

## Sheriff Sale January 3, 2006

### 1:30 P.M. MAHONING COUNTY COURTHOUSE

#### COMMISSIONER'S HEARING ROOM

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 17, 2006***

***NEW LIST AVAILABLE: JANUARY 10, 2006***

<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>2/3 MINIMUM BID</b>
1. 01CV540 MVB MORTGAGE CORPORATION VS. JOHN D. THOMAS ET AL	934 COMPTON LANE YOUNGSTOWN, OH 53-113-378	\$ 27,000.00	\$ 18,000.00 <b>RECALLED</b>
2. 01CV3198 BANK ONE, NA VS. CHESTER J. SCHUMAKER ET AL	8443 HITCHCOCK RD. BOARDMAN, OH 44512 29-097-0-021.05	\$ 72,000.00	\$ 48,000.00 <b>\$ 70,000.00</b> <b>PLAINTIFF</b>
3. 02CV3419 BANK ONE, NA VS. KAREN L. HOVER ET AL	37 CENTER ST. STRUTHERS, OH 44471	\$ 27,000.00	\$ 18,000.00 <b>RECALLED</b>
4. 03CV2795 CHARTER ONE BANK VS. JAMES ALBERT STAHURA ET AL	532 LINCOLN AVE. STRUTHERS, OH 44471 38-019-0-185.00	\$ 54,000.00	\$ 36,000.00 <b>RECALLED</b>
5. 03CV3518 CITIFINANCIAL INC. VS. CHARLE SIMAN ET AL	882 TRAILWOOD DR. BOARDMAN, OH 44512 29-017-0-118.00	\$ 120,000.00	\$ 80,000.00 <b>\$ 101,000.00</b> <b>ELESEO LUCENTE</b>
6. 03CV4555 INDYMAC BANK FSB VS. CAROLYN J. WILLIAMS ET AL	4340 HELENA AVE. YOUNGSTOWN, OH 44512 53-191-01-97-000	\$ 51,000.00	<b>\$ 34,000.00</b> <b>PLAINTIFF</b>
7. 04CV691 CHASE MANHATTAN MTG. VS. TAMMY DUCK ET AL	127 AUBURNDALE AVE. YOUNGSTOWN, OH 53-118-315	\$ 27,000.00	<b>\$ 18,000.00</b> <b>PLAINTIFF</b>
8. 04CV1842 SKY BANK VS. BRIAN PERSHING EXECUTOR ET AL	8810 N. PALMYRA RD. CANFIELD, OH 44406 23-046-0-011.00	\$ 69,000.00	<b>\$ 46,000.00</b> <b>PLAINTIFF</b>
9. 04CV2068 WELLS FARGO BANK VS.	4580 COOPER RD. LOWELLVILLE, OH	\$ 126,000.00	\$ 84,000.00 <b>\$ 99,000.00</b>

DANIEL HOFUS ET AL	42-051-025.01			<b>PLAINTIFF</b>
10. 04CV3301 HOMECOMINGS FINANCIAL NETWORK VS. MARK JOHNSON ET AL	763 PALMER AVE. YOUNGSTOWN, OH 44502 53-110-166-00	\$ 30,000.00		<b>\$ 20,000.00 PLAINTIFF</b>
11. 04CV3714 US BANK NA VS. ELAINE C. DAVIS	1801 MCGUFFEY RD. YOUNGSTOWN, OH 44505 53-1060503000, 53-106050200	\$ 6,000.00		<b>\$ 4,000.00 PLAINTIFF</b>
12. 04CV3909 PROVIDENT BANK VS. STEPHEN LOREE ET AL	3943 RISHER RD. YOUNGSTOWN, OH 44512 29-0730242000	\$ 51,000.00		<b>\$ 34,000.00 PLAINTIFF</b>
13. 04CV4057 NATIONAL CITY BANK VS. DANIEL D. ADAMS ET AL	827 CAMBRIDGE AVE. YOUNGSTOWN, OH 44502 53-110-0-242.00-0, 53-110-0-241.00-0	\$ 42,000.00		<b>\$ 28,000.00 NO BIDS</b>
14. 04CV4095 JP MORGAN CHASE BANK VS. UNKNOWN SPOUSE OF EDWARD W. KOLB ET AL	14842 CREED RD. DIAMOND, OH 44412 51-101-0-004.00-0	\$ 33,000.00		<b>\$ 22,000.00 NO BIDS</b>
15. 04CV4112 MTG ELECTRONIC REGISTRATION SYS. VS. GLORIA STUDYMINE ET AL	1480 SHEHY ST. YOUNGSTOWN, OH 53-029-012	\$ 6,000.00		<b>\$ 4,000.00 \$ 11,000.00 PLAINTIFF</b>
16. 05CV73 RESCOMM HOLDING #2 ROBERT W. BROWN ET AL	8681 AKRON CANFIELD RD. CANFIELD, OH 44406 25-0430001000, 25-0430001030	\$ 105,000.00		<b>\$ 70,000.00 RECALLED</b>
17. 05CV254 DEUTSCHE BANK VS. WILLIAM R. THOMAS ET AL	5011 BROOKWOOD AVE. YOUNGSTOWN, OH 44512 29-0630109000	\$ 84,000.00		<b>\$ 56,000.00 PLAINTIFF</b>
18. 05CV344 SKY BANK VS. ROMMIE L. JOHNSON ET AL	850 LUCIUS AVE. YOUNGSTOWN, OH 44502 53-111-0-321.00	\$ 18,000.00		<b>\$ 12,000.00 PLAINTIFF</b>
19. 05CV458 NATIONAL CITY BANK VS. GREGORY V. HICKS ET AL	199 SURRY LANE CANFIELD, OH 44406	\$ 63,000.00		<b>\$ 42,000.00 \$ 51,000.00 PLAINTIFF</b>
20. 05CV478 MTG ELECTRONIC REGISTRATION SYS. VS. JERRY L. DUNN ET AL	968 E. INDIANOLA AVE. YOUNGSTOWN, OH 44502 53-1120438000	\$ 9,000.00		<b>\$ 6,000.00 RECALLED</b>

