

## Sheriff Sale November 08, 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: NOVEMBER 22, 2005**

**NEW LIST AVAILABLE: NOVEMBER 15, 2005**

<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>2/3 MINIMUM BID</b>
1. 04CV3834 JP MORGAN CHASE BANK VS. ELEANOR M. RIGBY ET AL	3435 ALLENDALE AVE. YOUNGSTOWN, OH 44511 48 0010089000	\$57,000.00	\$38,000.00 <b>RECALLED</b>
2. 04CV4358 CITIMORTGAGE INC. VS. BRIAN E. CLAYPOOLE ET AL	204 SOUTH EDGEHILL AVE. AUSTINTOWN, OH 44515 48 0120229000	\$51,000.00	\$34,000.00 <b>RECALLED</b>
3. 05CV599 LIBERTY SAVINGS BANK VS. JAMES KULISZ JR. ET AL	1964 RIDGELAWN AVE. YOUNGSTOWN, OH 44509 53 1620095000	\$48,000.00	\$32,000.00 <b>RECALLED</b>
4. 02CV1659 US BANK VS. TRAVIS W. PARKER ET AL	1721 LANCASTER DR. YOUNGSTOWN, OH 44515 48 1080270000	\$81,000.00	\$54,000.00 <b>\$ 61,687.50</b> <b>PLAINTIFF</b>
5. 02CV3888 BANK OF NEW YORK VS. MIKE MCDOUGAL ET AL	2197-2203 SALEM WARREN RD. NORTH JACKSON, OH 44451 50 024 0 019	\$66,000.00	\$44,000.00 <b>NO BIDS</b>
6. 03CV1498 ABN AMRO MTG GROUP INC. VS. CATHY PESA ET AL	2560 SKYWAE DR. YOUNGSTOWN, OH 44511 53 157 052 & 53 157 051	\$84,000.00	<b>\$56,000.00</b> <b>PLAINTIFF</b>
7. 04CV284 ABN AMRO MTG GROUP INC. VS. RONNIE J. BROWN ET AL	91 RUTLEDGE DR. YOUNGSTOWN, OH 44505 53 246 0 167.	\$16,500.00	<b>\$11,000.00</b> <b>PLAINTIFF</b>
8. 04CV340 BANK ONE NA VS. GITABEN P. TALATI ET AL	10218 MARKET ST. NORTH LIMA, OH 44452 06 063 0 006.00; 06 063 0 007.00; 06 063 0 008.00	\$45,000.00	\$30,000.00 <b>\$ 41,000.00</b> <b>DATA RECOVERY SERVICES,</b> <b>LLLC</b>
9. 04CV846 FIRST PLACE BANK VS. DONALD E. BOVA JR. ET AL	5500 REVERE RUN CANFIELD, OH 44406 26 084 00 028	\$270,000.00	\$180,000.00 <b>\$ 242,200.00</b> <b>FRANCES WHITEHURST</b>

10. 04CV1139 FIRST HORIZON HOME LOAN CORP. VS. ERIC MUNSELL ET AL	1102 WILSHIRE DR.  YOUNGSTOWN, OH 44511 53 160 0 077.00	\$99,000.00	\$66,000.00  <b>\$ 93,418.00</b> <b>PLAINTIFF</b>
11. 04CV1317 MTG ELECTRONIC REGISTRATION SYS. VS. CYNTHIA KOWACICH ET AL	138 PARKGATE AVE.  YOUNGSTOWN, OH 44515 48 0110355000	\$57,000.00	\$38,000.00  <b>PLAINTIFF</b>
12. 04CV2648 FIRST PLACE BANK VS. LARRY TULLY ET AL	3852 HUNTMERE AVE. AUSTINTOWN, OH 44515 48 010 0 150	\$48,000.00	\$32,000.00  <b>PLAINTIFF</b>
13. 04CV2893 GMAC MTG CORP. VS. PERRY A. VENTRESCO ET AL	1010 OLD HARBOUR PLACE BOARDMAN, OH 44512 29 083 0 075	\$180,000.00	\$120,000.00 <b>\$ 140,000.00</b> <b>PLAINTIFF</b>
14. 04CV2946 RC EQUITIES INC. VS. LAM ENTERPRISES INC. ET AL	10590 COLUMBIANA CANFIELD RD. CANFIELD, OH 44406 09 056 011& 09 055 003	\$240,000.00	\$160,000.00 <b>\$ 226,800.00</b> <b>DAVID SUGAR EXCAVATING, LLC</b>
15. 04CV2988 WELLS FARGO BANK VS. RICHARD L. HAHN ET AL	236 NORTH MAIN ST. YOUNGSTOWN, OH 44515 48 024 0 374 00	\$48,000.00	\$32,000.00  <b>RECALLED</b>
16. 04CV3136 PROVIDENT BANK VS. RAYMOND E. TALLY ET AL	1763 MCCOLLUM RD. YOUNGSTOWN, OH 44509 53 142 0 151.00 0	\$69,000.00	\$46,000.00 <b>\$ 57,000.00</b> <b>PLAINTIFF</b>
17. 04CV3184 PROVIDENT BANK VS. MICHAEL VAUGHN ET AL	3853 WHIPPOORWILL LANE YOUNGSTOWN, OH 44512 32 085 0 185.00	\$69,000.00	\$46,000.00 <b>\$ 50,100.00</b> <b>THE 80-4-ALL INC.</b>
18. 04CV3576 WELLS FARGO BANK VS. HARRY C. JOHNSON ET AL	4806 KENNEDY RD. LOWELLVILLE, OH 44436 35 0840025000	\$63,000.00	\$42,000.00 <b>\$ 66,375.00</b> <b>PLAINTIFF</b>
19. 04CV3618 FIRST PLACE BANK VS. RALPH M. CREIGHTON ET AL	WINNERS CIRCLE - LOT 9 CANFIELD, OH 44406 27 061 0 023.10	\$45,000.00	\$30,000.00  <b>ELESIO &amp; MARIE LUCENTE</b>
20. 04CV3661 CHASE MANHATTAN MTG. VS. KAMI VECHIARELLI ET AL	3941 DOVER RD. YOUNGSTOWN, OH 44511 29 0730050000	\$72,000.00	\$48,000.00  <b>PLAINTIFF</b>
21. 04CV3799 CITIFINANCIAL MTG. CO. INC. VS. JOHN T. LEWIS ET AL	335 WEST VIRGINIA AVE. SEBRING, OH 44672 21 005 0 134.00 0	\$51,000.00	\$34,000.00  <b>PLAINTIFF</b>

