

Sheriff Sale December 20, 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: JANUARY 3, 2005

NEW LIST AVAILABLE: DECEMBER 27, 2005

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 04CV887 LASALLE BANK VS. LUDELL HILL AKA JONES ET AL	466 PORTER AVE. CAMBPELL, OH 44405 46-005-0-421.00-0, 46-009-0-422.00-0, 46-009-0-423.00-0	\$ 72,000.00	\$ 48,000.00 RECALLED
2. 04CV4447 MIDFIRST BANK VS. TODD W. DECKER ET AL	107 PARKWAY ST. STRUTHERS, OH 44471 38-008-151-00	\$ 48,000.00	\$ 32,000.00 RECALLED
3. 02CV564 LASALLE BANK VS. OHIO PETROCO INC.	5275 MAHONING AVE. YOUNGSTOWN, OH 44515 48-065-0-177.00	\$ 180,000.00	\$ 120,000.00 RECALLED
4. 02CV565 LASALLE BANK VS. OHIO PETROCO INC.	4050 YOUNGSTOWN-POLAND RD. YOUNGSTOWN, OH 44514 53-193-0-129.00, 53-193-0-130.00	\$ 210,000.00	\$ 140,000.00 RECALLED
5. 02CV568 LASALLE BANK VS. OHIO PETROCO INC.	2547 MARKET ST. YOUNGSTOWN, OH 44507 53-053-0-497.00-0, 53-053-0-498.00-0, 531-053-0-499.00-0	\$ 120,000.00	\$ 80,000.00 RECALLED
6. 02CV4011 ALLIANCE MTG. CO. VS. WILLIE PARKER ADMINISTRATOR	311 AYERS ST. YOUNGSTOWN, OH 44506 53-033-0-118.0	\$ 10,500.00	\$ 7,000.00 PLAINTIFF
7. 03CV1099 ENERGY WISE HOME IMPROVEMENTS VS. KELLY SANDROCK ET AL	324 WOODBINE AVE. STRUTHERS, OH 44471 38-022-0-053-000	\$ 84,000.00	\$ 56,000.00 RECALLED
8. 03CV2389 MTG ELECTRONIC REGIS. SYS. VS. EARLENA WYLIE ET AL	1454 FORESTVIEW AVE. YOUNGSTOWN, OH 44505 53-104-184	\$ 10,500.00	\$ 7,000.00 \$ 8,415.00 PLAINTIFF

9. 03CV2735 JP MORGAN CHASE BANK VS. RUDOLPH F. KIELB ET AL	552 HYATT AVE. CAMPBELL, OH 44405 46-017-450.00	\$ 69,000.00	\$ 46,000.00 PLAINTIFF
10. 03CV3735 US BANK VS. JACK VEON ET AL	12159 WOODWORTH RD. NORTH LIMA, OH 44452 05-010-007.00	\$ 42,000.00	\$ 28,000.00 RECALLED
11. 03CV3943 KEYBANK NA VS. CARMELO CINTRON ET AL	1139 STATE ST. YOUNGSTOWN, OH 44506 53-027-016-3-000, 53-027-016-4-000	\$ 9,000.00	\$ 6,000.00 PLAINTIFF
12. 03CV4018 VAL LIVORINI VS. PROMISED LAND DEVELOPMENT INC.	4013 STRATFORD RD. W. MIDLOTHIAN BV. PP# 290610418010 W. MIDLOTHIAN BV. PP# 290610418020 W. MIDLOTHIAN BV. PP# 290610418030 W. MIDLOTHIAN BV. PP# 290610418040 PRESTWICK DR. PP# 290610418050 GLENWOOD AVE. PP# 290610418090 GLENWOOD AVE. PP# 290610418100 GLENWOOD AVE. PP# 290610418110 GLENWOOD AVE. PP# 290610418120 GLENWOOD AVE. PP3 290610418130	\$ 249,000.00	\$ 166,000.00 NO BIDS
13. 04CV1202 DEUTSCHE BANK NA VS. RICHAR A. MORRIS ET AL	420 EMERY AVE. YOUNGSTOWN, OH 44507 53-114-0-19100-0	\$ 16,500.00	\$ 11,000.00 \$ 13,950.00 PLAINTIFF
14. 04CV1208 LASALLE BANK NA VS. GILBERT WARNER ET AL	1073 SHADY RUN RD. YOUNGSTOWN, OH 44502 53-108-0-042-00-0	\$ 9,000.00	\$ 6,000.00 PLAINTIFF
15. 04CV3259 BANK OF NEW YORK VS. LINDA WILSON ET AL	230 IDLEWOOD RD. YOUNGSTOWN, OH 44515 48-024-015	\$ 60,000.00	\$ 40,000.00 \$ 50,000.00 PLAINTIFF
16. 04CV3677 HSBC BANK USA VS. CATHERINE A. YANKEL ET AL	319 MELROSE AVE. YOUNGSTOWN, OH 44512 29-009-211	\$ 51,000.00	\$ 34,000.00 \$ 45,000.00 PLAINTIFF
17. 04CV3733 CHARTER ONE MTG. CORP. VS. JESSICA L. BRYSON ET AL	917 E. INDIANOLA AVE. YOUNGSTOWN, OH 53-112-276-00	\$ 18,000.00	\$ 12,000.00 PLAINTIFF
18. 04CV3944 MIDFIRST BANK VS. JASON S. INGRAM ET AL	1565 MEDFORD AVE. YOUNGSTOWN, OH 44514 53-192-265.00	\$ 57,000.00	\$ 38,000.00 \$ 45,000.00 PLAINTIFF

