

SHERIFF SALE

Tuesday, March 31, 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, MARCH 31, 2009 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 08CV323 FIFTH THIRD MTG VS MIGUEL LEBRON	1610 FIRST ST. YOUNGSTOWN OH 44509 53-066-0-100-000	\$33,000.00	\$22,000.00 RECALLED
2. 08CV1014 HUNTINGTON BANK VS DAVID B. POPOVEC	6405 FARMINGTON CIRCLE CANFIELD OH 44406 26-064-0-029-000	\$165,000.00	\$110,000.00 RECALLED
3. 04CV1461 WELLS FARGO BANK VS PAUL AND DONNA POPOVICH	95 CHARLES ST. STRUTHERS OH 44471 38-006-0-072-000	\$18,000.00	\$12,000.00
4. 05CV2127 MTG ELE. REG SYS VS PAUL MURRAY	3203 GLENWOOD AVE. YOUNGSTOWN OH 44511 53-129-0-147-000 53-129-0-148-00	\$21,000.00	\$14,000.00
5. 06CV3251 NATIONAL CITY BANK VS DR. PETER & DOROTHY BETRAS	4149 CANFIELD RD. CANFIELD OH 44406 26-044-0-058-000	\$180,000.00	\$120,000.00
6. 06CV4378 FARMERS NATL BANK VS HELEN I. WEIR	7949 BEDELL RD. BERLIN CENTER OH 44401 22-036-0-002.01-0	\$117,000.00	\$78,000.00
7. 07CV52 DEUTSCHE BANK VS MARK SUSCHINSKY	27 EAST LEWIS ST. STRUTHERS OH 44471 38-010-0-075-000 & 38-010-0-074-000	\$33,000.00	\$22,000.00
8. 07CV1071 CHASE HOME FINANCE VS STEPHANIE SEBEST	25 BELLE VISTA AVE. YOUNGSTOWN OH 44509 53-067-0-030-000	\$30,000.00	\$20,000.00
9. 07CV1180 CHASE HOME FINANCE VS JOHN & NIMISHA BIRATH	1357 OAK STREET YOUNGSTOWN OH 44505 53-026-0-547-000	\$87,000.00	\$58,000.00
10. 07CV1563 LASALLE BANK VS DAVID & NICOLE WILLIS	5103 W. ELMWOOD DR. YOUNGSTOWN OH 44515 48-097-0-167-000	\$75,000.00	\$50,000.00
11. 07CV1951 FARMERS NATL BANK VS. ADDICTION PRG OF MAH. CO.	1161 MCGUFFEY RD. YOUNGSTOWN OH 44505 53-027-0-197-000	\$126,000.00	\$84,000.00
12. 07CV2109 WELLS FARGO VS. KEITH CRESSMAN	75 S. SCHENLEY YOUNGSTOWN OH 44509 53-168-0-112-000	\$48,000.00	\$32,000.00

