

SHERIFF SALE

Tuesday, January 19, 2010

MAHONING COUNTY COURTHOUSE, COMMISSIONERS' HEARING ROOM
NO SMOKING, EATING OR DRINKING AND PLEASE TURN OFF ALL CELL PHONES.

ALL PARTIES INTENDING TO BID MUST READ THIS BULLETIN.

****NEW PROCEDURES ARE INCLUDED.****

THESE RULES HAVE BEEN IN EFFECT AS OF THE SEPTEMBER 30, 2008 SALE.

PLEASE READ THIS BULLETIN CAREFULLY PRIOR TO **EACH** SALE,
AS THE SHERIFF'S OFFICE RESERVES THE RIGHT TO MODIFY THESE PROCEDURES AS NECESSARY
TO ENSURE OUR COMPLIANCE WITH THE REQUIREMENTS OF HOUSE BILL 138

*******TERMS*******

PLAINTIFF: THIS TERM REFERS TO PROFESSIONALS WHO ATTEND THE SALE AND BID ON BEHALF OF THE BANK OR MORTGAGE COMPANY THAT HOLDS THE LOAN ON THE PROPERTY. PLAINTIFFS FREQUENTLY BID ON SEVERAL PROPERTIES DURING A SALE.

THIRD PARTY: THIS TERM REFERS TO ANY PURCHASER WHO IS **NOT** AFFILIATED WITH THE BANK OR MORTGAGE COMPANY.

REQUIREMENTS VARY SLIGHTLY FOR PLAINTIFFS AND THIRD PARTIES, SO THEY ARE OUTLINED IN THIS BULLETIN SEPARATELY. PLEASE READ BOTH THE GENERAL INFORMATION SECTION AND THE SECTION THAT PERTAINS TO YOU THOROUGHLY.

GENERAL INFORMATION

ALL BIDS WILL BE IN INCREMENTS OF AT LEAST ONE HUNDRED DOLLARS (\$100). THOSE BIDDING ARE REQUIRED TO CALL OUT THEIR BID IN A LOUD VOICE SO THE AUCTIONEER AND ALL THOSE IN THE ROOM CAN HEAR THE BID. IF THE AUCTIONEER CANNOT HEAR THE BID, IT WILL NOT BE RECOGNIZED. HAND BIDS OR HAND SIGNALS ARE NOT PERMITTED.

THE AUCTIONEER WILL NOW PAUSE AT THE CONCLUSION OF **EACH INDIVIDUAL SALE** DURING THE SHERIFF'S SALE FOR COURT SERVICES STAFF TO ACCEPT THE DEPOSIT AND ACCOMPANYING DOCUMENTS. IF THE SUCCESSFUL BIDDER DOES NOT HAVE A DEPOSIT CHECK READY, THEIR BID WILL BE THROWN OUT AND BIDDING WILL BE REOPENED. PROCEDURES WILL BE EXPLAINED IN MORE DETAIL IN THIS BULLETIN IN THE SECTIONS DIRECTED TOWARD THIRD PARTY PURCHASERS AND PLAINTIFFS, RESPECTIVELY.

DEPOSITS ARE NOW REQUIRED FROM BOTH PLAINTIFFS AND THIRD PARTY PURCHASERS AT THE TIME OF THE SALE. THE DEPOSIT FOR THIRD PARTY PURCHASERS IS 10% OF THE APPRAISED VALUE. THE DEPOSIT REQUIREMENT FOR PLAINTIFFS IS 10% OF THE APPRAISED VALUE, WITH A \$3,000.00 CAP. FOR TAX LIEN AND TREASURER'S SALES, THE DEPOSIT IS 10% OF THE MINIMUM BID. DEPOSITS MUST BE IN THE FORM OF GUARANTEED FUNDS: A CASHIER'S CHECK, LAW FIRM CHECK OR MONEY ORDER. CASH, CREDIT CARDS AND PERSONAL CHECKS ARE **NOT** ACCEPTED.

WE ARE NOW USING THE PURCHASER INFORMATION FORM RECOMMENDED BY THE BUCKEYE STATE SHERIFFS ASSOCIATION. THIS FORM MUST BE HANDED IN ALONG WITH THE DEPOSIT AS EACH PROPERTY IS AUCTIONED OFF. IT MUST BE LEGIBLE AND COMPLETE, AS IT WILL BECOME A PART OF THE COURT RECORD. BLANK COPIES OF THIS FORM ARE AVAILABLE AT THE FRONT TABLE. IT IS STRONGLY RECOMMENDED THAT BIDDERS FILL ONE OUT IN ADVANCE FOR EACH PROPERTY THEY PLAN TO BID ON.

