

## **Sheriff Sale May 9, 2006**

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

COMMISSIONER'S HEARING ROOM

#### **EVERYONE WANTING TO BID ON PROPERTY SHOULD READ**

#### **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: MAY 23, 2006***

***NEW LIST AVAILABLE: MAY 16, 2006***

<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>2/3 MINIMUM BID</b>
1. 04CV511	170 N. BRIDGE ST.	\$ 45,000.00	\$ 30,000.00
JP MORGAN CHASE BANK VS. STEFAN BORBEI ET AL	STRUTHERS, OH 44471 38-003-001-7-000		<b>RECALLED</b>
2. 05CV1458	216 EAST LACLEDE AVE.	\$ 27,000.00	\$ 18,000.00
JP MORGAN CHASE BANK VS. MARGARET BYERS BENSON	YOUNGSTOWN, OH 44507 53-115-192		<b>RECALLED</b>

3. 03CV1690	474 ALAMEDA AVE.	\$ 27,000.00	\$ 18,000.00
CHASE MORTGAGE CO. VS.	YOUNGSTOWN, OH		<b>NO BIDS</b>
T CALHOUN ET AL	53-081-0005000		
4. 03CV1579	435 MISTLETOE	\$ 36,000.00	<b>\$ 24,000.00</b>
BANK ONE AS TRUSTEE VS.	YOUNGSTOWN, OH		<b>PLAINTIFF</b>
JEROME MILLER ET AL			
5. 03CV4601	29 E. EVERGREEN AVE.	\$ 18,000.00	<b>\$ 12,000.00</b>
BANK ONE VS.	YOUNGSTOWN, OH 44507		<b>PLAINTIFF</b>
TEQUILE COLLIER ET AL	53-051-0-211.000		
6. 04CV528	30 E. AVONDALE AVE.	\$ 18,000.00	\$ 12,000.00
FEDERAL NATIONAL MTG ASSN. VS	YOUNGSTOWN, OH 44507		<b>\$ 34,834.00</b>
KENNETH MELQUIST ET AL	53-119-0-266.00		<b>PLAINTIFF</b>
7. 04CV2988	236 NORTH MAIN ST.	\$ 48,000.00	\$ 32,000.00
WELLS FARGO BANK VS.	YOUNGSTOWN, OH 44515		<b>\$ 48,825.00</b>
RICHARD L. HAHN ET AL	48-024-0-0374-00		<b>PLAINTIFF</b>
8. 04CV3318	3419 STARWICK DR.	\$ 135,000.00	\$ 90,000.00
WELLS FARGO BANK VS.	AUSTINTOWN, OH 44515		<b>\$ 130,000.00</b>
CHRISTOPHER JOHNSON ET AL	48-1130254000		<b>PLAINTIFF</b>
9. 04CV3663	373 REDONDO RD.	\$ 75,000.00	\$ 50,000.00
SKY BANK VS.	YOUNGSTOWN, OH 44505		<b>\$ 70,100.00</b>
R. WENDELL SWEGAN ET AL	53-015-0-008-00		<b>KEITH B. HIGGS</b>
10. 04CV3682	56 FINCASTLE LANE	\$ 21,000.00	<b>\$ 14,000.00</b>
SKY BANK VS.	YOUNGSTOWN, OH 44505		<b>PLAINTIFF</b>

RICHARD R. BROWN ET AL

11. 04CV3785	573 E. JUDSON AVE.	\$ 33,000.00	\$ 22,000.00
CITIMORTGAGE INC. VS.	YOUNGSTOWN, OH 44502		<b>\$ 30,000.00</b>
JORGE L. CAPELES	53-117-060-5000		<b>PLAINTIFF</b>
12. 04CV3991	319 E. LUCIUS AVE.	\$ 18,000.00	<b>\$ 12,000.00</b>
HOME SAVINGS & LOAN CO. VS.	YOUNGSTOWN, OH 44507		<b>PLAINTIFF</b>
MICHALYN L. JONES ET AL	53-117-0-719		
13. 04CV4023	326 E. AUBURNDALE AVE.	\$ 27,000.00	<b>\$ 18,000.00</b>
BANK OF NEW YORK VS.	YOUNGSTOWN, OH		<b>PLAINTIFF</b>
DARLENE WILLIAMS ET AL	53-117-0-334.00-0		
14. 04CV4023	228 S. PORTLAND AVE.	\$ 45,000.00	<b>\$ 30,000.00</b>
MTG ELECTRONIC REGISTRATION VS.	YOUNGSTOWN, OH 44509		<b>PLAINTIFF</b>
JANICE E. WILLIAMS ET AL	53-068-0-143.00 & 53-068-0-144.00-0		
15. 04CV4251	2326 BELLFIELD AVE.	\$ 30,000.00	\$ 20,000.00
FLEET BOSTON FINANCIAL VS.	YOUNGSTOWN, OH 44502		<b>NO BIDS</b>
ELENA CALIN ET AL	53-241-0-022.00-0		
16. 04CV4261	2051 WESTON AVE.	\$ 54,000.00	\$ 36,000.00
GREEN TREE SERVICING VS.	YOUNGSTOWN, OH 44514		<b>\$ 46,090.00</b>
ILIE GHEORGHE ET AL	53-1930099000		<b>PLAINTIFF</b>
17. 04CV4304	1276 BEXLEY DR.	\$ 90,000.00	\$ 60,000.00
GREEN TREE SERVICING VS.	AUSTINTOWN, OH 44515		<b>\$ 75,000.00</b>
JAMES M. ANDRIC ET AL	48-1180063000		<b>PLAINTIFF</b>

