

SHERIFF SALE

Tuesday, February 16, 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, FEBRUARY 16, 2010 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 07CV268 COUNTRYWIDE HOME LOANS VS DEIRDRE A WALTEBAUGH	441 HOOD DR CANFIELD OH 44406 28-027-0-049-000	\$78,000.00	\$52,000.00
2. 07CV1134 FIRST PLACE BANK VS DIANNA PEEPLES	1031 HAWTHORNE ST YOUNGSTOWN OH 44502 53-063-0-253	\$24,000.00	\$16,000.00
3. 07CV1404 LASALLE BANK VS ROBERT E SAWCZAK	153 SHOREHAVEN DR YOUNGSTOWN OH 44512 29-094-0-229.00-0	\$108,000.00	\$72,000.00 RECALLED
4. 07CV2786 EVERBANK VS SHA'RONE GRICE-LEWIS	871 PALMER AVE YOUNGSTOWN OH 44502 53-110-0-140-000 & 53-110-0-141-000	\$39,000.00	\$26,000.00
5. 08CV366 HSBC BANK USA VS DAVID J BROWN	50 UPLAND AVE YOUNGSTOWN OH 44505 53-012-0-019-000	\$51,000.00	\$34,000.00
6. 08CV531 HUNTINGTON BANK VS WILLIAM & BARBARA SLAVEN	29 EAST GRANT ST LOWELLVILLE OH 44436 40-009-0-225-000	\$45,000.00	\$30,000.00 RECALLED
7. 08CV1500 DEUTSCHE BANK VS LATICIA LONDON	34 WEST HEIGHTS AVE YOUNGSTOWN OH 44509 53-171-0-329-000	\$51,000.00	\$34,000.00
8. 08CV1885 DEUTSCHE BANK VS MICHAEL & SHANTELL GEORGE	136 CENTER ST STRUTHERS OH 44471 38-010-004-60.00	\$48,000.00	\$32,000.00
08CV2507 CITIMORTGAGE INC VS JOSHUA J OTT	880 WESTPORT DR BOARDMAN OH 44512 29-075-0-056-000	\$144,000.00	\$96,000.00
10. 08CV2616 HSBC MTG SERVICES VS HARRY R REESE	2462 REDGATE LANE YOUNGSTOWN OH 44511 48-004-0-102-000	\$60,000.00	\$40,000.00
11. 08CV2710 CHASE HOME FINANCE VS DOMINIC & LUANNE RUGGIERO JR	6327 DUNCAN DR POLAND OH 44514 35-006-A-023-000	\$111,000.00	\$74,000.00
12. 08CV2733 HOME SAVINGS & LOAN VS. JAMES J CECI	228 MICHAEL DR YOUNGSTOWN OH 44511 53-149-0-012	\$87,000.00	\$58,000.00

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CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
13. 08CV3201 FEDERAL HOME LOAN VS ALLEN G MURZDA	3941 BAYMAR DR YOUNGSTOWN OH 44511 29-084-0-180-000	\$72,000.00	\$48,000.00
08CV3530 INDYMAC FEDERAL BANK VS RICK & JEANETTE BATES	143 GEORGIA AVE SEBRING OH 44672 21-002-0-153-000 & 21-002-0-152-000	\$36,000.00	\$24,000.00
15. 08CV3619 WELLS FARGO BANK VS GARY R WILLIAMS	115 S BAYSHORE DR COLUMBIANA OH 44408 54-120-0-024-070	\$162,000.00	\$108,000.00
16. 08CV3651 COUNTRYWIDE HOME LOANS VS AMANDA L LAIRD	35 S PORTLAND AVE YOUNGSTOWN OH 44509 53-068-0-188-000	\$33,000.00	\$22,000.00
17. 08CV3708 HSBC MTG SERVICES VS RONALD & DEBRA BENNETT	224 S FOUR MILE RUN RD YOUNGSTOWN OH 44515 48-009-0-085.00-0 & 48-009-0-013.00-0	\$69,000.00	\$46,000.00
18. 08CV3860 COUNTRYWIDE HOME LOANS VS DAT Q HUA	2165 REDWOOD PLACE CANFIELD OH 44406 26-046-0-065-000	\$219,000.00	\$146,000.00
19. 08CV4005 BENEFICIAL Ohio VS DAWN KABETSO	1403 LEYTON DR YOUNGSTOWN OH 44509 53-142-0-157-000	\$105,000.00	\$70,000.00
20. 08CV4279 AMERICAN GENERAL FINANCE SERV VS KEREN & RONALD PARKER	4218 HELENA YOUNGSTOWN OH 44512 53-191-0-210-000	\$42,000.00	\$28,000.00
21. 08CV4286 PRIVATE CAPITAL GROUP VS DIANA M MCGUIRE	7366 OREGON TRAIL YOUNGSTOWN OH 44512 29-091-0-224-000	\$63,000.00	\$42,000.00
22. 08CV4302 COUNTRYWIDE HOME LOANS VS VICTOR J KIRIN JR	15 N BEVERLY AVE YOUNGSTOWN OH 44515 48-025-0-225-000 & 48-025-0-224-000	\$54,000.00	\$36,000.00
23. 08CV4628 HOME SAVINGS & LOAN VS. ROBERT & NICHOLE CANNON	5320 CLOISTER DR CANFIELD OH 44406 26-039-0-037	\$381,000.00	\$254,000.00
24. 08CV4737 FARMERS NATL BANK OF CFLD VS MATTHEW R MCCRACKEN	4555 WILLIAMSBURG DR CANFIELD OH 44406 26-037-0-039.00	\$120,000.00	\$80,000.00

