACE BANK VS. THERESA I. HOLMES ET AL	332 E. RAVENWOOD AVE. YOUNGSTOWN, OH 44507 53 117 261	\$27,000.00	\$18,000.00 NO BIDS
4. 01CV2319 WELLS FARGO BANK VS. ALITHA A. WILLIAMS ET AL	718 12TH ST. CAMPBELL, OH 44405 016 011 204.00	\$57,000.00	\$38,000.00 PLAINTIFF
5. 03CV317 STANDARD FEDERAL BANK VS. ALFRED PETER EICHELBERGER II ET AL	4721 SOUTHERN BLVD. YOUNGSTOWN, OH 44512 29 001 0 175	\$63,000.00	\$42,000.00 PLAINTIFF
6. 03CV914 FIRST NATIONAL BANK OF PA. VS. DOMINIC ITALIANO JR. ET AL	4003 MARKET ST. YOUNGSTOWN, OH 44512 53 198 0 034 & 53 198 0 036	\$111,000.00	\$74,000.00 RECALLED
7. 03CV2515 BANK OF AMERICA VS. DEBORAH R. SOROKA ET AL	51 PINEVIEW DR. YOUNGSTOWN, OH 44515 48 045 021.00	\$69,000.00	\$46,000.00 PLAINTIFF
8. 03CV3094 STEEL VALLEY BANK VS. RWM ENTERPRISES INC. ET AL	8391 YOUNGSTOWN PITTSBURGH RD. POLAND, OH 44514 35 064 0 0013.000	\$111,000.00	\$74,000.00 \$ 75,000.00 LISA A. MUMFORD

9. 03CV3728 SKY BANK VS. MARTIN KUPIEC ET AL	216 E. WARREN AVE. YOUNGSTOWN, OH 53 048 0 154.00 & 53 048 0 155.00	\$6,000.00	\$4,000.00 PLAINTIFF
10. 03CV3757 WACHOVIA BANK OF DELAWARE VS. JACK A. QUINN ET AL	155 E. PENNSYLVANIA AVE. SEBRING, OH 44672 21 0030030000	\$15,000.00	\$10,000.00 PLAINTIFF
11. 04CV1017 MTG ELECTRONIC REGISTRATION SYS. VS. TIMOTHY RUSSELL ET AL	2371 MOUNT VERNON AVE. YOUNGSTOWN, OH 44502 53 241 0 073.000	\$30,000.00	\$20,000.00 RECALLED
12. 04CV1608 UNION FEDERAL BANK OF INDIANAPOLIS VS. LISA B. WALLER ET AL	246 HAROLD LANE CAMPBELL, OH 44405 46 0120148000	\$45,000.00	\$30,000.00 PLAINTIFF
13. 04CV2180 BANK ONE, N.A. VS. JAMES M. SNOVAK ET AL	4804 GROVER DR. BOARDMAN, OH 44512 29 010 0 064.000 & 29 010 0 065 000	\$84,000.00	\$56,000.00 \$ 66,000.00 PLAINTIFF
14. 04CV2188 COUNTRYWIDE HOME LOANS VS. FRANK CAMBERT ET AL	32 GLACIER AVE. YOUNGSTOWN, OH 44509 53 0650218000	\$42,000.00	\$28,000.00 PLAINTIFF
15. 04CV2477 FIRSTMERIT MORTGAGE CORP. VS. DEWAYNE LOCKHART ET AL	1319 OAK ST. YOUNGSTOWN, OH 44506 53 026 0570.000	\$9,000.00	\$6,000.00 PLAINTIFF
16. 04CV2647 FIRST PLACE BANK VS. JOSEPH TIBERIO ET AL	363 E. RAVENWOOD AVE. YOUNGSTOWN, OH 44507 53 117 0 277	\$27,000.00	\$18,000.00 NO BIDS
17. 04CV2851 RECOMM HOLDINGS NO.2 ET AL BETTY MITCHELL ET AL	371 HILTON AVE. YOUNGSTOWN, OH 44507 53 1170201000	\$30,000.00	\$20,000.00 PLAINTIFF
18. 04CV3279 DEUTSCHE BANK TRUST CO. VS. LORETTA SHAW ET AL	566 CLEVELAND ST. YOUNGSTOWN, OH 44511 53 056 079.00	\$9,000.00	\$6,000.00 RECALLED
19. 04CV3292 SKY BANK VS. ROBERT P. KLINGENSMITH ET AL	542 MABEL ST. YOUNGSTOWN, OH 44502 53 114 0 219.00	\$9,000.00	\$6,000.00 NO BIDS
20. 04CV3354 MTG ELECTRONIC REGISTRATION SYS.	263 N. MAHONING AVE. ALLIANCE, OH 44601	\$9,000.00	\$6,000.00 PLAINTIFF

