

Sheriff Sale September 27, 2005

1:30 P.M. MAHONING COUNTY COURTHOUSE

COMMISSIONER'S HEARING ROOM

EVERYONE WANTING TO BID ON PROPERTY SHOULD HAVE READ

THE INTRODUCTION TO THIS SALES BULLETIN!

THERE IS NO SMOKING, EATING OR DRINKING AND ***PLEASE TURN OFF ALL CELL PHONES.***

ALL PERSONS WANTING TO BID ON PROPERTY SHOULD BE AWARE THAT HAND BIDS OR HAND SIGNALS ARE NOT PERMITTED. THOSE BIDDING ARE REQUIRED TO CALL OUT THEIR BID IN A LOUD VOICE SO THE AUCTIONEER AND ALL IN THE ROOM CAN HEAR THE BID. IF I DO NOT HEAR THE BID, I DO NOT RECOGNIZE IT. ALL BIDS WILL BE IN INCREMENTS OF AT LEAST ONE HUNDRED DOLLARS (\$100.00).

IF THE PLAINTIFF OR IT'S ASSIGNEE ARE THE SUCCESSFUL BIDDER AT THE SALE, THEY MAY REQUEST THAT THE COURT WAIVE THE DEPOSIT.

ALL THIRD PARTY PURCHASERS ARE REQUIRED TO HAVE A MINIMUM OF A 10% DEPOSIT IN THE FORM OF A CASHIERS CHECK MADE ***PAYABLE TO THE SHERIFF OF MAHONING COUNTY***, BROUGHT TO THE SHERIFF'S OFFICE NO LATER THAN 3:30PM THE DAY OF THE SALE. THE BALANCE IS DUE WITHIN THIRTY (30) DAYS FROM THE DAY OF THE SALE, ALSO IN THE FORM OF A CASHIERS CHECK MADE PAYABLE TO THE SHERIFF OF MAHONING COUNTY. ***IF YOU ARE THE SUCCESSFUL BIDDER, OTHER THAN THE PLAINTIFF, PLEASE REMAIN AFTER THE SALE TO COMPLETE YOUR INFORMATION FORM.***

TAX FORECLOSURES ARE OFFERED FOR THE MINIMUM BID OF DELINQUENT TAXES AND ARE SOLD FOR THE MINIMUM BID PLUS ANY ACCRUED TAXES, PENALTIES, CHARGES AND COSTS OF THE FORECLOSURE. ***ALSO DUE THE DAY OF THE SALE IS A CHECK MADE PAYABLE TO THE RECORDER OF MAHONING COUNTY IN THE AMOUNT OF \$44.00 FOR THE RECORDING OF THE DEED.***

PERSPECTIVE PURCHASERS ARE HEREBY INFORMED THAT ON ALL REAL ESTATE PARCELS SOLD THERE IS A STATUTORY RIGHT OF REDEMPTION UNDER SECTION 2329.33 OF THE OHIO REVISED CODE. SHOULD THE REDEMPTION BE EXERCISED, YOUR DEPOSIT WILL BE REFUNDED.

THE SHERIFF'S DEPARTMENT DOES NOT HAVE KEYS TO ACCESS ANY OF THE PROPERTIES.

IN ORDER TO AVOID PROBLEMS THAT HAVE ARISEN WITH THE ISSUANCE OF DEEDS, THE SUCCESSFUL BIDDER WILL BE REQUIRED TO FILL OUT A FORM THAT WILL LIST THE NAME OR NAMES THAT ARE TO BE PLACED ON THE DEED AND THEIR RESPECTIVE MARITAL STATUSES. IT IS TO BE NOTED THAT ONCE THAT INFORMATION IS FILED, IT WILL REQUIRE AN ORDER OF THE COURT TO CHANGE THE NAME OR NAMES THAT WILL BE PLACED ON THE DEED.

PLEASE HAVE IDENTIFICATION WITH YOUR PICTURE AND SOCIAL SECURITY NUMBER AVAILABLE.

SHERIFF SALE LISTS ARE PROVIDED AS A COURTESY TO THE PUBLIC FROM THE SHERIFF'S DEPARTMENT. THEY ARE NOT A LEGAL DOCUMENT. THE MAHONING COUNTY SHERIFF'S OFFICE COURT SERVICES IS NOT RESPONSIBLE FOR ANY INACCURATE INFORMATION.

THE SHERIFF SALE LISTS ARE AVAILABLE IN THE LOBBY OF THE MAHONING COUNTY JUSTICE CENTER AT 110 FIFTH AVE. AND AT THE DEPUTY SHERIFF'S SECURITY DESK IN THE LOBBY OF THE MAHONING COUNTY COURTHOUSE. IT IS ALSO AVAILABLE ON LINE AT: WWW.MAHONINGSHERIFF.COM

PLEASE BE INFORMED THAT LEGAL NOTICES ON FORECLOSURE AND TAX DELINQUENT PROPERTY ARE PUBLISHED FOR THREE CONSECUTIVE WEEKS IN THE DAILY LEGAL NEWS PRIOR TO THE SALE.