A BID AT THIS SALE CONSTITUTES A BINDING OFFER FOR THE PROPERTY. PROSPECTIVE BUYERS ARE URGED TO BE CERTAIN THEY CAN PAY THE DEPOSIT THE DAY OF THE SALE, AND THE BALANCE PROMPTLY WITHIN 30 DAYS AFTER THE CONFIRMATION OF SALE HAS BEEN FILED. ONCE A BID HAS BEEN ACCEPTED. FAILURE TO FOLLOW THROUGH WITH THE SALE CONSTITUTES CONTEMPT OF COURT, AND MAY CARRY LEGAL AND FINANCIAL PENALTIES AS SUCH. UNDER THESE CIRCUMSTANCES, DEPOSITS ARE **NOT** REFUNDED.

PROSPECTIVE PURCHASERS ARE HEREBY INFORMED THAT UNDER OHIO REVISED CODE 2329.22, **THERE IS A STATUTORY RIGHT OF REDEMPTION**. SHOULD REDEMPTION BE EXERCISED, YOUR DEPOSIT WILL BE REFUNDED.

THE PROPERTY DOES NOT BELONG TO THE NEW OWNER UNTIL THE PROPERTY IS DEEDED IN HIS OR HER NAME. PURCHASERS WHO ATTEMPT TO ACCESS THE PROPERTY PRIOR TO RECEIVING THEIR DEED RISK BEING CHARGED WITH TRESPASSING.

HARD COPIES OF SHERIFF SALE LISTS ARE AVAILABLE IN THE LOBBY OF THE MAHONING COUNTY JUSTICE CENTER AT 110 FIFTH AVENUE, YOUNGSTOWN, OHIO; AT THE DEPUTY SHERIFF'S SECURITY DESK IN THE LOBBY OF THE MAHONING COUNTY COURTHOUSE AND AT WWW.MAHONINGCOUNTYOH.GOV. LISTS ARE RELEASED ONE WEEK IN ADVANCE OF THE SALE. SHERIFF SALE LISTS ARE PROVIDED AS A COURTESY TO THE PUBLIC. THEY ARE NOT A LEGAL DOCUMENT. THE MAHONING COUNTY SHERIFF'S OFFICE IS NOT RESPONSIBLE FOR ANY INACCURACIES.

PLEASE BE INFORMED THAT LEGAL NOTICES ON FORECLOSURES AND TAX DELINQUENT PROPERTIES ARE PUBLISHED FOR THREE (3) CONSECUTIVE WEEKS IN THE DAILY LEGAL NEWS PRIOR TO THE SALE. PLEASE CONTACT THE DAILY LEGAL NEWS FOR SUBSCRIPTION INFORMATION.

SALES TO THIRD PARTIES

FOR THIRD PARTIES, **THE DEPOSIT IS 10% OF THE APPRAISED VALUE**. PLEASE COME TO THE SALE PREPARED TO SUBMIT 10% OF THE APPRAISED VALUE IMMEDIATELY UPON YOUR SUCCESSFUL BID, IN THE FORM OF A CASHIER'S CHECK OR MONEY ORDER.

THE BALANCE, ALSO IN THE FORM OF A CASHIER'S CHECK PAYABLE TO THE SHERIFF OF MAHONING COUNTY, IS DUE WITHIN THIRTY (30) DAYS AFTER THE CONFIRMATION OF SALE HAS BEEN FILED. PER THE REQUIREMENTS OF HB #138, THE CONFIRMATION SHOULD BE FILED WITHIN 30 DAYS OF THE SALE, SO THE FINAL PAYMENT WILL BE DUE APPROXIMATELY 60 DAYS AFTER THE SALE.

THE SHERIFF'S OFFICE WILL NOTIFY THIRD PARTY PURCHASERS BY PHONE AS SOON AS WE RECEIVE THE CONFIRMATION TO INFORM THEM THAT THE BALANCE IS DUE. UNLESS THE BALANCE IS RECEIVED WITHIN EIGHT (8) DAYS FROM THE DATE OF NOTIFICATION BY THE SHERIFF'S OFFICE, THE PURCHASER SHALL BE REQUIRED TO PAY INTEREST ON ANY UNPAID BALANCE AT TEN PERCENT (10%) PER ANNUM FROM THE DATE OF THE CONFIRMATION OF SALE TO THE DATE OF PAYMENT OF THE BALANCE, OR THE PURCHASER MAY BE ADJUDGED TO BE IN CONTEMPT OF COURT.