22. 04CV3941 DEUTSCHE BANK VS. JACK MAGUIRE ET AL	322 N. MAIN ST. YOUNGSTOWN, OH 44515 48 024 393.00	\$45,000.00	\$30,000.00 <b>RECALLED</b>
23. 04CV3972 LANDMARK CAPITAL INVESTMENTS VS. BRADLEY TELEGRAPHIS ET AL	569 CAMERON AVE. YOUNGSTOWN, OH 44502 53 113 0 506.00	\$21,000.00	\$14,000.00 <b>PLAINTIFF</b>
24. 04CV4025 BANK OF NEW YORK AS TRUSTEE VS. LUIS A. OLIVERA ET AL	1402 CHARLOTTE AVE. YOUNGSTOWN, OH 44506 53 0260694000	\$12,000.00	\$8,000.00 <b>PLAINTIFF</b>
25. 04CV4111 WELLS FARGO BANK VS. KENNETH BILLS ET AL	607-609 WEST WOODLAND AVE. YOUNGSTOWN, OH 53 049 043	\$24,000.00	\$16,000.00 <b>PLAINTIFF</b>
26. 04CV4125 LASALLE BANK NA VS. LORIE L. POPE ET AL	2740 MCCOLLUM RD. YOUNGSTOWN, OH 53 161 039	\$45,000.00	\$30,000.00 <b>PLAINTIFF</b>
27. 04CV4309 EVERHOME MTG. CO. VS. MAE WILSON ET AL	181 NORTH EDGEHILL AVE. YOUNGSTOWN, OH 44515 48 025 0 323	\$45,000.00	\$30,000.00 <b>SEIDLER LIMITED</b>
28. 04CV4395 FLAGSTAR BANK FSB VS. THOMAS MARLOWE ET AL	14113 ELLSWORTH RD. BERLIN CENTER, OH 44401 22 012 0 007.01	\$81,000.00	\$54,000.00 <b>RECALLED</b>
29. 04CV4469 ABN AMRO MTG GROUP INC. VS. TERRI A. CIAVARELLA ET AL	2764 ZEDAKER ST. YOUNGSTOWN, OH 44502 53 1120205000	\$30,000.00	\$20,000.00 <b>PLAINTIFF</b>
30. 05CV233 WASHINGTON MUTUAL BANK VS. SHARON K. YOUNG ET AL	4024 BAYMAR DR. YOUNGSTOWN, OH 44511 29 084 0 051	\$108,000.00	\$72,000.00 <b>PLAINTIFF</b>
31. 05CV235 COUNTRYWIDE HOME LOANS INC. VS. THOMAS M. BACHA ET AL	5028 FRIENDSHIP AVE. YOUNGSTOWN, OH 44512 29 0630193000	\$66,000.00	\$44,000.00 <b>\$ 50,000.00</b> <b>PLAINTIFF</b>
32. 05CV324 MTG ELECTRONIC REGISTRATION SYS. VS. MARIA A. PIZARRO ET AL	101 E. GLENAVEN AVE. YOUNGSTOWN, OH 44507 53 051 0 244.00 0	\$12,000.00	\$8,000.00 <b>\$ 39,748.19</b> <b>PLAINTIFF</b>
33. 05CV366 MTG ELECTRONIC REGISTRATION SYS. VS. CALVIN COLE ET AL	550 E. BOSTON AVE. YOUNGSTOWN, OH 44502 53 116 0 208.00	\$21,000.00	\$14,000.00 <b>PLAINTIFF</b>

34. 05CV658  
WELLS FARGO BANK VS.  
PAMELA MURRAY ET AL

65 MELROSE AVE.  
BOARDMAN, OH 44512  
29 002 0 425 00

\$78,000.00

\$52,000.00  
**RECALLED**