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CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
13. 07CV2198 CITIMORTGAGE VS DEBORAH HURTIE-COX	6292 NAVAJO PLACE YOUNGSTOWN OH 44514 35-007-0-115-000	\$105,000.00	\$70,000.00
14. 07CV2671 BANK OF NEW YORK VS MARK E. BUDROVIC	1166 BRITAIN ST. YOUNGSTOWN OH 44502 53-036-0-019-000	\$10,500.00	\$7,000.00
15. 07CV3194 HSBC MORTGAGE SERV VS THADDEUS PUSKARCIK	681 PENHALE AVE. CAMPBELL OH 44405 46-017-0-182-000	\$126,000.00	\$84,000.00
16. 07CV3646 NOVASTAR VS KATRICE & CHARLES SKIBBE	855 PASADENA AVE. YOUNGSTOWN OH 44502 53-113-0-264-000	\$25,500.00	\$17,000.00
17. 07CV3818 US BANK VS GLORIA & WILLARD SIMON	530 E. WOOD ST. LOWELLVILLE OH 44436 40-009-0-300-000 & 40-009-0-299-000	\$39,000.00	\$26,000.00
18. 07CV4271 FED NATL MTG ASSOC VS CHERYL LYNN MALLIS	479 OAKRIDGE DR. BOARDMAN OH 44512 29-008-0-086-000	\$138,000.00	\$92,000.00
19. 07CV4535 DEUTSCHE BANK VS LUIS TORRES	218 S. PORTLAND AVE YOUNGSTOWN OH 44509 53-068-0-139-000	\$36,000.00	\$24,000.00
20. 07CV4636 CITIMORTGAGE VS DEBORAH TILLERY	304 E. AVONDALE AVE. YOUNGSTOWN OH 44507 53-116-0-019-000	\$36,000.00	\$24,000.00
21. 07CV4692 CITIMORTGAGE VS ALBERTA FUSCOE	429 10TH STREET STRUTHERS OH 44471 38-019-0-106-000	\$42,000.00	\$28,000.00
22. 07CV4724 EASTERN SAVINGS VS WARREN DUKE	22980 SMITH NORTHWEST RD. NORTH BENTON OH 44449 16-183-0-001-000	\$66,000.00	\$44,000.00
23. 07CV4767 LIBERTY SAVINGS VS MATTHEW SCHORS	6695 SALEM-WARREN RD. CANFIELD OH 44406 23-052-N-001-000	\$66,000.00	\$44,000.00
24. 07CV4797 COUNTRYWIDE VS JOHN D. SCHLEUDER	22023 NORMAN AVE. ALLIANCE OH 44601 19-036-0-151-000 & 19-036-0-152-000	\$21,000.00	\$14,000.00

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CASE NO.	LOCATION	APPRAISED	MINIMUM BID
25. 07CV4839 CITIMORTGAGE VS PAUL C. STEVENS	4250 WOODMERE DR. YOUNGSTOWN OH 44515 48-095-0-146-000	\$69,000.00	\$46,000.00
26. 08CV33 US BANK VS DANIEL & CHRISTINA STILSON	1742 MIDLAND AVE. YOUNGSTOWN OH 44509 53-092-0-024-000	\$39,000.00	\$26,000.00
27. 08CV34 TAYLOR BEAN WHITAKER VS ANTHONY PELLICE	170 S. PORTLAND AVE. YOUNGSTOWN OH 44509 53-068-0-131-000	\$33,000.00	\$22,000.00
28. 08CV106 AURORA LOAN SERVICES VS LILLIE MAE SHELLEY	531 E. FLORIDA AVE. YOUNGSTOWN OH 44502 53-116-0-488-000	\$33,000.00	\$22,000.00
29. 08CV194 BAYVIEW LOAN SERV VS KEVIN HIGHTOWER & SUITE 500 LLC	4140 MARKET ST. YOUNGSTOWN OH 44512 29-061-0-043-000, 29-061-0-044-000 29-061-0-045-000, 29-061-0-046-000 29-061-0-047-000	\$165,000.00	\$110,000.00
30. 08CV284 HSBC BANK VS VIRGINIA C. HENDERSON	133 N. LAKEVIEW AVE. YOUNGSTOWN OH 44509 53-067-0-189-000	\$15,000.00	\$10,000.00
31. 08CV523 CITIMORTGAGE VS BEVERLY J. MCCOY	18402 FIFTH ST. BELOIT OH 44609 17-008-0-105-000	\$33,000.00	\$22,000.00
32. 08CV617 WASHINGTON MUTUAL VS DENISE J. WAGNER	449 CRANDALL AVE. YOUNGSTOWN OH 44504 53-008-0-229-000	\$24,000.00	\$16,000.00
33. 07CV1842 LISA A. ANTONINI, TREASURER VS FRAN A. CAMPBELL	62 AVONDALE AVE. YCL 24866 YOUNGSTOWN OH 53-123-0-039-000	\$6,000.00	\$4,000.00 PLUS COSTS

NEXT AVAILABLE SHERIFF SALE LIST: APRIL 7, 2009

NEXT SCHEDULED SHERIFF SALE: APRIL 14, 2009