19. 04CV3898 WELLS FARGO BANK VS. KATHLEEN J. HINCHCLIFFE ET AL	206 BOUQUET AVE. YOUNGSTOWN, OH 44509 53-165-0-193	\$ 36,000.00	\$ 24,000.00 \$ 27,000.00 PLAINTIFF
20. 04CV4031 PROVIDENT CONSUMER FINANCIAL SERV. VS. DOROTHE K. ANDERSEN ET AL	1201 WINDEL WAY YOUNGSTOWN, OH 44512 32-088-0-049.00-0	\$ 264,000.00	\$ 176,000.00 \$ 225,000.00 PLAINTIFF
21. 04CV4060 WELLS FARGO FINANCE OHIO INC. VS. HENRY VICTOR ET AL	129 BROOKLINE AVE. YOUNGSTOWN, OH 44505 53-013-067.00	\$ 42,000.00	\$ 28,000.00 PLAINTIFF
22. 04CV4063 DEUTSCHE BANK VS. GARY D. WAGNER ET AL	4508 SHERIDAN RD. YOUNGSTOWN, OH 44514 53-194-0-332.00-0	\$ 69,000.00	\$ 46,000.00 \$ 46,100.00 WALCO CONDOS CORP.
23. 04CV4180 FIRST PLACE BANK VS. ALBERT J. MELIA ET AL	8056 GLENWOOD AVE. YOUNGSTOWN, OH 44512 29-099-0-026	\$ 126,000.00	\$ 84,000.00 \$ 90,000.00 BARBARA ROSS
24. 04CV4383 MTG ELECTRONIC REGISTRATION SYS. VS. WILLIAM KELLY ET AL	720 W. WARREN AVE. YOUNGSTOWN, OH 44511 53-136-0-019.00-0	\$ 54,000.00	\$ 36,000.00 PLAINTIFF
25. 04CV4490 HSBC BANK USA VS. MATTHEW HIGINBOTHAM ET AL	3643 IRMA AVE. YOUNGSTOWN, OH 44502 53-039-303.00	\$ 36,000.00	\$ 24,000.00 PLAINTIFF
26. 05CV205 MTG ELECTRONIC REGISTRATION SYS. VS. DEBRA M. MILLER ET AL	17985 LAWNVIEW LAKE MILTON, OH 44429 510360295000, 510360294000	\$ 30,000.00	\$ 20,000.00 \$ 28,000.00 PLAINTIFF
27. 05CV211 MTG ELECTRONIC REGISTRATION SYS. VS. DENNISJ. ROSS ET AL	20 SHADYSIDE DR. BOARDMAN, OH 44512 290010398000, 29010397000, 290010396000	\$ 123,000.00	\$ 82,000.00 PLAINTIFF
28. 05CV212 US BANK NA VS. FREDDY SUAREX ET AL	150 GORDON AVE. CAMBPELL, OH 44405 46-007-577.00	\$ 30,000.00	\$ 20,000.00 RECALLED
29. 05CV335 DEUTSCHE BANK VS. MARY JANE GEARHART ET AL	4103 HELENA AVE. YOUNGSTOWN, OH 531900250.00-0	\$ 57,000.00	\$ 38,000.00 RECALLED
30. 05CV379 MTG ELECTRONIC REGISTRATION SYS.	381 COITSVILLE HUBBARD RD. YOUNGSTOWN, OH	\$ 72,000.00	\$ 48,000.00 PLAINTIFF

