

## Sheriff Sale November 11, 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: DECEMBER 6, 2005**

**NEW LIST AVAILABLE: NOVEMBER 29, 2005**

<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>2/3 MINIMUM BID</b>
1. 04CV1938 RBMG INC. VS. JOHN & KENYA JONES	417-419 CLEARMONT DR. YOUNGSTOWN, OH 44511 53-125-0-368-000	\$18,000.00	\$ 12,000.00 <b>RECALLED</b>
2. 04CV4001 ALLLIANCE MTG. VS. ADRIANNA SNYDER	5610 BAYLOR AVE. YOUNGSTOWN, OH 44515 48-110-0-316.00	\$72,000.00	\$ 48,000.00 <b>RECALLED</b>
3. 99CV1731 NATIONSCREDIT VS. WADE VINCE DANIELS	664 DEVITT AVE. CAMPPELL, OH 44405 46-017-134.00	\$69,000.00	\$ 46,000.00 <b>RECALLED</b>
4. 02CV1633 US BANK NA VS. GEORGE KENNEDY	622 E. DEWEY AVE. YOUNGSTOWN, OH 44502 53-114-00-550-00	\$27,000.00	<b>\$ 18,000.00</b> <b>PLAINTIFF</b>
5. 02CV3299 ABN AMRO MTG. VS. PATRICE E. MITCHELL	135 ROSLYN DR. YOUNGSTOWN, OH 44505 53-012-385.00	\$24,000.00	<b>\$ 16,000.00</b> <b>PLAINTIFF</b>
6. 02CV4097 BANK OF NEW YORK VS. MICHAEL MCDUGAL	2197 SALEM-WARREN RD. NORTH JACKSON, OH 44451 50-024-0-019.00-0	\$48,000.00	\$ 32,000.00 <b>RECALLED</b>
7. 03CV2599 BANK OF NEW YORK VS. ANTHONY D. SHADE	37 E. JUDSON AVE. YOUNGSTOWN, OH 44507 53-118-0-192.00	\$18,000.00	<b>\$ 12,000.00</b> <b>PLAINTIFF</b>
8. 03CV3106 CHASE MANHATTAN VS. NECHELLE D. WHITMORE	1846 WOODLAND TRACE YOUNGSTOWN, OH 44515 48-107-0-174	\$81,000.00	<b>\$ 80,000.00</b> <b>PLAINTIFF</b>

9. 03CV3637 LIBERTY SAVINGS BANK VS. VICTOR ROTUNNO	6644 SHAWBUTTE YOUNGSTOWN, OH 44514 35-022-0-134-000	\$165,000.00		<b>\$ 110,000.00</b> <b>PLAINTIFF</b>
10. 03CV3828 LASALLE BANK VS. PAMELA COLEMAN	222 OUTLOOK AVE. YOUNGSTOWN, OH 44504 53-014-0-117-000	\$45,000.00		<b>\$ 30,000.00</b> <b>PLAINTIFF</b>
11. 04CV524 HOUSEHOLD REALTY VS. JAMES BLOCKER JR.	369 ELM ST. STRUTHERS, OH 44471 38-018-0-181.00-0	\$60,000.00		<b>\$ 40,000.00</b> <b>PLAINTIFF</b>
12. 04CV1124 CHASE MANHATTAN VS. CHRISTOPHER POCHIRO	1646 THALIA AVE. YOUNGSTOWN, OH 44514 53-194-0-102	\$33,000.00		\$ 22,000.00 <b>RECALLED</b>
13. 04CV1188 CHASE MANHATTAN VS. DAVID ROBINSON	2402 OHIO AVE. YOUNGSTOWN, OH 53-014-070	\$30,000.00		\$ 20,000.00 <b>NO BIDS</b>
14. 04CV1350 ABN AMRO MTG. VS. ERIC S. CHAMBERS	9800 W. CALLA RD. SALEM, OH 44406 09-010-0-002	\$90,000.00		\$ 60,000.00 <b>RECALLED</b>
15. 04CV1679 FEDERAL NATIONAL MTG. VS. TIMOTHY OPINCAR	2819 HUDSON AVE. YOUNGSTOWN, OH 44511 53-127-0-068.00	\$9,000.00		<b>\$ 6,000.00</b> <b>PLAINTIFF</b>
16. 04CV2271 CHASE MANHATTAN VS. TY A. BEACHLER	85 SARANAC YOUNGSTOWN, OH 44506 53-011-0-108.00	\$7,500.00		<b>\$ 5,000.00</b> <b>PLAINTIFF</b>
17. 04CV2443 EVERHOME MTG. VS. KIMBERLY WOFTON	33 W. FLORIDA AVE. YOUNGSTOWN, OH 44507 53-123-0-161 & 162	\$12,000.00		<b>\$ 8,000.00</b> <b>PLAINTIFF</b>
18. 04CV3028 WASHINGTON MUTUAL VS. RONALD BORNGESSLER	1745 OVERLOOK AVE. YOUNGSTOWN, OH 44509 53-162-0-209.00	\$66,000.00	\$ 60,000.00	\$ 44,000.00 <b>PLAINTIFF</b>
19. 04CV3183 GREEN TREE SERVICING VS. DOROTHY JEAN BARNES	2240 MONTCLAIR AVE. YOUNGSTOWN, OH 44511 53-135-0-297-000	\$36,000.00	\$ 29,907.00	\$ 24,000.00 <b>PLAINTIFF</b>
20. 04CV3493 MTG ELECTRONIC REGISTRATION SYS. VS. BRIAN FORGAC	90 DARTMOUTH DR. CANFEILD, OH 44406 28-032-0-81.00-0	\$135,000.00	\$ 111,000.00	\$ 90,000.00 <b>PLAINTIFF</b>