PLEASE CONTACT THE DAILY LEGAL NEWS AT 330/747-7777 FOR ANY SUBSCRIPTION INFORMATION.

NEXT SALE DATE: OCTOBER 11, 2005

NEW LIST AVAILABLE: OCTOBER 4, 2005

| CASE NO. | LOCATION | APPRAISED | 2/3 MINIMUM BID |
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| 1. 04CV377 CREDIT BASED ASSET SERVICING VS. DEBBIE A. MORJOCK ET AL | 1743 E. MIDDLETOWN RD. NORTH LIMA, OH 44443 1187000500 | \$ 18,000.00 | \$ 12,000.00 RECALLED |
| 2. 03CV238 CENDANT MTG. CORP. VS. JAMES J. CLINTON ET AL | 210 COITSVILLE STRUTHERS RD. LOWELLVILLE, OH 44436 53249000400 | \$ 54,000.00 | \$ 36,000.00 RECALLED |
| 3. 04CV3879 STANDARD FEDERAL BANK VS. RAY M. BURT SR. | 3918 & 3922 RILEY ST. STRUTHERS, OH 44471 380180350010 & 380180350000 | \$ 24,000.00 | \$ 16,000.00 RECALLED |
| 4. 04CV2335 WELLS FARGO BANK, NA VS. GEORGE F. ANTONELL JR. ET AL | 2078 BISHOP WOODS CT. YOUNGSTOWN, OH 2905805 | \$ 216,000.00 | \$ 144,000.00 RECALLED |
| 5. 04CV2877 BANK ONE NA VS. GLENDA D. SLAGLE ET AL | 6751 WEST PINE LAKE RD. SALEM, OH 44460 90440018000 | \$ 141,000.00 | \$ 94,000.00 RECALLED |
| 6. 04CV3424 ABN AMRO MTG. VS. KENNETH W. RUST DEC'D ET AL | 4269 SELKIRK RD. YOUNGSTOWN, OH 44511 48 108 0 223.00 | \$ 69,000.00 | \$ 46,000.00 RECALLED |
| 7. 04CV1671 RESOURCE BANCSHARES MTG. VS ROBERT MACKALL JR. ET AL | 6061 BOULDER CREEK DR. YOUNGSTOWN, OH 44515 48 121 0 0320 20 | \$ 207,000.00 | \$ 138,000.00 \$ 200,000.00 JOHN J. BELAK |
| 8. 97CV2657 JOSEPH DAVILLA SR. VS. DONALD A. HARMAN ET AL | 64 N. MONTGOMERY AVE. YOUNGSTOWN, OH 44506 53 044 0 098.00 | \$ 10,200.00 | \$ 6,800.00 RECALLED |

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| 9. 99CV2690 BANKERS TRUST CO. OF CALIFORNIA VS HEATH L. YODER ET AL | 335 SOUTH 18TH ST. SEBRING, OH 44672 21 001 156 00 | \$ 15,000.00 | \$ 10,000.00 PLAINTIFF |
| 10. 03CV2178 SKY BANK VS. LAURENE CLINKSCALE ET AL | 160 LAUDERDALE AVE. YOUNGSTOWN, OH 44505 53 012 0 273.00 | \$ 7,800.00 | \$ 5,200.00 PLAINTIFF |
| 11. 03CV2568 ABN AMRO MTG. VS. HERNAN POVENTUD JR. ET AL | 1327 REPUBLIC AVE. YOUNGSTOWN, OH 44505 53 101 0 168 | \$ 18,000.00 | \$ 12,000.00 PLAINTIFF |
| 12. 03CV3859 AMERIQUEST MTG. VS. MELANIE DEANGELO ET AL | 8261 GARDENWOOD PL. YOUNGSTOWN, OH 44512 29 0980069000 | \$ 108,000.00 | \$ 72,000.00 \$ 91,800.00 PLAINTIFF |
| 13. 03CV4005 WELLS FARGO BANK MINNESOTA VS. FRANCES R. AGNONE ET AL | 3875 MERCEDES PLACE #8 CANFIELD, OH 44406 26 05 021 08 | \$ 96,000.00 | \$ 64,000.00 \$ 72,600.00 ROD MCCUNE |
| 14. 03CV4368 CHASE MANHATTAN MTG. VS. NICHOLAS CARBONE ET AL | 1274 OHLTOWN RD. AUSTINTOWN, OH 44515 48 045 000 7000 | \$ 27,000.00 | \$ 18,000.00 \$ 37,000.00 PLAINTIFF |
| 15. 04CV508 WELLS FARGO BANK MINNESOTA VS. JAMES BURK ET AL | 2817 NEWBERN CIRCLE YOUNGSTOWN, OH 44502 | \$ 43,500.00 | \$ 29,000.00 PLAINTIFF |
| 16. 04CV1028 MTG ELECTRONIC REGISTRATION SYS. VS. ROBERT P. COZZO ET AL | 8043 BURGESS LAKE DR. POLAND, OH 44514 35 057 097 | \$ 162,000.00 | \$ 108,000.00 \$ 118,000.00 PLAINTIFF |
| 17. 04CV1071 ABN AMRO MTG GROUP INC. VS. GERALD A. ROSATI ET AL | 7550 MEADOWOOD CANFIELD, OH 44406 26 027 0 009.02 | \$ 240,000.00 | \$ 160,000.00 \$ 250,000.00 PLAINTIFF |
| 18. 04CV1297 LEADER MTG. VS. JANICE L. KREINER ET AL | 59 MANCHESTER AVE. YOUNGSTOWN, OH 44509 53 1710405000 | \$ 30,000.00 | \$ 20,000.00 PLAINTIFF |
| 19. 04CV1313 CHASE MANHATTAN MTG. VS. WILLIAM J. CSERNIK ET AL | 3953 S. SCHENLEY YOUNGSTOWN, OH 26 084 104.00 | \$ 75,000.00 | \$ 50,000.00 \$ 60,000.00 PLAINTIFF |
| 20. 04CV1356 CREDIT BASED ASSET SERVICING VS. | 491 LINCOLN AVE. STRUTHERS, OH 44471 | \$ 51,000.00 | \$ 34,000.00 \$ 44,000.00 |