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CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
25. 08CV4741 BANK OF AMERICA VS J. W. MOORE JR	3941 EUCLID BLVD YOUNGSTOWN OH 44512 53-196-0-009.00-0	\$54,000.00	\$36,000.00
26. 08CV4820 HOUSEHOLD REALTY VS CAROLINE COWDEN	6300 STRUTHERS RD LOWELLVILLE OH 44436 35-015-0-024-000	\$54,000.00	\$36,000.00 RECALLED
27. 08CV4832 DEUTSCHE BANK VS JAMIE & HEIDI GERTHUNG	371 ROSEMONT AVE AUSTINTOWN OH 44515 48-095-0-239-000	\$72,000.00	\$48,000.00
28. 08CV4834 FEDERAL NATL MTG ASSN VS ERIC & APRIL WOOD	11241 MAHONING AVE NORTH JACKSON OH 44451 50-026-0-095-000	\$75,000.00	\$50,000.00
29. 08CV4912 COUNTRYWIDE HOME LOANS VS MARK E KEIL	67 CHESTNUT ST STRUTHERS OH 44471 38-004-0-049-000	\$24,000.00	\$16,000.00
30. 09CV16 COUNTRYWIDE HOME LOANS VS BRENDA DEJESUS	446 WEST HEIGHTS AVE YOUNGSTOWN OH 44509 53-174-0-304	\$54,000.00	\$36,000.00 RECALLED
31. 09CV45 COUNTRYWIDE HOME LOANS VS KATHERINE A EASTON	3633 MCCARTY DR CANFIELD OH 44406 26-044-0-007-000	\$102,000.00	\$68,000.00
32. 09CV132 BANK OF NEW YORK VS PETER & DIANE KASNER	17994 GLENDALE AVE LAKE MILTON OH 44429 33-034-0-070-000	\$75,000.00	\$50,000.00
33. 09CV212 WELLS FARGO BANK VS JAMES WETZL	4322 NOTTINGHAM AVE YOUNGSTOWN OH 44511 48-104-0-087-000	\$117,000.00	\$78,000.00
34. 09CV226 CITIMORTGAGE INC VS BRIAN CHRISTOPHER WASELICH	498 FOREST HILL DR YOUNGSTOWN OH 44515 48-008-0-269-000	\$72,000.00	\$48,000.00 RECALLED
35. 09CV245 INDYMAC FEDERAL BANK VS PAM AKA PAMELA GUY	2226 RENWICK DR POLAND OH 44514 35-003-0-129-000 & 35-003-0-128-000	\$69,000.00	\$46,000.00

**SHERIFF SALE LIST
TUESDAY, FEBRUARY 16, 2010 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

TAX LIEN SALES

CASE NO.	LOCATION	MINIMUM BID
36. 06CV3074 ATF VS. EST OF WILMA J. LAUGHLIN ET AL	672 LACLEDE CT. YOUNGSTOWN OH 44502 53-113-0-479-000	\$11,000.00 PLUS COSTS
37. 07CV1120 ATF VS. ROBERT VANSICKLE ET AL	1939 BELMONT AVE. YOUNGSTOWN OH 44504 53-081-0-235-000	\$6,300.00 PLUS COSTS
38. 07CV2554 NET RELATIONS INC. VS. IDA GAVINI ET AL	2917 SHADY RUN RD. YOUNGSTOWN OH 44501 53-109-0-207-000	\$5,000.00 PLUS COSTS
39. 08CV1696 ATF VS. DANIEL BALZIC ET AL	2759 JULIAN ST. YOUNGSTOWN OH 44502 53-109-0-230-000	\$10,500.00 PLUS COSTS

NEXT SHERIFF SALE: TUESDAY, MARCH 2, 2010

NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, FEBRUARY 23, 2010.