

Sheriff Sale December 6, 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 20, 2005

NEW LIST AVAILABLE: DECEMBER 13, 2005

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 01CV2996 ATLANTIC MTG & INVESTMENT VS. PAMELA J. GOINS ET AL	313 SANDERSON AVE. CAMBPELL, OH 44405 46-009-0-308	\$48,000.00	\$ 32,000.00 RECALLED
2. 03CV2863 MTG ELECTRONIC REGISTRATION SYS. VS. ANTHONY D. SHADE ET AL	22 E. JUDSON AVE. YOUNGSTOWN, OH 44507 53-118-0-161.00-0	\$21,000.00	\$ 14,000.00 RECALLED
3. 03CV3799 HOME SAVINGS & LOAN CO. VS. STEVEN OLENICK JR. ET AL	3701 VILLA MARIE RD. LOWELLVILLE, OH 44436 45-074-0-007.0	\$153,000.00	\$ 102,000.00 RECALLED
4. 04CV3369 COUNTRYWIDE HOME LOANS INC. VS. KARILYN KUNZER ET AL	1649 WESTON AVE. YOUNGSTOWN, OH 44514 53-192-0-032.00-0	\$54,000.00	\$ 36,000.00 RECALLED
5. 05CV307 GREEN TREE SERVICING VS. RICHARD E. BILSKY ET AL	149 HOLLYWOOD AVE. YOUNGSTOWN, OH 44512 53 1900158000	\$33,000.00	\$ 22,000.00 RECALLED
6. 05CV535 COUNTRYWODE HOME LOANS VS. JEFFREY T. LANDSBERGER ET AL	134 BOARDMAN BLVD. YOUNGSTOWN, OH 290320026000 & 290320013000	\$72,000.00	\$ 48,000.00 RECALLED
7. 05CV607 BANK OF NEW YORK VS. KEVIN P. WILLIAMS ET AL	294 SEXTON ST. STRUTHERS, OH 44471 38070165000	\$45,000.00	\$ 30,000.00 RECALLED
8. 03CV333 SECOND NATIONAL BANK OF WARREN	828 WICK AVE. YOUNGSTOWN, OH 44503	\$15,000.00	\$ 10,000.00 \$ 10,100.00

VS. VVC ENTERPRISES INC.	53-006-0-145.01		JAMES BOONE
9. 03CV861 PROVIDENT BANK VS. DAVID R. SOWA ET AL	567 WILBUR AVE. YOUNGSTOWN, OH 44502 53-112-0-385.00	\$24,000.00	\$ 16,000.00 RECALLED
10. 03CV1093 FEDERAL HOUSING LOAN BANK VS. AUDREY L.NELSON ET AL	1570 MEADOWBROOK AVE. YOUNGSTOWN, OH 44514 53-194-0-307	\$51,000.00	\$ 34,000.00 \$ 50,000.00 PLAINTIFF
11. 03CV1472 KEYBANK VS. FLOYD G. STEPHENS ET AL	3624 PEDDLERS COURT POLAND, OH 44514 35 042 0 039 00	\$360,000.00	\$ 240,000.00 RECALLED
12. 03CV2400 SKY BANK VS. MARY ANN SANTISTEVAN ET AL	3829 LOVELAND RD. YOUNGSTOWN, OH 53-2410012000	\$12,000.00	\$ 8,000.00 \$ 8,100.00 MICHAEL NICHOLSON
13. 03CV2910 ABN AMRO MTG. VS. SHERYL E. BLACKMON ET AL	615 W. RAVENWOOD AVE. YOUNGSTOWN, OH 44511 53-128-0-154.00-0	\$18,000.00	\$ 12,000.00 RECALLED
14. 03CV3541 CHARTER ONE MTG. VS. JAMES G. FARRIS JR. ET AL	170 ELM ST. STRUTHERS, OH 44471 38-007-0-032.00	\$33,000.00	\$ 22,000.00 PLAINTIFF
15. 04CV143 SKY BANK VS. KIM GURLEY ET AL	68 E. AUBURNDALE AVE. YOUNGSTOWN, OH 44507 53-118-0-027.00	\$18,000.00	\$ 12,000.00 PLAINTIFF
16. 04CV2169 BANK OF NEW YORK VS. MICHAEL COTTON ET AL	216 E. LUCIUS AVE. YOUNGSTOWN, OH 53-117-391	\$24,000.00	\$ 16,000.00 PLAINTIFF
17. 04CV2435 SECRETARY OF VETERANS AFFAIRS VS. MAMIE L. MEADOWS ET AL	422 PARKCLIFF AVE. YOUNGSTOWN, OH 53-126-102	\$9,000.00	\$ 6,000.00 RECALLED
18. 04CV2937 DEUTSCHE BANK VS. WILLIAM MORETZ ET AL	6 LOTS TO INCLUDE: PARCEL NO. 1 51-040-0-138.000 PARCEL NO. 2 51-040-0-142.000 PARCEL NO. 3 563 GRANDVIEW AVE. LAKE MILTON, OH 44429 51-040-0-139.000 PARCEL NO. 4	\$124,500.00	\$ 83,000.00 PLAINTIFF