| MYRON REESE ET AL | 38 019 145.05 | | MIKE KLACIK |
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| 21. 04CV1623 J P MORGAN CHASE BANK VS. WILLIAM J. RICHARDS ET AL | 1561 MEDFORD AVE. YOUNGSTOWN, OH 44514 53 192 0 260.000 | \$ 45,000.00 | \$ 30,000.00 \$ 58,400.00 PLAINTIFF |
| 22. 04CV1705 MVB MTG. CORP. VS. RICHARD D. ANZALDI ET AL | 1222 JERSEY ST. LAKE MILTON, OH 44429 33 036 0 018.00 | \$ 120,000.00 | \$ 80,000.00 NO BIDS |
| 23. 04CV3029 MTG ELECTRONIC REGISTRATION SYS. VS. JERRY E. WHITE'S UNKNOWN HEIRS | 3210 GAULT RD. NORTH JACKSON, OH 44451 50 041 009.00; 50 041 010.00; 50 041 011.00 | \$ 102,000.00 | \$ 68,000.00 \$ 74,100.00 A. DAVID SUGAR |
| 24. 03CV3097 BANKERS TRUST CO. OF CALIFORNIA VS. VICTOR L. THACKER ET AL | 29 N. BONAIR YOUNGSTOWN, OH 53 170 299 | \$ 24,000.00 | \$ 16,000.00 PLAINTIFF |
| 25. 04CV3319 MTG ELECTRONIC REGISTRATION SYS. VS. GORDON RONALD GAVIN DEC'D | 246 MAPLEWOOD STRUTHERS, OH 44471 38 007 064.00 | \$ 48,000.00 | \$ 32,000.00 PLAINTIFF |
| 26. 04CV3508 ABN AMRO MTG. VS. DARREL GEIGER ET AL | 13832 GRANT ST. NEW SPRINGFIELD, OH 44443 01 217 000 8000 | \$ 18,000.00 | \$ 12,000.00 \$ 20,000.00 PLAINTIFF |
| 27. 04CV3530 CHASE MANHATTAN MTG. VS. LISA J. GINGLES ET AL | 1977 BURBANK AVE. YOUNGSTOWN, OH 44509 53 173 0 106 | \$ 45,000.00 | \$ 30,000.00 PLAINTIFF |
| 28. 04CV3582 TCIFREO2 LLC VS. DENNIS REDESKE ET AL | 623 N. HAZELWOOD AVE. YOUNGSTOWN, OH 44509 53 1740180000 | \$ 45,000.00 | \$ 30,000.00 PLAINTIFF |
| 29. 04CV3660 AEGIS FUNDING CORP. VS. JOHN SKARADA ET AL | 2816 RUSH BLVD. YOUNGSTOWN, OH 44507 53 116 0 407 | \$ 18,000.00 | \$ 12,000.00 RECALLED |
| 30. 04CV3739 SKY BANK VS. JOSEPH P. NAZARINI ET AL | 235 OAKLEY AVE. YOUNGSTOWN, OH 44512 29 065 0 441.00 | \$ 75,000.00 | \$ 50,000.00 PLAINTIFF |
| 31. 04CV3804 STANDARD FEDERAL BANK VS. RANDALL PHILLIPS ET AL | 21331 OAK ST. ALLIANCE, OH 44601 160420271000; 160420273000; 160420272000; 160420274000 | \$ 24,000.00 | \$ 16,000.00 PLAINTIFF |
| 32. 04CV3845 | 749 W. LACLEDE AVE. | \$ 18,000.00 | \$ 12,000.00 |