VS. STEPHEN A. KETTERING ETAL	42 0430011000		
31. 05CV389 FIRST PLACE BANK VS. ROBERT P. SMITH ET AL	14156 YOUNGSTOWN PITTSBURGH RD. PETERSBURG, OH 44454 01-220-0-014, 01-220-0-015	\$ 54,000.00	\$ 36,000.00 RECALLED
32. 05CV540 SKY BANK VS. RICHARD A. HARRISON ET AL	1898 JOHN WHITE RD. HUBBARD, OH 44425 42-002-0-005.00	\$ 90,000.00	\$ 60,000.00 NO BIDS
32. 05CV555 INDYMAC BANK FSB VS. RAYMOND W. FERGUSON SR. ET AL	1530 SOUTH MERIDIAN RD. YOUNGSTOWN, OH 44511 48 007 0011000	\$ 69,000.00	\$ 46,000.00 PLAINTIFF
33. 05CV629 MTG ELECTRONIC REGISTRATION SYS. VS. SHERYL STROCK ET AL	352 ALAMEDA AVE. YOUNGSTOWN, OH 44505 53-015-0-040.00	\$ 12,000.00	\$ 8,000.00 PLAINTIFF
34. 05CV631 US BANK NA VS. CLINTON KAYS ET AL	748 RHODA AVE. YOUNGSTOWN, OH 44509 53 174 001 0000	\$ 54,000.00	\$ 36,000.00 PLAINTIFF
35. 05CV652 WASHINGTON MUTUAL BANK VS. MELANIE BROOKS-SCHNEIDER ET AL	11244 WOODWORTH RD. NORTH LIMA, OH 44452 05-030-0-020	\$ 8,100.00	\$ 5,400.00 \$ 40,000.00 PLAINTIFF
36. 05CV692 CITIFINANCIAL MTG. VS. ELIZABETH ROUSE ET AL	5640 TULANE AVE. AUSTINTOWN, OH 44515 481200090	\$ 75,000.00	\$ 50,000.00 \$ 61,900.00 PLAINTIFF
37. 05CV740 COUNTRYWIDE HOME LOANS INC. VS. CORNELIS J. VERHOEK ET AL	4402 RUSH BLVD. YOUNGSTOWN, OH 44512 53-197-0-066	\$ 78,000.00	\$ 52,000.00 RECALLED
38. 05CV924 WELLS FARGO BANK VS. CHARLES MCCRAY ET AL	4221 HELENA AVE. YOUNGSTOWN, OH 44512 53-191-0-218	\$ 63,000.00	\$ 42,000.00 PLAINTIFF
39. 05CV1078 AMERICAN TAX FUNDING LLC VS. JAMES E. TREHARNE ET AL	11120 SOUTH AVE. BEAVER TOWNSHIP 05-030-009.000	\$ 9,000.00	\$ 6,000.00 RECALLED
40. 05CV1117 BANK OF NEW YORK TRUSTEE VS. JEAN HEARD ET AL	2645 MCGUFFEY RD. YOUNGSTOWN, OH 44505 53-219-0-316	\$ 16,500.00	\$ 11,000.00 NO BIDS

TREASURER SALE

41. 03CV3675
JOHN B. REARDON TREASURER OF
MAHONING COUNTY VS.
DAVID REITER AS TRUSTEE

123 BALDWIN
YCL 3732 PART
53-006-0-173.00

\$ 4,733.76
PLUS COSTS
NO BIDS