VS. ANDREW TUEL ET AL	19 0290014000		
21. 04CV3473 HANINA OF NORTH LIMA INC. VS. RAHMAN INC. ET AL	11686 MARKET ST. NORTH LIMA, OH 44452 06 004 0 060 010	\$99,000.00	\$66,000.00 \$ 99,600.00 PELICAN PARK PLAZA, INC.
22. 04CV3502 WELLS FARGO BANK VS. JEREMIAH R. JONES ET AL	44 PARK AVE. STRUTHERS, OH 44471 38 006 0 047.000	\$30,000.00	\$20,000.00 \$ 27,000.00 PLAINTIFF
23. 04CV3703 MTG ELECTRONIC REGISTRATION SYS. VS. HEATHER J. SMITH ET AL	248 NORWOOD AVE. YOUNGSTOWN, OH 44504 53 009 0 244	\$15,000.00	\$10,000.00 PLAINTIFF
24. 04CV3715 JP MORGAN CHASE BANK VS. MICHELLE REYNOLDS ET AL	212 PASADENA AVE. YOUNGSTOWN, OH 44507 53 1140072000	\$18,000.00	\$12,000.00 PLAINTIFF
25. 04CV3971 AMERIQUEST MTG. CO. VS. DOUGLAS ZOLLA ETAL	6829 PACIFICA DR. YOUNGSTOWN, OH 44514 350 230 027 000	\$291,000.00	\$194,000.00 \$ 288,000.00 FRANK J. GALLO
26. 04CV3991 HOME SAVINGS & LOAN CO. OF YO. VS. MICHALYN L. JONES ET AL	319 E. LUCIUS YOUNGSTOWN, OH 44507 53 117 0 719	\$24,000.00	\$16,000.00 NO BIDS
27. 04CV4023 BANK OF NEW YORK VS. DARLENE WILLIAMS ET AL	326 E. AUBURNDALE AVE. YOUNGSTOWN, OH 44500 53 117 0 334.00 0	\$27,000.00	\$18,000.00 RECALLED
28. 04CV4027 EMC MTG. CORP. VS. THEA L. GRACE ET AL	507 SHERIWOOD AVE. YOUNGSTOWN, OH 44511 53 1300003000	\$15,000.00	\$10,000.00 \$ 15,000.00 PLAINTIFF
29. 04CV4064 CITICORP TRUST BANK VS. KENNETH RUSU ET AL	1662 BROWNLEE AVE. YOUNGSTOWN, OH 44514 53 1920237000	\$48,000.00	\$32,000.00 \$ 39,900.00 PLAINTIFF
30. 04CV4087 ABN AMRO MTG. GROUP INC. VS. CHRISTINA L. LOBINGER ET AL	1653 MAYFIELD AVE. YOUNGSTOWN, OH 44509 53 0680270000	\$18,000.00	\$12,000.00 PLAINTIFF
31. 04CV4149 HOUSEHOLD REALTY CORP. VS. GEORGE P. JONES ET AL	937 W. INDIANOLA AVE. YOUNGSTOWN, OH 44511 53 1340157000 & 53 1340156000	\$24,000.00	\$16,000.00 NO BIDS

32. 04CV4363 WELLS FARGO BANK VS. ANTHONY MASSARO ET AL	34 RIDGEWAY ST. STRUTHERS, OH 44471 38 008 0 031.00 38 008 0 032.00	\$39,000.00	\$26,000.00 \$ 30,000.00 PLAINTIFF
33. 05CV65 AMERIQUEST MTG. CO. VS. MICHAEL L. JONES ET AL	1920 CONNECTICUT AVE. YOUNGSTOWN, OH 44509 53 172 0 390.000	\$24,000.00	\$16,000.00 RECALLED
34. 05CV69 JP MORGAN CHASE BANK AS TRUSTEE VS. ROBERT S. TABACHINO ET AL	3734 SPERONE CT. CANFIELD, OH 44406 26 046 046	\$246,000.00	\$164,000.00 RECALLED
35. 05CV148 NETBANK ET AL VS. GENE A. DECHRISTOFARO ET AL	183 WILLIS AVE. YOUNGSTOWN, OH 44507 53 0500042000	\$12,000.00	\$8,000.00 PLAINTIFF
36. 05CV173 FIRST NATIONAL BANK OF PA. VS. EST. OF MAMIE L. PEARSON ET AL	227 GRANADA AVE. YOUNGSTOWN, OH 44504 53 014 0 214.00	\$24,000.00	\$16,000.00 PLAINTIFF
37. 05CV237 MTG ELECTRONIC REGISTRATION SYS. VS. RUTH L. ORRIS ET AL	441 INDIANOLA RD. YOUNGSTOWN, OH 44512 29 009 0 329.000	\$150,000.00	\$100,000.00 \$ 114,000.00 THOMAS KEGLEY
38. 05CV313 WELLS FARGO BANK VS. RICHARD A. ESKER ET AL	255 E. BOSTON AVE. YOUNGSTOWN, OH 53 116 258	\$24,000.00	\$16,000.00 PLAINTIFF
39. 05CV497 FIDELITY BANK VS. TERRY L. HANNA ET AL	897 EDENRIDGE DR. YOUNGSTOWN, OH 44512 29 015 0 092.000	\$96,000.00	\$64,000.00 \$ 70,000.00 PLAINTIFF
40. 05CV702 DEUTSCHE BANK NATIONAL TRUST VS. VINCENT RUSSO III ET AL	802 PALMER AVE. YOUNGSTOWN, OH 44502 53 110 0 196.000	\$21,000.00	\$14,000.00 PLAINTIFF