

## **SHERIFF SALE**

**Tuesday, September 15, 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 30<sup>TH</sup> 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](http://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 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 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, SEPTEMBER 15, 2009 AT 1:30 P.M.  
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>2/3 MINIMUM BID</b>
1. 06CV4247 US BANK VS. ANNA & CHARLES KOULIANOS	578 EDWARD LANE CAMPBELL OH 44405 46-018-0-011-000	\$84,000.00	\$56,000.00 <b>RECALLED</b>
2. 08CV2491 CHASE HOME FINANCE VS. EFREN SANTIAGO	8392 HITCHCOCK RD. YOUNGSTOWN OH 44512 29-098-0-041-000	\$123,000.00	\$82,000.00 <b>RECALLED</b>
3. 08CV2790 WELLS FARGO BANK VS. GARY L. RIPLEY	8003 BEDELL RD. BERLIN CENTER OH 44401 22-036-0-004-000	\$63,000.00	\$42,000.00 <b>RECALLED</b>
4. 08CV3223 WELLS FARGO BANK VS. ERIC T. WELLS	52 MEADOWBROOK AVE. YOUNGSTOWN OH 44512 29-003-0-210-000	\$51,000.00	\$34,000.00 <b>RECALLED</b>
5. 08CV3255 HSBC MTG. SERVICES VS. ALAN & DOROTHY SANDERS	400 EAST MAIN ST. WASHINGTONVILLE OH 44490 11-001-0-045-000	\$48,000.00	\$32,000.00 <b>RECALLED</b>
6. 08CV3963 DEUTSCHE BANK VS. LOUIS & ANNABELL SLEPSKI	4083 ARREL ROAD POLAND OH 44514 35-066-0-008-000	\$159,000.00	\$106,000.00
7. 06CV3758 HUNTINGTON BANK VS. ROBERT & CAROLYN LANZO	200 MISTY WOODS CT. STRUTHERS OH 44471 38-033-0-010.23	\$180,000.00	\$120,000.00
8. 06CV3951 INDYMAC BANK VS. JAMES & CHERYL JABLONSKI	8482 IVY HILL DRIVE YOUNGSTOWN OH 44514 29-059-0-006-000	\$309,000.00	\$206,000.00
9. 07CV1132 FIRST PLACE BANK VS. BRUCE HADDLE	5555 MCGUFFEY ROAD LOWELLVILLE OH 44436 42-019-0-001-000	\$249,000.00	\$166,000.00
10. 07CV3826 PHH MORTGAGE CORP. VS. TINA M. VEGA	4219 WESTMONT DRIVE YOUNGSTOWN OH 44515 48-095-0-142-000	\$60,000.00	\$40,000.00
11. 07CV3948 ROB FUNK & MICHAEL MICHAEL VS. CLARENCE & TANYA NCNEELY	361 HILTON AVE. YOUNGSTOWN OH 44507 53-117-0-203-000	\$21,000.00	\$14,000.00
12. 07CV4818 WELLS FARGO VS. MICHAEL ANZEVINO III	101 DELAWARE AVE. POLAND OH 44514 36-002-0-057-000	\$78,000.00	\$52,000.00

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<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>2/3 MINIMUM BID</b>
13. 08CV202 WELLS FARGO BANK VS. CARRIE S. ROSINE AKA FERRARO	4047 SYLVIA LANE YOUNGSTOWN OH 44511 29-073-0-295-000	\$54,000.00	\$36,000.00
14. 08CV375 MIDFIRST BANK VS. KENNETH & TENNA FLETCHER	18 N. MEDINA ST. YOUNGSTOWN OH 44506 53-029-0-232-000	\$6,000.00	\$4,000.00
15. 08CV797 FIRST UNION VS. DWIGHT E. PARKER	535 PARKCLIFFE AVE. YOUNGSTOWN OH 44511 53-129-0-129-000	\$27,000.00	\$18,000.00
16. 08CV810 NOVASTAR MTG. VS. IDA MAE PERINE	2540 WINDSOR AVE. YOUNGSTOWN OH 44502 53-241-0-154-000	\$36,000.00	\$24,000.00
17. 08CV1210 CITIMORTGAGE VS. RANDY CLARK	4564 WOODRIDGE DR. AUSTINTOWN OH 44515 48-109-0-205-000	\$117,000.00	\$78,000.00
18. 08CV1261 COUNTRYWIDE VS. FREDERICK PATTERSON	3942 LAKE ROAD YOUNGSTOWN OH 44511 48-004-0-014-000	\$69,000.00	\$46,000.00
19. 08CV1462 ASSOC. SCHOOL EMP. VS. PHILIP & DONNA WHITE	380 BRADFORD DR. CANFIELD OH 44406 28-019-0-007-000	\$147,000.00	\$98,000.00
20. 08CV1656 COUNTRYWIDE VS. JOHN H. SMITH	69 S. BELLE VISTA AVE. YOUNGSTOWN OH 44509 53-068-0-024-000	\$66,000.00	\$44,000.00
21. 08CV1855 JPMORGAN CHASE VS. WILLA ASKEW, DECEASED	1913 ROSEDALE AVE. YOUNGSTOWN OH 44511 53-059-0-248-000	\$6,000.00	\$4,000.00
22. 08CV2123 FIRST PLACE BANK VS. JOSEPH DOUMONT ETAL	1104 MATHEWS RD. YOUNGSTOWN OH 44512 29-020-0-022-000 & 29-020-0-021-000	\$105,000.00	\$70,000.00
23. 08CV2347 COUNTRYWIDE VS. ALI WILLIAMS	3924-3928 FOURTH ST. STRUTHERS OH 44471 38-018-0-288-000	\$24,000.00	\$16,000.00
24. 08CV2358 HUNTINGTON BANK VS. DAVID W. GRIST	97 HOWARD ST. AUSTINTOWN OH 444515 48-029-0-077-000	\$78,000.00	\$52,000.00

