

Sheriff Sale January 31, 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: FEBRUARY 14, 2006

NEW LIST AVAILABLE: FEBRUARY 7, 2006

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 04CV3401 PROVIDENT BANK VS. ANDREW L. CULP ET AL	436 N. 18TH ST. SEBRING, OH 44672 21-004-0-456.00 & 21-004-0-454.00	\$ 48,000.00	\$ 32,000.00 RECALLED
2. 05CV691 WELLS FARGO BANK VS. ANITA L. NULL ET AL	10351 STRATTON RD. AKA 925 N. UNION SALEM, OH 44460 13-014-006.03	\$ 81,000.00	\$ 54,000.00 RECALLED
3. 01CV1590 FEDERAL NATIONAL MORTGAGE ASSN. VS. CHARLES LEE CARD III ADMINISTRATOR, ET AL	26 LIVINGSTON AVE. YOUNGSTOWN, OH 44506 53-029-381.00 & 53-029-382.00	\$ 21,900.00	\$ 14,600.00 PLAINTIFF
4. 03CV85 CREDIT BASED ASSET SERVICING VS. DAVID D. NICHOLAS ET AL	2308 HESTON DR. LAKE MILTON, OH 44429 51-070-0-043 & 51-070-044	\$ 84,000.00	\$ 56,000.00 \$ 110,000.00 PLAINTIFF
5. 03CV3469 PROVIDENT BANK VS. REBECCA L. GREEN TRUST ET AL	5891 ROSEWOOD DR. YOUNGSTOWN, OH 44512 32-088-0-146.000	\$ 525,000.00	\$ 350,000.00 RECALLED
6. 03CV3712 WACHOVIA BANK VS. LISA A. MAYHEW ET AL	117 ERSKINE AVE. BOARDMAN, OH 44512 29-0020157000	\$ 72,000.00	\$ 48,000.00 PLAINTIFF
7. 04CV314 FIRST PLACE BANK VS. MATTHEW F. ROMEO ET AL	2979 WHISPERING PINES DR. CANFIELD, OH 44406 48-103-0-059	\$ 171,000.00	\$ 114,000.00 RECALLED
8. 04CV3192 CITIFINANCIAL INC. VS. RUBY P. PENSON DECEASED	90 N. NARCISSA STRUTHERS, OH 44471 38-010-0-028.000 & 38-010-0-279.000	\$ 18,000.00	\$ 12,000.00 PLAINTIFF
9. 04CV4403 CITIMORTGAGE INC. VS. CARMA L. MATTHEWS ET AL	190 CLARENCEDAILE AVE. YOUNGSTOWN, OH 44512 53 19000058000 & 531900059000	\$ 51,000.00	\$ 34,000.00 RECALLED
10. 04CV4442 US BANK NA VS. BRIAN SKINNER ET AL	339 FLORIDA AVE. YOUNGSTOWN, OH 44507 53 1160502000	\$ 27,000.00	\$ 18,000.00 PLAINTIFF
11. 04CV3447 FIRST PLACE BANK VS. ALEX S. PALUMBO JR. ET AL	13901 PALMYRA RD. NORTH JACKSON, OH 44451 146-0-012.00 & 146-0-013.00	\$ 210,000.00	\$ 140,000.00 RECALLED