21. 05CV637 CHARTER ONE BANK VS. MARC A. SAKARA ET AL	2309 BELLFIELD YOUNGSTOWN, OH 44502 53-241-0-090.00	\$ 42,000.00	\$ 28,000.00 <b>RECALLED</b>
22. 05CV663 CHARTER ONE BANK VS. VICNENT C. SPOTO ET AL	3895 INDIAN RUN #11 CANFIELD, OH 44406 26-065-0-104.11	\$ 99,000.00	\$ 66,000.00 <b>\$ 87,800.00</b> <b>PLAINTIFF</b>
23. 05CV872 BANK ONE NA VS. HENRY H. HADDLE ET AL	220 PALESTINE AVE. YOUNGSTOWN, OH 44512 29-033060000	\$ 24,000.00	<b>\$ 16,000.00</b> <b>PLAINTIFF</b>
24. 05CV876 CITIFINANCIAL MTG. VS. ROBERT E. RUBY ET AL	6606 SOUTH PRICETOWN RD. BERLIN CENTER, OH 44401 22-047-0-005.00-0	\$ 51,000.00	\$ 34,000.00 <b>RECALLED</b>
25. 05CV963 WELLS FARGO FINANCE AMERICA INC. VS. DEBORA A. LEVINSKY ET AL	1587 COUNTRY CLUB AVE. YOUNGSTOWN, OH 44514 31-0220002000	\$ 75,000.00	\$ 50,000.00 <b>\$ 84,600.00</b> <b>PLAINTIFF</b>
26. 05CV1008 CHASE HOME FINANCE VS. DANNY A. GIANCOLA ET AL	406 ELM ST. STRUTHERS, OH 44471 38-0170024000	\$ 57,000.00	\$ 38,000.00 <b>\$ 50,000.00</b> <b>PLAINTIFF</b>
27. 05CV1074 ABN AMRO MTG. VS. RONALD WUCHNIC ET AL	5026 SOUTHERN BLVD. BOARDMAN, OH 44512 29-002-218	\$ 66,000.00	<b>\$ 44,000.00</b> <b>PLAINTIFF</b>
28. 05CV1132 DEUTSCHE BANK VS. JOHN W. DUNN JR. ET AL	505 WILKINSON AVE. YOUNGSTOWN, OH 44509 53-141-0-033.00-0	\$ 63,000.00	<b>\$ 42,000.00</b> <b>PLAINTIFF</b>
29. 05CV1144 WELLS FARGO BANK VS. MABLE PETERSON ET AL	1125 MIAMI ST. YOUNGSTOWN, OH 44505 53-2050144000	\$ 30,000.00	\$ 20,000.00 <b>NO BIDS</b>
30. 05CV1341 WELLS FARGO BANK VS. CRAIG BRUE ET AL	3230 ESTATE CIRCLE YOUNGSTOWN, OH 44509 53-1550047000	\$ 105,000.00	<b>\$ 70,000.00</b> <b>PLAINTIFF</b>
31. 05CV1435 AURORA LOAN SERVICES INC. VS. GREGORY WARREN ET AL	7449 WEST BLVD. YOUNGSTOWN, OH 44512 29-1030121000	\$ 159,000.00	\$ 106,000.00 <b>\$ 135,000.00</b> <b>PLAINTIFF</b>
32. 05CV1437 FIRSTMERIT MTG. CORP. VS. TERRY V. KOEGEL ET AL	2316-2318 ELM ST. YOUNGSTOWN, OH 44505 53-014-0-012.00-0	\$ 18,000.00	\$ 12,000.00 <b>NO BIDS</b>

33. 05CV1459 FIRSTMERIT MTG. CORP. VS. TERRY V. KOEGEL ET AL	768-70 DELAWARE AVE. YOUNGSTOWN, OH 44510 53-079-0-333.00-0, 53-079-0-334.00-0	\$ 13,500.00	\$ 9,000.00 <b>NO BIDS</b>
34. 05CV1697 MTG ELECTRONIC REGISTRATION SYS. VS. STEPHEN A. RICCARDO ET AL	3429 SHELBY RD. YOUNGSTOWN, OH 44511 53-132-0-120	\$ 48,000.00	<b>\$ 32,000.00</b> <b>PLAINTIFF</b>
35. 01CV237 BANK ONE NA AS TRUSTEE/TREASURER CROSS CLAIMANT VS. RAYMOND MCRAE JR. ET AL	LIBERTY RD. YCL 49371 53-211-0-052.00 LIBERTY RD. YCL 49372 53-211-0-053.00 1688 LIBERTY RD., YCL 49373 53-211-0-054.00 LIBERTY RD. YCL 49374 53-211-0-055.00	\$ 9,900.00	\$ 6,600.00 <b>NO BIDS</b>