18. 04CV4429	1810 BIRCH TRACE DR.	\$ 81,000.00	\$ 54,000.00
WELLS FARGO BANK VS.	YOUNGSTOWN, OH 44515		<b>\$ 95,000.00</b>
VINCENT W. ALLEN ET AL	48-1070194000		<b>WILLIAM D. ALLEN</b>
19. 05CV519	625 CLEARMOUNT DR.	\$ 12,000.00	\$ 8,000.00
JP MORGAN CHASE BANK VS.	YOUNGSTOWN, OH 44511		<b>NO BIDS</b>
TIMOTHY L. PARKER ET AL	53-1280206000		
20. 05CV744	1204 S. MERIDIAN RD.	\$ 81,000.00	<b>\$ 54,000.00</b>
HSBC BANK USA VS.	YOUNGSTOWN, OH 44511		<b>PLAINTIFF</b>
THOMAS SLAGLE ET AL	48-0070021000		
21. 05CV827	3509 NEILSON AVE.	\$ 33,000.00	<b>\$ 22,000.00</b>
US BANK VS.	YOUNGSTOWN, OH 44502		<b>PLAINTIFF</b>
SONYA SNIPES ET AL	53-069-0-0523.00-0 & 53-069-0-0524.00-0		
22. 05CV828	332 E. JUDSON	\$ 24,000.00	<b>\$ 16,000.00</b>
THE CIT GROUP VS.	YOUNGSTOWN, OH 44502		<b>PLAINTIFF</b>
CHANDA D. WALKER ET AL	53-117-114.00		
23. 05CV883	188 E. HILTON AVE.	\$ 27,000.00	<b>\$ 18,000.00</b>
FIDELITY BANK VS.	YOUNGSTOWN, OH 44507		<b>PLAINTIFF</b>
CRYSTAL J. WELLS ET AL	53-118-0-385.00-0		
24. 05CV1507	2333 BIRCH TREE DR.	\$ 105,000.00	\$ 70,000.00
DEUTSCHE BANK VS.	AUSTINTOWN, OH 44515		<b>\$ 88,400.00</b>
JAMES M. CONWAY ET AL	48-130-0-130.00		<b>JESSICA J. VEITZ</b>
25. 05CV1542	349 W. JUDSON AVE.	\$ 16,500.00	\$ 11,000.00
LASALLE BANK VS.	YOUNGSTOWN, OH 44511		<b>RECALLED</b>
MARY CLARK ET AL	53-1250141000		