TAXES BECOME THE RESPONSIBILITY OF THE SUCCESSFUL BIDDER AT THE TIME OF SALE. THE PURCHASER PAYS THE TAXES IN THE FORM OF GUARANTEED FUNDS DIRECTLY TO THE TREASURER. WHEN YOU BRING US YOUR COPY OF THE RECEIPT, WE SUBTRACT THE TAXES YOU PAID IN ORDER TO ARRIVE AT YOUR FINAL BALANCE. THE TREASURER'S OFFICE WILL FORWARD THE ORIGINAL RECEIPT TO THE SHERIFF'S OFFICE. PLEASE CONTACT THE TREASURER'S OFFICE AT 330-740-2460, EXT. 7774 IF YOU HAVE ANY QUESTIONS.

PURCHASE PRICE - YOUR DEPOSIT-TAXES PAID TO TREASURER= FINAL BALANCE DUE TO SHERIFF

ONCE WE HAVE RECEIVED THE ORANGE RECEIPT AND YOUR FINAL PAYMENT, WE WILL RECORD YOUR DEED.

SALES TO THE PLAINTIFF

AS DISCUSSED IN THE GENERAL INFORMATION SECTION, THE DEPOSIT IS 10% OF THE APPRAISED VALUE OF THE PROPERTY, NOT TO EXCEED \$3,000.00, AND IS DUE IMMEDIATELY AT THE SALE, ALONG WITH THE PURCHASER INFORMATION FORM. THE SHERIFF'S OFFICE WILL ACCEPT LAW FIRM CHECKS FROM PLAINTIFFS FOR THE DEPOSIT, IN ADDITION TO CASHIER'S CHECKS OR MONEY ORDERS. TAXES ARE STILL PAYABLE DIRECTLY TO THE TREASURER, AND THE SHERIFF'S OFFICE STILL NEEDS THE ORIGINAL ORANGE RECEIPT FROM THE TREASURER. **PLAINTIFFS SHOULD NOW GO TO THE TREASURER'S OFFICE AND PAY THE PROPERTY TAXES IMMEDIATELY AFTER THE SALE.** IF YOU HAVE ANY QUESTIONS REGARDING THIS CHANGE, PLEASE CONTACT THE TREASURER'S OFFICE DIRECTLY AT 330-740-2460, EXT. 7774

PROPERTY DESCRIPTION PRE-APPROVAL FORMS ARE **NOT** REQUIRED IN MAHONING COUNTY.

PLAINTIFFS WILL PREPARE DEEDS FOR PROPERTIES WHICH SOLD ON AND AFTER SEPTEMBER 30, 2008. FOR PROPERTIES THAT SOLD PRIOR TO SEPTEMBER 30, 2008, THE SHERIFF'S OFFICE WILL CONTINUE TO PREPARE DEEDS AND MAIL THEM BACK TO THE PLAINTIFF AS WE HAVE DONE PRIOR TO THE PASSAGE OF HB #138. PLEASE DO NOT SEND US DEEDS FOR THESE OLD CASES, AS WE DO NOT HAVE FUNDS ON HAND TO RECORD THEM.

WHEN PLAINTIFFS BEGIN DEED PREPARATION, THEY ARE ENCOURAGED TO USE A DEED MODELED AFTER THE SHORT FORM DEED RECOMMENDED BY THE BUCKEYE SHERIFFS ASSOCIATION. ANY QUESTIONS REGARDING THE FORMATTING OF SHERIFF'S DEEDS MAY BE DIRECTED TO LAURIE A. GEER AT 330-480-5010.

PER THE RECOMMENDATIONS OF THE BUCKEYE SHERIFFS ASSOCIATION, WE ARE REQUESTING THAT PLAINTIFFS SUBMIT A COMPLETED CONVEYANCE FORM TO THE MAHONING COUNTY SHERIFF'S OFFICE ALONG WITH THE DEED.

DURING THIS PERIOD OF TRANSITION, PLEASE CHECK THIS BULLETIN BEFORE EACH SALE FOR UPDATES TO MAHONING COUNTY SHERIFF SALE PROCEDURE.