533 GRANDVIEW AVE.
LAKE MILTON, OH 44429
51-040-0-141.000
PARCEL NO. 5
17673 MILTON AVE.
LAKE MILTON, OH 44429
51-040-0-276.000
PARCEL NO. 6
547 GRANDVIEW RD.
LAKE MILTON, OH 44429
51-040-0-140.000

19. 04CV3022 WELLS FARGO BANK VS. DAVID R. VEON ET AL	832 E. PHILADELPHIA AVE. YOUNGSTOWN, OH 44502 53-112-0-021 & 53-112-0-022.00	\$33,000.00	\$ 22,000.00 \$ 28,000.00 PLAINTIFF
20. 04CV3067 KEYBANK VS. DAVID A GIBBS ET AL	619 LACLEDE AVE. YOUNGSTOWN, OH 44502 53-115-0-006.00	\$45,000.00	\$ 30,000.00 RECALLED
21. 04CV3674 GREEN TREE SERVICING VS. JOHN R. TIMMS ET AL	39 TERRACE DR. BOARDMAN, OH 44512 29 0010593000	\$66,000.00	\$ 44,000.00 \$ 77,559.00 PLAINTIFF
22. 04CV3901 RESCOMM HOLDINGS #2 LLC VS. FLORENCE BLACKSHEAR ET AL	1374 E. HIGH AVE. YOUNGSTOWN, OH 44506 53-026-0-316	\$9,000.00	\$ 6,000.00 RECALLED
23. 04CV4179 BANK ONE NA VS. IDA J. MARTIN ET AL	560 E. LUCIUS AVE. YOUNGSTOWN, OH 53-116-097	\$27,000.00	\$ 18,000.00 PLAINTIFF
24. 04CV4325 BEAL BANK VS. JEFFREY KAUTH ET AL	7443 NORTH LIMA RD. POLAND, OH 44514 35030178000	\$78,000.00	\$ 52,000.00 RECALLED
25. 04CV4382 WELLS FARGO BANK VS. STEPHANIE SOLTIS ET AL	456 TENNEY AVE. CAMBPELL, OH 44405 46-008-164 & 46-008-165	\$27,000.00	\$ 18,000.00 PLAINTIFF
26. 04CV4454 MTG ELECTRONIC REGISTRATION SYS. VS. GEORGE T. KEY ET AL	311 BRAINARD DR. YOUNGSTOWN, OH 44512 29-064-0-183	\$147,000.00	\$ 98,000.00 \$ 107,000.00 PLAINTIFF
27. 05CV361 MTG ELECTRONIC REGISTRATION SYS. VS. NATALIE BROWN ET AL	3924 ERIE ST. YOUNGSTOWN, OH 53-190-062	\$27,000.00	\$ 18,000.00 PLAINTIFF
28. 05CV459	407 JACKSON ST.	\$48,000.00	\$ 32,000.00

WELLS FARGO BANK VS. DAVID BAGNOLI ET AL	CAMPBELL, OH 44405 46-015-0-097.00		\$ 40,000.00 PLAINTIFF
29. 05CV778 FIRST PLACE BANK VS. BRIAN LAUGHNER ET AL	86 TERRACE DR. YOUNGSTOWN, OH 44512 29-001-0-576 & 29-001-0-577	\$63,000.00	\$ 42,000.00 \$ 55,000.00 SHAWN GOODMAN
30. 05CV947 HOME SAVINGS & LOAN VS. ELIZABETH MCDONALD DEC'D ET AL	840 E. LUCIUS AVE. YOUNGSTOWN, OH 44502 53-111-0-319 & 53-111-0-318	\$39,000.00	\$ 26,000.00 NO BIDS
31. 05CV959 SECRETARY OF VETERAN AFFAIRS VS. ANTOINETTE SMITH ET AL	58 BROOKLYN AVE. YOUNGSTOWN, OH 44507 53-119-310.00	\$900.00	\$ 6,000.00 RECALLED
32. 05CV1335 WELLS FARGO BANK VS. SAMUEL GARCIA ET AL	38 WASHINGTON BLVD. BOARDMAN, OH 44512 29-034-0-017-01-0	\$48,000.00	\$ 32,000.00 \$ 42,000.00 PLAINTIFF
TREASURER SALE			
33. 03CV2956 TREASURER OF MAHONING COUNTY VS. GEORGE M. ALEXANDER TRUSTEE PURSUANT TO A CERTAIN AGREEMENT DATED 9/30/1989 ET AL	420 CARLOTTA YCL 55983 53-082-0-183.00		\$ 17,465.35 PLUS COSTS \$ 26,000.00 PHILLIP O. PURYEAR
34. 03CV3675 TREASURER OF MAHONING COUNTY VS. DAVID REITER AS TRUSTEE AND NOT PERSONNALLY UNDER PROVISIONS OF A TRUST AGREEMENT ET AL	123 BALDWIN YCL 3732 PART 53-006-0-173.00		\$ 4,733.76 PLUS COSTS NO BIDS