21. 04CV4124 WELLS FARGO BANK VS. JEFFREY FARLEY	63 LEXINGTON PLACE AUSTINTOWN, OH 44515 48-023-0-117-000	\$27,000.00	\$ 18,000.00 <b>\$ 30,000.00</b> <b>PLAINTIFF</b>
22. 04CV4343 WELLS FARGO BANK VS. DARLENE MOODY	20 S. LAKEVIEW AVE. YOUNGSTOWN, OH 53-068-190	\$27,000.00	\$ 18,000.00 <b>\$ 35,000.00</b> <b>PLAINTIFF</b>
23. 04CV4470 CITIBANK NA VS. RICHARD L. PURDY	87 LAKEVIEW DR. LAKE MILTON, OH 44429 51-078-0-019, 53-078-0-020, 51-078-0-021	\$126,000.00	\$ 84,000.00 <b>\$ 156,000.00</b> <b>ROBERT SCHNELLBACH</b>
24. 05CV41 WELLS FARGO BANK VS. ANGELA HINTON	1319 E. FLORIDA AVE. YOUNGSTOWN, OH 44502 53-109-0-365.00-0	\$39,000.00	\$ 26,000.00 <b>\$ 44,200.00</b> <b>PLAINTIFF</b>
25. 05CV66 MTG ELECTRONIC REGISTRATION SYS. VS. BRIAN L. BOYLES	4218 WOODMERE DR. YOUNGSTOWN, OH 44515 48-095-0-154.00-0	\$45,000.00	\$ 30,000.00 <b>\$ 53,760.00</b> <b>PLAINTIFF</b>
26. 05CV150 NEW CENTURY MTG. VS. JACKIE CODE	50 S. EVANSTON YOUNGSTOWN, OH 53-068-299	\$33,000.00	<b>\$ 22,000.00</b> <b>PLAINTIFF</b>
27. 05CV157 WELLS FARGO BANK VS. TERRI L. BRIGHT	731 ROXBURY AVE. YOUNGSTOWN, OH 44502 53-110-0-096-000	\$36,000.00	\$ 24,000.00 <b>\$ 42,500.00</b> <b>PLAINTIFF</b>
28. 05CV231 CHASE HOME FINANCE VS. DWAYNE & VIVIAN HOBBS	726 LINWOOD DR. YOUNGSTOWN, OH 44511 53-135-0-406-000	\$39,000.00	<b>\$ 26,000.00</b> <b>PLAINTIFF</b>
29. 05CV265 JCM CONTRACTIONG VS. BRUCE MCCAMBRIDGE	14755 MACKLIN RD. NEW SPRINGFIELD, OH 44443 01-162-0-001, 002, 003, 004	\$174,000.00	<b>\$ 116,000.00</b> <b>CARL L. &amp; MARY MYERS</b>
30. 05CV298 WELLS FARGO BANK VS. MILDRED BERRY	5334 PINECREST AVE. AUSTINTOWN, OH 44515 48-018-020	\$51,000.00	\$ 34,000.00 <b>\$ 69,000.00</b> <b>PLAINTIFF</b>
31. 05CV399 WELLS FARGO BANK VS. PAMELA M. JENKINS	3546 WYANDOT LANE YOUNGSTOWN, OH 53-243-A-182	\$18,000.00	\$ 12,000.00 <b>\$ 20,000.00</b> <b>PLAINTIFF</b>
32. 05CV426	2109 COLUMBIANA RD.	\$90,000.00	<b>\$ 60,000.00</b>

WELLS FARGO BANK VS. JEFFREY E. MILLER	NEW SPRINGFIELD, OH 44443 01-165-015.01		<b>PLAINTIFF</b>
33. 05CV443 CHARTER ONE BANK VS. DANIELLE L. GIANCOLA	3962 BRANDOMYNE YOUNGSTOWN, OH 48-074-0-140.00	\$60,000.00	\$ 40,000.00 <b>\$ 70,000.00</b> <b>PLAINTIFF</b>
34. 05CV572 NETBANK VS. RICHARD RAPHAEL	514 IDORA AVE. YOUNGSTOWN, OH 44511 53-127-0-103.00	\$16,500.00	<b>\$ 11,000.00</b> <b>PLAINTIFF</b>
35. 05CV653 MTG ELECTRONIC REGISTRATION SYS. VS. FRANK LUTHER	2430 WILCOX ST. YOUNGSTOWN, OH 44509 53-168-046.00	\$18,000.00	\$ 12,000.00 <b>\$ 14,000.00</b> <b>PLAINTIFF</b>
36. 05CV715 MTG ELECTRONIC REGISTRATION SYS. VS. TRISTA J. MCANDREW	130 N. RICHVIEW AVE. YOUNGSTOWN, OH 44509 53-172-0-278-000	\$27,000.00	<b>\$ 18,000.00</b> <b>PLAINTIFF</b>
37. 05CV792 WACHOVIA BANK VS. JERMAINE KELLY	430 ALMYRA AVE. YOUNGSTOWN, OH 44511 53-126-0-018.00	\$15,000.00	<b>\$ 10,000.00</b> <b>PLAINTIFF</b>
38. 05CV952 BANK OF NEW YORK VS. ANDREW K. DIEHL	560 DOROTHY AVE. YOUNGSTOWN, OH 44501 53-038-189, 190	\$24,000.00	<b>\$ 14,000.00</b> <b>PLAINTIFF</b>
39. 05CV743 ABN AMRO MTG VS. MARION BERNARDO	2436 SIERRA YOUNGSTOWN, OH 44509 53-150-0-011-000	\$69,000.00	<b>\$ 46,000.00</b> <b>PLAINTIFF</b>