

Sheriff Sale January 17, 2006

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 31, 2006

NEW LIST AVAILABLE: JANUARY 24, 2006

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 01CV609 ASSOC HOME EQUITY SERVICES INC. VS CHARLES A. ROWLAND JR. ET AL	636 CHAPEL LANE CAMPBELL, OH 44405 46-022-038.00	\$ 51,000.00	\$ 34,000.00 \$ 42,900.00 PLAINTIFF
2. 01CV1631 ALL ERECTION & CRANE RENTAL CORP. VS. RUTH AN BUCHEIT ET AL	4255 DEVONSHIRE UNIT D YOUNGSTOWN, OH 44512 29-097-0-021.05	\$ 75,000.00	\$ 50,000.00 PLAINTIFF
3. 02CV170 PRESIDENTIAL SQUARE ESTATE CONO ASSOC. VS. BOHUMILA SLABOCHOVA	912 PEARSON CIRCLE #3 YOUNGSTOWN, OH 44512 29-043-0-035-030	\$ 54,000.00	\$ 36,000.00 \$ 43,900.00 JOANNE G. BIROS
4. 03CV1900 JP MORGAN CHASE BANK VS. VICTOR C. MOHL ET AL	312 VERDANT ST. CANFIELD, OH 44406 28-021-0-021-000	\$ 186,000.00	\$ 124,000.00 \$ 162,000.00 PLAINTIFF
5. 03CV2372 WELLS FARGO BANK MINN. VS. CECILE MARIE SWISKOSKI ET AL	21 NORTH RICHVIEW YOUNGSTOWN, OH 44509 53-172-122.00	\$ 33,000.00	\$ 22,000.00 PLAINTIFF
6. 03CV3666 WELLS FARGO BANK VS. ROBERTA A. MASSARO ET AL	363 SPRING ST. STRUTHERS, OH 44471 38-017-201.00	\$ 42,000.00	\$ 28,000.00 \$ 39,000.00 PLAINTIFF
7. 03CV4242 US BANK NA VS. JOSEPH A. WEEKS JR. ET AL	290 DEER TRAIL AVE. CANFIELD, OH 44406 28-019-0-159.00-0	\$ 99,000.00	\$ 66,000.00 \$ 85,000.00 PLAINTIFF
8. 03CV4614 US BANK NA VS. DIANE GORDON ET AL	822 DETROIT AVE. YOUNGSTOWN, OH 44502 53-111-035.00-0	\$ 88,200.00	\$ 58,800.00 PLAINTIFF
9. 04CV675	718 LINWOOD AVE.	\$ 30,000.00	\$ 20,000.00

INTERBAY FUNDING VS. LESA JENNINGS ET AL	YOUNGSTOWN, OH 44511 53-135-0417000			RECALLED
10. 04CV852 WELLS FARGO HOME MTG. VS. JOSEPH H. KALMER ET AL	3937 CLARIDGE DR. YOUNGSTOWN, OH 44515 48-005-007-2-00	\$ 93,000.00		\$ 62,000.00 \$ 85,000.00 PLAINTIFF
11. 04CV932 ABN AMRO MTG. GROUP VS. ESTATE OF DAVID A. BRION ET AL	126 NORTH 19TH ST. SEBRING, OH 44672 21-004-0-003.00 & 21-004-0-006.00			\$ 50,000.00 PLAINTIFF
12. 04CV1004 BANK ONE NA VS. JUDY KNITTLE ET AL	3311 ESTATE CIRCLE YOUNGSTOWN, OH 44511 53-155-0-067	\$ 66,000.00		\$ 44,000.00 \$ 441,000.00 WALCO CONDOMINIUM CORP.
13. 04CV1508 CHASE MANHATTAN MTG. GROUP VS. ORVILLE HATFIELD JR. ET AL	535 NORTH 15TH ST. SEBRING, OH 44672 21-006-0-0028.00-0	\$ 60,000.00		\$ 40,000.00 PLAINTIFF
14. 04CV2748 FIRST NATION BANK OF PENNSYLVANIA VS. VICTOR MOHL ET AL	1163 REDTAIL HAWK YOUNGSTOWN, OH 44512 29-115-0-020.06	\$ 84,000.00		\$ 56,000.00 \$ 71,000.00 PLAINTIFF
15. 04CV3880 WASHINGTON MUTUAL BANK VS. JAMES P. NAGY ET AL	64 BROOKLYN AVE. YOUNGSTOWN, OH 44507 53-119-0-312.00-0	\$ 12,000.00		\$ 8,000.00 RECALLED
16. 04CV4222 AMERIQUEST MORTGAGE CO. VS. JOHN H.HUTTER II ET AL	1937 WESTON AVE. YOUNGSTOWN, OH 44514 53-192-0-032.00-0	\$ 48,000.00		\$ 32,000.00 PLAINTIFF
17. 05CV479 CITIFINANCIAL INC. VS JOSEPH PLANEY ET AL	880 SQUIRREL HILL DR. BOARDMAN, OH 44512 29-105-0-002-700	\$ 174,000.00		\$ 116,000.00 RECALLED
18. 05CV1001 LASALLE BANK NA VS. LESTER E. CRAMER JR. ET AL	3988 KIRK RD. YOUNGSTOWN, OH 44511 48-002-0-166.00-0	\$ 63,000.00		\$ 42,000.00 PLAINTIFF
19. 05CV1181 AMERIQUEST FUNDING VS. ERIK LILLEY ET AL	154 MILLET AVE. YOUNGSTOWN, OH 44509 53-182-0-325.00-0	\$ 39,000.00	\$ 35,000.00	\$ 26,000.00 PLAINTIFF
20. 05CV1402 NOVASTAR MORTGAGE INC. VS. DOROTHY J. LANDIS ET AL	510 NEOKA DR. CAMPBELL, OH 44405 46-018-0-003.00-0	\$ 75,000.00		\$ 50,000.00 PLAINTIFF
22. 05CV1543	33 SOUTH LAKEVIEW AVE.	\$ 39,000.00		\$ 26,000.00

LASALLE BANK NA VS.
CHARLES MCCRAY ET AL

YOUNGSTOWN, OH 44509
53-068-0-289.00-0

PLAINTIFF

TREASURER SALE

23. 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

NO BIDS