26. 05CV1554	116 HOLLYWOOD AVE.	\$ 39,000.00	\$ 26,000.00
MTG ELECTRONIC REGIS SYS. VS.	YOUNGSTOWN, OH 44512		<b>\$ 47,000.00</b>
SHARON L. CLEMENTI ET AL	53-190-110.00		<b>PLAINTIFF</b>
27. 05CV1653	607 LIBERTY RD.	\$ 30,000.00	<b>\$ 20,000.00</b>
THE CIT GROUP VS.	YOUNGSTOWN, OH 44505		<b>PLAINTIFF</b>
CASSANDRA HUNTER ET AL	53-220-064.00		
28. 05CV1886	281 S. INGLEWOOD AVE.	\$ 63,000.00	\$ 42,000.00
MTG ELECTRONIC REGIS SYS. VS.	YOUNGSTOWN, OH 44515		<b>\$ 67,000.00</b>
DANIEL E. JAMES ET AL	48-097-0-015-00		<b>PLAINTIFF</b>
29. 05CV1918	1848 CORONADO AVE.	\$ 54,000.00	<b>\$ 36,000.00</b>
MTG ELECTRONIC REGIS SYS. VS.	YOUNGSTOWN, OH 44504		<b>PLAINTIFF</b>
CARMEN M. BRUNO ET AL	53-0105010400		
30. 05CV1932	242 S. HAZELWOOD AVE.	\$ 66,000.00	<b>\$ 44,000.00</b>
RESIDENTIAL FUNDING CORP. VS.	YOUNGSTOWN, OH 44509		<b>PLAINTIFF</b>
DONALD VAUGHN ET AL	53-166-0-069		
31. 05CV2005	215 S. 15TH ST.	\$ 36,000.00	<b>\$ 24,000.00</b>
JP MORGAN CHASE BANK VS.	SEBRING, OH 44672		<b>PLAINTIFF</b>
PATRICK M. KENNEDY ET AL	21-0020117000		
32. 05CV2120	260 UPLAND AVE.	\$ 54,000.00	\$ 36,000.00
ARGENT MTG CO VS.	YOUNGSTOWN, OH 44504		<b>\$ 63,000.00</b>
DAMON WILLIAMS ET AL	53-014-0-151-00-0		<b>PLAINTIFF</b>
33. 05CV2158	1659 OAKWOOD AVE.	\$ 24,000.00	<b>\$ 16,000.00</b>

US BANK VS.	YOUNGSTOWN, OH 44509		<b>PLAINTIFF</b>
KRISTY SOLOMON ET AL	53-0670090000 & 53-0670231000		
34. 05CV2203	160 WOODLAND AVE.	\$ 42,000.00	<b>\$ 28,000.00</b>
NOVASTAR MTG. INC. VS.	CAMPBELL, OH 44405		<b>PLAINTIFF</b>
ROBERT BOBBY ET AL	46-012-0-249.00-0		
35. 05CV2224	165 N. DUNLAP AVE.	\$ 42,000.00	<b>\$ 28,000.00</b>
EVERHOME MTG. CO. VS.	YOUNGSTOWN, OH 44509		<b>PLAINTIFF</b>
ROBERT P. DILLON ET AL	53-170-0-132.00		
36. 05CV2234	862 E. DEWEY AVE.	\$ 24,000.00	\$ 16,000.00
HOME SAVINGS & LOAN VS.	YOUNGSTOWN, OH 44502		<b>\$ 16,100.00</b>
MARK DEMAIN ET AL	53-113-0-319		<b>JAMES NEAPOLITAN</b>
37. 05CV2383	837 STILES AVE.	\$ 39,000.00	<b>\$ 26,000.00</b>
LASALLE BANK VS.	YOUNGSTOWN, OH 44505		<b>PLAINTIFF</b>
DELORES Y. NELSON ET AL	53-2060109000 & 53-2060110000		
38. 05CV2464	1720 OAKLAND AVE.	\$ 4,500.00	\$ 3,000.00
SKY BANK VS.	YOUNGSTOWN, OH 44505		<b>NO BIDS</b>
CHARLES V. SEWELL ET AL	53-087-0015-000		
39. 05CV2608	6673 S. SALEM-WARREN RD.	\$ 72,000.00	\$ 48,000.00
GMAC MTG. CORP. VS.	CANFIELD, OH 44406		<b>NO BIDS</b>
THOMAS ANDREW SIZEMORE ET AL	23052N002000		
40. 05CV1066	11521 OYSTER RD.		\$ 13,332.10
AMERICAN TAX FUNDING VS.	ALLIANCE OH 44601		PLUS COSTS
ROBERT MCILVAIN ET AL	16-104-0-008.00		<b>\$ 17,000.00</b>

41. 05CV2040	268 NORWOOD		\$ 6,971.01
AMERICAN TAX FUNDING VS.	YCL 17951		PLUS COSTS
RUBY DAYE ET AL	53-009-0-238.00-0		<b>NO BIDS</b>
42. 05CV2045	462 EVERGREEN		\$ 6,513.52
AMERICAN TAX FUNDING VS.	YCL 602 AND 603		PLUS COSTS
DONALD J. BUTLER ET AL	53-059-0-175		<b>NO BIDS</b>
43. 05CV2171	42 TACOMA AVE.		\$ 4,745.59
AMERICAN TAX FUNDING VS.	YCL 13552		PLUS COSTS
THELMA HOSTERMAN ET AL	53-010-0-269-000		<b>NO BIDS</b>
44. 05CV1699	OVERLOOK AVE.	\$ 87,000.00	\$ 58,000.00
AMERICAN TAX FUNDING VS.	COITSVILLE TWP.		<b>NO BIDS</b>
EXCEL V. ROGERS ET AL	45-079-0-424.00-0		