

SHERIFF SALE

Tuesday, January 20, 2009

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.****

THE NEW RULES WILL TAKE EFFECT AS OF THE SEPTEMBER 30TH 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.MAHONINGSHERIFF.COM. 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 INACCURATE INFORMATION.

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 THE DAY OF 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 30TH, 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 20, 2009 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 07CV3145 BANK OF NEW YORK VS GREGORY COURTNEY	1733 BASIL AVE YOUNGSTOWN OH 44514 31-021-0-077-000	\$72,000.00	\$48,000.00 RECALLED
2. 07CV3621 AVELO MTG VS GUS KANTARES	513 PORTER AVE CAMPBELL OH 44405 46-009-0-357-000	\$60,000.00	\$40,000.00 RECALLED
3. 07CV3196 M & T BANK VS ROBERT BRANDENSTEIN	3436 FLORA LANE YOUNGSTOWN OH 44511 53-045-0-094-000	\$78,000.00	\$52,000.00 RECALLED
4. 05CV156 DEUTSCHE BANK VS SHERYL ALLEN	4325 HELENA AVE YOUNGSTOWN OH 44512 53-191-0-228-000	\$39,000.00	\$26,000.00
5. 05CV599 LIBERTY SAVINGS VS JAMES KULISZ JR	1964 RIDGELAWN AVE YOUNGSTOWN OH 44509 53-162-0-095-000	\$45,000.00	\$30,000.00
6. 05CV4300 US BANK VS EMMETT UNDERWOOD	311 GYPSY LANE YOUNGSTOWN OH 44504 53-014-0-331-000	\$105,000.00	\$70,000.00
7. 06CV2354 JPMORGAN CHASE VS NICHOLAS CARBONE	124 S KIMBERLY AVE AUSTINTOWN OH 44515 48-017-0-014-000	\$78,000.00	\$52,000.00
8. 07CV128 CITIFINANCIAL VS RICKIE RAVER SR, DECD	1674 DELAWARE AVE LAKE MILTON OH 44429 33-030-0-002-000 & 33-030-0-003-000	\$54,000.00	\$36,000.00
9. 07CV817 COUNTRYWIDE VS THOMAS PATTERSON	414 W JUDSON AVE YOUNGSTOWN OH 44511 53-125-0-186-000	\$27,000.00	\$18,000.00
10. 07CV1254 HSBC BANK VS JOAN PACHELL	2234 ELBEREN ST YOUNGSTOWN OH 44509 53-179-0-297-000 & 53-179-0-296-000	\$15,000.00	\$10,000.00
11. 07CV1543 US BANK VS VANESSA PAYNE	116 LILBURNE DR YOUNGSTOWN OH 44505 53-230-0-039-000	\$24,000.00	\$16,000.00
12. 07CV3135 ABN AMRO MTG GROUP VS CELESTE FOREST	234 E RAVENWOOD AVE YOUNGSTOWN OH 44507 53-117-0-243-000	\$27,000.00	\$18,000.00

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CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
13. 07CV3267 RESIDENTIAL CREDIT VS BLANCHE SWITKA	58 FAIRVIEW ST CAMPBELL OH 44405 46-002-0-053-000	\$36,000.00	\$24,000.00
14. 07CV3391 FIRST MERIT BANK VS SAMUEL I KOEHN	22365 HARDING DR ALLIANCE OH 44601 19-035-0-134-000, 19-035-0-135-000, 19-035-0-136-000, 19-035-0-137-000 19-035-0-138-000, 19-035-0-140-000, 19-035-0-141-000, 19-035-0-142-000 19-035-0-151-000, 19-035-0-152-000, 19-035-0-153-000, 19-035-0-154-000 19-035-0-155-000, 19-035-0-156-000, 19-035-0-157-000, 19-035-0-158-000 19-035-0-159-000	\$51,000.00	\$34,000.00
15. 07CV3656 DEUTSCHE BANK VS RICHARD G DEER	3824 MERCEDES PLACE CANFIELD OH 44406 26-059-0-030-000	\$93,000.00	\$62,000.00
16. 07CV3860 NOVASTAR MTG VS MARCY VRANCHES	3455 RISHER ROAD YOUNGSTOWN OH 44511 53-146-0-023-000	\$78,000.00	\$52,000.00
17. 07CV3939 OHIO EDISON PENN POWER VS RICHARD CUPP	431 WEST HEIGHTS YOUNGSTOWN OH 44509 53-171-0-067-000	\$54,000.00	\$36,000.00
18. 07CV4033 LASALLE BANK VS WILLIAM SLAVEN	520 WEST WALNUT ST LOWELLVILLE OH 44436 40-006-0-287-000	\$78,000.00	\$52,000.00
19. 07CV4047 PHH MORTGAGE VS DANNY CLINKSCALE JR	2573 ROSEWAE DR YOUNGSTOWN OH 44511 53-154-0-192-000	\$87,000.00	\$58,000.00
20. 07CV4070 AVELO MTG VS CHRISTINA GRAY	202 IDLEWOOD RD YOUNGSTOWN OH 44515 48-024-0-100-000	\$57,000.00	\$38,000.00
21. 07CV4445 COUNTRYWIDE VS JAGDISH SINGH	535 LEE AVE YOUNGSTOWN OH 44502 53-038-0-137-000	\$450.00	\$300.00
22. 07CV4530 THE CIT GROUP VS EBONI WILLIAMS	744 E LACLEDE AVE YOUNGSTOWN OH 44502 53-113-0-427-000	\$21,000.00	\$14,000.00
23. 07CV4845 JPMORGAN CHASE BANK VS FRANK ROMANDETTI	463 ROCKLAND DR YOUNGSTOWN OH 44512 29-099-0-096-000	\$168,000.00	\$112,000.00