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| BENEFICIAL OHIO INC. VS GLORIA WILLIAMS ET AL | YOUNGSTOWN, OH 44511 53 135 013 | | PLAINTIFF |
| 33. 04CV3851 RESIDENTIAL FUNDING CORP. VS. DANIEL J. NICOARA ET AL | 3283 S. WENDOVER CIRCLE YOUNGSTOWN, OH 44511 53 152 001 3000 | \$ 69,000.00 | \$ 46,000.00 \$ 56,000.00 PLAINTIFF |
| 34. 04CV3862 DEUTSCHE BANK NATIONAL TRUST VS. ERWIN SIMMS ET AL | 3011 KIWATHA RD. YOUNGSTOWN, OH 44511 53 129 188 | \$ 63,000.00 | \$ 42,000.00 PLAINTIFF |
| 35. 04CV3927 US BANK NA VS. JEREMY PETERSON ET AL | 110 S. MARYLAND AVE. YOUNGSTOWN, OH 44509 53 068 0051000 | \$ 33,000.00 | \$ 22,000.00 PLAINTIFF |
| 36. 04CV4086 DEUTSCHE BANK NATIONAL TRUST VS. GARY L. WILLIAMS ET AL | 17300 ELLSWORTH RD. LAKE MILTON, OH 44429 51 050 0 002.01 | \$ 51,000.00 | \$ 34,000.00 \$ 67,500.00 PLAINTIFF |
| 37. 04CV4158 EMC MTG. CORP. VS. KENNETH BILLS ET AL | 1501 CANFIELD RD. YOUNGSTOWN, OH | \$ 90,000.00 | \$ 60,000.00 PLAINTIFF |
| 38. 04CV4213 COUNTRYWIDE HOME LOANS INC. VS. ROBERT J. PAVLICH JR. ET AL | 853 ROXBURY AVE. YOUNGSTOWN, OH 44502 53 110 0 054.00 | \$ 36,000.00 | \$ 24,000.00 RECALLED |
| 39. 04CV4303 NOVASTAR MTG. INC. VS. DAVID SLY ET AL | 26 MAPLE DR. BOARDMAN, OH 44512 290010337000; 29001033500.0 | \$ 66,000.00 | \$ 44,000.00 PLAINTIFF |
| 40. 04CV4346 DEUTSCHE BANK TRUST CO. VS. BEVERLY HERNANDEZ ET AL | 266 COITSVILLE RD. CAMPBELL, OH 44405 460130043000; 460130044000 | \$ 96,000.00 | \$ 64,000.00 \$ 73,200.00 KEVIN DILL |
| 41. 04CV4428 WELLS FARGO BANK MINNESOTA VS. PAULINE ZIEGLER ET AL | 2165 COLEMAN DR. YOUNGSTOWN, OH 44511 53 147 0 125.00 0 | \$ 54,000.00 | \$ 36,000.00 PLAINTIFF |
| 42. 04CV4450 BANK OF NEW YORK VS. VICTORIA M. BERDIS ET AL | 324 FAIRVIEW AVE. CANFIELD, OH 44406 28 0080115000 | \$ 96,000.00 | \$ 64,000.00 \$ 113,369.49 PLAINTIFF |
| 43. 04CV149 BANK OF AMERICA VS. EDWARD K. STEWART JR. ET AL | 213 GRANADA AVE. YOUNGSTOWN, OH 44504 53014021000 | \$ 30,000.00 | \$ 20,000.00 NO BIDS |

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| 44. 05CV199 CITIFINANCIAL INC. VS. PATRICIA J. CENTOFANTI ET AL | 338 12TH ST. CAMPBELL, OH 44405 460090220000; 460090292000; 460090293000 | \$ 51,000.00 | \$ 34,000.00 \$ 45,900.00 PLAINTIFF |
| 45. 05CV308 WELLS FARGO BANK VS. JAMIE E. DOLENIC ET AL | 5362 WEBB RD. AUSTINTOWN, OH 44515 48 0410041000 | \$ 84,000.00 | \$ 56,000.00 RECALLED |
| 46. 05CV400 ABN AMRO MTG. GROUP VS. HARRY S. CAMPBELL SR. ET AL | 4694 BURKEY RD. YOUNGSTOWN, OH 44515 48 118 0 011 000 | \$ 72,000.00 | \$ 48,000.00 PLAINTIFF |