**SHERIFF SALE LIST
TUESDAY, JANUARY 19, 2009 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 08CV4195 US BANK VS. JUANITA SHAW	2660 TAFT AVE. YOUNGSTOWN OH 44502 53-108-0-267-000	\$21,000.00	\$14,000.00 RECALLED
2. 08CV4814 CITIFINANCIAL INC. VS. MATHILDA J. CHILDS	152 RUNNEMEDE DR. BOARDMAN OH 44512 29-096-0-113-000	\$99,000.00	\$66,000.00 RECALLED
3. 07CV1106 BANK OF NEW YORK VS. HERBERT & TRACY FIKE	6664 MILLCREEK BLVD. YOUNGSTOWN OH 44512 29-078-0-203-000	\$117,000.00	\$78,000.00
4. 07CV1522 HUNTINGTON NATL BANK VS. CRUNCH INC.	1707-1711 FIFTH AVE. YOUNGSTOWN OH 44504 53-015-0-075-000, 53-015-0-074-000 53-015-0-076-000	\$750,000.00	\$500,000.00
5. 07CV3122 DEUTSCHE BANK VS. JAGDISH SINGH	155 W. BOSTON AVE. YOUNGSTOWN OH 44507 53-123-0-077-000 & 53-123-0-078-000	\$18,000.00	\$12,000.00
6. 07CV3218 WELLS FARGO BANK VS. JUSTIN & TIFFANY PETRELLO	123 S. PORTLAND AVE. YOUNGSTOWN OH 44509 53-068-0-173-000	\$48,000.00	\$32,000.00
7. 07CV4453 WELLS FARGO VS. CAROLE PIGNANELLI	480 W. MIDLOTHIAN BLVD. YOUNGSTOWN OH 44511 53-125-0-003-000	\$48,000.00	\$32,000.00
8. 07CV4862 WELLS FARGO VS. MATTHEW & NAOMI EMERSON	367 S. HAZELWOOD AVE. YOUNGSTOWN OH 44509 53-166-0-126-000 & 53-166-0-127-000	\$36,000.00	\$24,000.00
9. 08CV659 US BANK VS. MARY D. CUNNINGHAM	2206 PENNY LANE YOUNGSTOWN, OH 44515 48-130-0-104-000	\$87,000.00	\$58,000.00
10. 08CV682 DEUTSCHE BANK VS. SHANI M. MURPHY	267 W. MAIN ST. CANFIELD OH 44406 28-004-0-017-000	\$96,000.00	\$64,000.00
11. 08CV776 BA MORTGAGE LLC VS. FREDERICK MCBRIDE	2402 RUSSELL ST. YOUNGSTOWN OH 44509 53-180-0-085-000	\$48,000.00	\$32,000.00
12. 08CV2008 WASHINGTON MUTUAL BANK VS. PATRICIA POBRIC	466 MEADOWBROOK AVE. BOARDMAN OH 44512 29-015-0-385-000	\$72,000.00	\$48,000.00

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13. 08CV2337 COUNTRYWIDE VS. STANFORD A. KNAPP	153 HALLECK ST. YOUNGSTOWN OH 44505 53-012-0-192-000	\$6,000.00	\$4,000.00
14. 08CV2426 COUNTRYWIDE VS. JOHN & TINA GRIZZLE	3929 S. SCHENLEY AVE. YOUNGSTOWN OH 44511 29-084-0-098-000	\$87,000.00	\$58,000.00
15. 08CV3182 130 PROPERTIES LLC VS. BENJAMIN GONZALEZ	712 E. LUCIUS AVE. YOUNGSTOWN OH 44502 53-111-0-296-000	\$18,000.00	\$12,000.00
16. 08CV3411 RBS CITIZENS VS. MICHAEL & ANDREA GENTILE	8153 STRUTHERS RD. LOWELLVILLE OH 44436 35-061-0-005-000	\$135,000.00	\$90,000.00
17. 08CV3667 FLAGSTAR BANK VS. DEBORAH BISH	36 N. GLENELLEN AVE YOUNGSTOWN OH 44509 53-171-0-276-000	\$63,000.00	\$42,000.00
18. 08CV3727 WELLS FARGO VS. RAYMOND CARKIDO	3845 OAKLEIGH AVE. AUSTINTOWN OH 44515 48-010-0-181-000	\$81,000.00	\$54,000.00
19. 08CV3935 WELLS FARGO BANK VS. RONALD WINFREY	491 MADERA AVE. YOUNGSTOWN OH 44504 53-082-0-083-000	\$42,000.00	\$28,000.00
20. 08CV4159 DEUTSCHE BANK VS. MICHAEL & CATHERINE ACCOLA	26 MEADOWBROOK AVE. YOUNGSTOWN OH 44512 29-003-0-203-000	\$63,000.00	\$42,000.00
21. 08CV4284 WRIGHT-PATT CREDIT UNION VS. KEVIN & KRISTIN CONNORS	4289 PATRICIA AVE. YOUNGSTOWN OH 44511 48-108-0-183-000	\$84,000.00	\$56,000.00
22. 08CV4357 KEYBANK NATL ASSN VS. JEROME & SANDRA TOMKO	514 GARDENWOOD DR. YOUNGSTOWN OH 44512 29-098-0-070-000	\$108,000.00	\$72,000.00
23. 08CV4605 CITIFINANCIAL VS. POLLY MEADORS	236 PARKWAY ST. STRUTHERS OH 44471 38-008-0-126-000	\$24,000.00	\$16,000.00
24. 08CV4724 SEVEN SEVENTEEN VS. MICHAEL A. HOOD	278 FOREST HILL DR. YOUNGSTOWN OH 44515 48-009-0-159-000	\$42,000.00	\$28,000.00