12. 04CV3876 JP MORGAN CHASE BANK VS. GLADYS PINTER ET AL	25 NEW YORK AVE. YOUNGSTOWN, OH 44505 53 0110409000	\$ 16,500.00	\$ 11,000.00 PLAINTIFF
13. 04CV4061 CHASE MANHATTAN MTG CORP. VS. LEAH ZERBS ET AL	10806 DUCK CREEK RD. SALEM, OH 44460 13 0200009000	\$ 84,000.00	\$ 56,000.00 PLAINTIFF
14. 04CV4107 ABN AMRO MTG. GROUP VS. RICHARD RAPHAEL ET AL	224 S. GARLAND YOUNGSTOWN, OH 44506 53 032-0-413.00	\$ 15,000.00	\$ 10,000.00 RECALLED
15. 04CV4147 WELLS FARGO BANK VS. SCOTT N. JOHNSON ET AL	140 VILLAGE BLVD. CANFIELD, OH 44406 28-002-042	\$ 129,000.00	\$ 86,000.00 \$ 107,000.00 DARLENE A. NICHOLSON
16. 05CV38 FIRST PLACE BANK VS. SILAS V. COPELAND ET AL	144 LAUDERDALE AVE. YOUNGSTOWN, OH 44505 53-012-0-276	\$ 12,000.00	\$ 8,000.00 NO BIDS
17. 05CV168 WELLS FARGO BANK VS. JACK BAKER ET AL	623 W. BOSTON AVE. YOUNGSTOWN, OH 53-129-089	\$ 18,000.00	\$ 12,000.00 RECALLED
18. 05CV290 SKY BANK VS. GREGORY J. GIBSON ET AL	492 MCCLURG RD. YOUNGSTOWN, OH 44512 29-038-0-013.00 & 29-038-0-014.00	\$ 540,000.00	\$ 360,000.00 \$ 505,000.00 PLAINTIFF
19. 05CV350 MTG ELECTRONIC REGISTRATION SYS. VS. SHELLY L. IRWIN ET AL	27 WILDWOOD DR. YOUNGSTOWN, OH 29 0650217000	\$ 60,000.00	\$ 40,000.00 PLAINTIFF
20. 05CV428 FIRST PLACE BANK VS. LESTER P. HERSHMAN ET AL	221 RETA LANE YOUNGSTOWN, OH 44512 29-062-0-046.000	\$ 129,000.00	\$ 86,000.00 PLAINTIFF
21. 05CV520 JP MORGAN CHASE BANK VS. TRACEY L. MARTIN ET AL	98 LEIGHTON AVE. BOARDMAN, OH 44512 29 0030374000	\$ 69,000.00	\$ 46,000.00 \$ 47,000.00 MAHONING VALLEY CONTRACTORS LLC.
22. 05CV526 AMERIQUEST MTG. CO. VS. JACK D. BALCH ET AL	17719 REDWOOD RD. LAKE MILTON, OH 33-030-109.00	\$ 39,000.00	\$ 26,000.00 \$ 33,000.00 PLAINTIFF
23. 05CV609 MTG ELECTRONIC REGISTRATION SYS. VS. JASON L. MARKOVICH ET AL	5202 OAKCREST DR. YOUNGSTOWN, OH 44515 48-097-0-031.00-0	\$ 78,000.00	\$ 52,000.00 \$ 70,000.00 PLAINTIFF
24. 05CV628 ABN AMRO MTG. GROUP VS. STEVEN B. SEDEI ET AL	545 W. MARYLAND AVE. SEBRING, OH 44672 21-0040378000	\$ 42,000.00	\$ 28,000.00 PLAINTIFF

25. 05CV749 HOME SAVINGS & LOAN CO. VS. JAMES MCELROY ET AL	271 E. RAVENWOOD AVE. YOUNGSTOWN, OH 44507 53-117-0-293	\$ 18,000.00	\$ 12,000.00 NO BIDS
26. 05CV793 CITIFINANCIAL MTG. VS. THOMAS E. CLAYTON ET AL	416 W. MARYLAND AVE. SEBRING, OH 44672 21-004-0-323.00-0	\$ 27,000.00	\$ 18,000.00 RECALLED
27. 05CV943 MTG ELECTRONIC REGISTRATION SYS. VS. RONALD L. SHARRONE ET AL	7465 RANIER TRAIL BOARDMAN, OH 44512 29 1020048000	\$ 75,000.00	\$ 50,000.00 \$ 85,000.00 PLAINTIFF
28. 05CV958 STANDARD FEDERAL BANK VS. GARY L. BARKER ET AL	413-415 W. MARYLAND AVE. SEBRING, OH 44672 21 0040363000	\$ 57,000.00	\$ 38,000.00 NO BIDS
29. 05CV1183 WELLS FARGO BANK NA VS. XZAVIUS JOHNSON ET AL	729 E. AVONDALE YOUNGSTOWN, OH 44502 53 1110216000	\$ 36,000.00	\$ 24,000.00 PLAINTIFF
30. 05CV1347 FIRSTMERIT MTG. CORP. VS. TERRY V. KOEGEL ET AL	706 NORWOOD AVE. YOUNGSTOWN, OH 44510 53 0790434000	\$ 10,500.00	\$ 7,000.00 NO BIDS
31. 05CV1567 ENDEAVOR REAL ESTATE FUND LLC. VS. FRANK LOPEZ ET AL	39 MARION AVE. YOUNGSTOWN, OH 53-047-0-246		\$ 4,473.23 PLUS COSTS NO BIDS
32. 05CV1569 AMERICAN TAX FUNDING LLC. VS. JEROME E. LEWIS ET AL	1836 ELM ST. YOUNGSTOWN, OH 53-015-0-267		\$ 7,858.94 PLUS COSTS NO BIDS