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25. 08CV2400 CHASE HOME FINANCE VS. SAM LAMANNA, DECEASED	4534 EUCLID BLVD. YOUNGSTOWN OH 44512 29-010-0-260-000	\$96,000.00	\$64,000.00
26. 08CV2471 EVERGREEN MTG. VS. LARRY D. FREEMAN	3225 NEOSHO RD. YOUNGSTOWN OH 44511 53-129-0-233-000	\$66,000.00	\$44,000.00
27. 08CV2570 AMERICAN HOME MTG. VS. CARL D. CRANSTON	146 EAST VERMONT AVE. SEBRING OH 44672 21-006-0-217-000	\$69,000.00	\$46,000.00
28. 08CV2634 CHASE HOME FINANCE VS. JOSHUA MORAN & TESHA PARKER	155 S. LAKEVIEW AVE. YOUNGSTOWN OH 44509 53-068-0-243-000	\$36,000.00	\$24,000.00
29. 08CV3219 HSBC BANK VS. WILLIAM BRASFIELD SR.	35 PERRY STREET STRUTHERS OH 44471 38-008-0-103-000 & 38-008-0-104-000	\$36,000.00	\$24,000.00
30. 08CV3315 GMAC MTG. VS. RICHARD & KATIE RICKETTS	2960 EAST GARFIELD RD. NEW SPRINGFIELD OH 44443 01-159-0-005-000	\$90,000.00	\$60,000.00

**TAX LIEN SALES**

<b>CASE NO.</b>	<b>LOCATION</b>	<b>MINIMUM BID</b>
31. 05CV4048 CINTINA VS. JAMES B. WALLER	399 NORWOOD AVE. YOUNGSTOWN OH 53-008-0-169-000	\$5,416.51 PLUS COSTS
32. 05CV4057 CINTINA VS. LEWIS HOLMES	809 LAKEWOOD AVE. YOUNGSTOWN OH 53-054-0-116-000	\$5,670.61 PLUS COSTS
33. 06CV4514 ATF VS. KENNETH MELQUIST	72 RUTLEDGE AVE. YOUNGSTOWN OH 44505 53-246-0-086-000	\$5,500.00 PLUS COSTS
34. 06CV4514 ATF VS. KENNETH MELQUIST	544 WILBUR AVE. YOUNGSTOWN OH 44502 53-115-0-020-000	\$5,500.00 PLUS COSTS
35. 07CV1862 LISA ANTONINI, TREASURER VS. LINDA MORRISON	1350 AVON, YCL No. 27850 YOUNGSTOWN OH 53-085-0-004-000	\$3,060.62 PLUS COSTS
36. 07CV3839 LAWRENCE TAZWELL VS. JAMES LARICCIA, UNK HEIRS	BENNINGTON AVE., YCL No. 41968 YOUNGSTOWN OH 53-106-0-216-000	\$3,005.86 PLUS COSTS

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<b>CASE NO.</b>	<b>LOCATION</b>	<b>MINIMUM BID</b>
37. 78C4316 CINTINA VS. 2741 TAMPA LANDTRUST	2741 TAMPA AVE. YOUNGSTOWN OH 53-108-0-402-000	\$4,500.00 PLUS COSTS
38. 08CV1506 LESLIE COLLINS VS. FRED H. PONICK	16751 OTTAWA LAKE MILTON OH 44429 51-077-0-168-000 & 51-077-0-169-000	\$16,000.00 PLUS COSTS
39. 08CV1534 ALLIED ERECTING VS. MURIEL POWERS	11 PARCELS, LEAH & LOVELAND AVE. YOUNGSTOWN OH 53-060-0-020-000, 53-060-0-021-000 53-060-0-023-000, 53-060-0-024-000 53-060-0-026-000, 53-060-0-027-000 53-060-0-028-000, 53-060-0-032-000 53-060-0-034-000, 53-060-0-038-000 53-060-0-039-000	\$99,205.48 PLUS COSTS
40. 08CV1692 ATF VS. PATRICK SICILIANO	335 ELBEREN STREET YOUNGSTOWN OH 44509 53-094-0-042-000	\$6,000.00 PLUS COSTS
41. 08CV1713 ATF VS. MICHAEL S. ASCIONE	540 EAST AVONDALE AVE. YOUNGSTOWN OH 44502 53-116-0-062-000	\$8,500.00 PLUS COSTS
42. 08CV1844 ATF VS. IFRAJ S. ROSS	346 EAST FLORIDA AVE. YOUNGSTOWN OH 44507 53-116-0-427-000	\$7,500.00 PLUS COSTS
43. 08CV1847 ATF VS. GWENDOLYN BELL	226 EAST BOSTON AVE. YOUNGSTOWN OH 44507 53-116-0-148-000	\$7,000.00 PLUS COSTS

**NEXT SHERIFF SALE: TUESDAY, SEPTEMBER 29, 2009.**

**NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, SEPTEMBER 22, 2009.**