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CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
25. 08CV4771 DEUTSCHE BANK VS. JANETTE & THOMAS MCGINNIS	3261 QUENTIN DR. YOUNGSTOWN OH 44511 53-160-0-201-000	\$54,000.00	\$36,000.00
26. 08CV4802 CITIFINANCIAL VS. BARBARA J. VILLONE	422 N. OSBORN YOUNGSTOWN OH 44509 53-175-0-206-000	\$48,000.00	\$32,000.00

TAX LIEN SALES

CASE NO.	LOCATION	MINIMUM BID
27. 05CV4063 CINTINA LLC VS. ULYSSES MAY ET AL	33 CHALMERS AVE YOUNGSTOWN OH 53-051-0-016-000	\$6,000.00 PLUS COSTS
28. 05CV4510 CINTINA LLC VS. RICHARD ROBINSON ET AL	475 CLEARMONT DR YOUNGSTOWN OH 53-125-0-382-000	\$5,300.00 PLUS COSTS
29. 07CV1514 AMERICAN TAX FUNDING VS. SHABAN ADHAMI ET AL	2352 BUCKEYE CIR YOUNGSTOWN OH 44502 53-243-A-123-000	\$9,600.00 PLUS COSTS
30. 07CV3435 AMERICAN TAX FUNDING VS. ANN KUSKY ET AL	44 WEST HEIGHTS AVE YOUNGSTOWN OH 53-171-0-332-000	\$13,000.00 PLUS COSTS
31. 07CV3575 OPTIMUM REALTY CORP VS. WILLIAM SMITH ET AL	47 MARION AVE YOUNGSTOWN OH 53-047-0-244-000	\$4,700.00 PLUS COSTS
32. 08CV492 AMERICAN TAX FUNDING VS. ALAN D HARDY ET AL	106 WESLEY AVE YOUNGSTOWN OH 53-170-0-323-000	\$10,800.00 PLUS COSTS
33. 08CV1141 AMERICAN TAX FUNDING VS. NINA RAWLS ET AL	3916 HOWARD ST YOUNGSTOWN OH 53-198-0-106-000	\$8,000.00 PLUS COSTS
34. 08CV1695 AMERICAN TAX FUNDING VS. GILBERT FURTADO ET AL	1631 HARTZELL AVE YOUNGSTOWN OH 53-092-0-093-000	\$10,200.00 PLUS COSTS
35. 08CV2310 LISA ANTONINI, TREASURER VS. FRANCES E ROUHANA ET AL	DATSON AVE YCLS # 50968, 50969 & 50970 YOUNGSTOWN OH 53-212-0-620-000 53-212-0-621-000 53-212-0-622-000	\$2,575.88 PLUS COSTS

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CASE NO.	LOCATION	MINIMUM BID
36. 08CV3812 ST JAMES CHURCH OF GOD IN CHRIST VS. BETTY ASKEW ET AL	S LANE AVE LOT 1312 PART YOUNGSTOWN OH 53-025-0-526-000	\$3,059.00 PLUS COSTS
37. 08CV4563 AMERICAN TAX FUNDING VS. NORMA NOLAN ET AL	908 LACLEDE AVE YOUNGSTOWN OH 53-135-0-058-000 53-135-0-059-000	\$6,400.00 PLUS COSTS
38. 08CV4568 AMERICAN TAX FUNDING VS. WILBERT V TOLLEY ET AL	541 DICKSON ST YOUNGSTOWN OH 53-038-0-068-000	\$6,500.00 PLUS COSTS
39. 09CV217 AMERICAN TAX FUNDING VS. COMMUNITY BASED INVESTMENTS	W INDIANOLA AVE YCL #37274 & YCL #38161 YOUNGSTOWN OH 53-127-0-205-000 53-130-0-094-000	\$7,000.00 PLUS COSTS
40. 09CV866 JEFF AUSTIN VS. ROSE MENACHAN AKA MEENACHAN	ADALINE LOT # 3346 CAMPBELL OH 46-012-0-269-000	\$8,648.22 PLUS COSTS

NEXT SHERIFF SALE: TUESDAY, FEBRUARY 2, 2010

NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, JANUARY 26, 2010.