**SHERIFF SALE LIST
TUESDAY, JANUARY 20, 2009 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

TAX LIEN SALES

CASE NO.	LOCATION	MINIMUM BID
24. 07CV3815 OPTIMUM REALTY VS DAVID WELSH	22 SIXTH ST CAMPBELL OH 44405 46-004-0-017-000 & 46-004-0-018-000	\$7,100.00 PLUS COSTS
25. 06CV3816 OPTIMUM REALTY VS STACEY BARRETT	352 EAST AVONDALE AVE YOUNGSTOWN OH 44507 53-116-0-229-010, 53-116-0-031-000 53-116-0-032-000	\$11,000.00 PLUS COSTS
26. 07CV3817 OPTIMUM REALTY VS ESTATE OF MARY JANCI	2715 SHIRLEY RD YOUNGSTOWN OH 44502 53-109-0-016-000 & 53-109-0-017-000	\$10,600.00 PLUS COSTS
27. 07CV3824 ID PROPERTIES VS JAMES T MAPES	433 CRANDALL AVE YOUNGSTOWN OH 44504 53-008-0-224-000	\$9,700.00 PLUS COSTS
28. 07CV4011 CINTINA VS BUCKEYE REVIEW PUBLISHING	468 LEXINGTON AVE & 1201 BELMONT AVE YOUNGSTOWN OH 44504 53-077-0-138-000, 53-077-0-139-000 53-077-0-140-000, 53-077-0-141-000, 53-077-0-220-000	\$52,000.00 PLUS COSTS
29. 07CV4318 CINTINA VS EDITH A MCDONOUGH	1533 MANHATTAN AVE YOUNGSTOWN OH 44509 53-092-0-323-000	\$4,000.00 PLUS COSTS
30. 07CV4321 CINTINA VS ERNEST COTTLE SR	1649 BRYSON ST YOUNGSTOWN OH 44505 53-011-0-110-000	\$5,000.00 PLUS COSTS
31. 07CV4325 CINTINA VS GUS EDWARD LOUIS	14 S PEARL ST YOUNGSTOWN OH 44506 53-025-0-406-000	\$7,000.00 PLUS COSTS
32. 07CV4458 ATF VS BETTY O FRANKLIN	92 DUNCAN LANE YOUNGSTOWN OH 44502 53-246-0-097-000	\$9,500.00 PLUS COSTS
33. 08CV236 ID PROPERTIES VS JOSEPH DANTONA	19 S BROCKWAY AVE YOUNGSTOWN OH 44509 53-167-0-043-000	\$5,000.00 PLUS COSTS
34. 08CV660 CINTINA VS DANIEL D ADAMS	765 AVONDALE AVE YOUNGSTOWN OH 44502 53-111-0-207-000	\$10,300.00 PLUS COSTS

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TUESDAY, JANUARY 20, 2009 AT 1:30 P.M.
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CASE NO.	LOCATION	MINIMUM BID
35. 08CV1076 ATF VS LINDA M BALLARD	3014 RUSH BLVD YOUNGSTOWN OH 44507 53-116-0-159-000	\$6,500.00 PLUS COSTS
36. 08CV1146 ATF VS KENNETH E LEWIS	2703 MARINER AVE YOUNGSTOWN OH 44505 53-220-0-102-000	\$8,500.00 PLUS COSTS
37. 08CV1151 ATF VS RANDALL KITCHEN	2219 LORENTZ AVE YOUNGSTOWN OH 44505 53-216-A-063-000	\$10,000.00 PLUS COSTS
38. 08CV1699 ATF VS ROBERT J SHERWOOD	528 EAST AVONDALE AVE YOUNGSTOWN OH 44502 53-116-0-060-000	\$6,500.00 PLUS COSTS
39. 08CV1781 ATF VS COVINGTON HTS NIC	1825 OAK HILL AVE YOUNGSTOWN OH 44507 53-052-0-398-00 & 53-052-0-399-000	\$22,000.00 PLUS COSTS
40. 08CV1840 ATF VS ALVIN ROCKWELL	1838 KINCAID AVE YOUNGSTOWN OH 44509 53-184-0-224-000	\$8,500.00 PLUS COSTS
41. 08CV1843 ATF VS TRUDI SUMMERS	71 MANCHESTER AVE YOUNGSTOWN OH 44509 53-171-0-403-000	\$8,500.00 PLUS COSTS

NEXT AVAILABLE SHERIFF SALE LIST: JANUARY 27, 2009

NEXT SCHEDULED SHERIFF SALE: FEBRUARY 3, 2009