

Sheriff Sale February 14, 2006

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: FEBRUARY 28, 2006

NEW LIST AVAILABLE: FEBRUARY 21, 2006

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 05CV1444 HSBC VS. FREDERICK H. GRAHAM SR. ET AL	764 LAKE PARK BLVD. SEBRING, OH 44672	\$ 57,000.00	\$ 38,000.00 RECALLED
2. 02CV2887 ABN AMRO MTG GROUP INC. VS. FELIX V. GASIOR ET AL	252 STATE ST. STRUTHERS, OH 44471 39-006-162	\$ 30,000.00	\$ 20,000.00 PLAINTIFF
3. 03CV1091 ALEGIS GROUP LP VS. VELMA LEE MILLER ET AL	884 E. DEWEY AVE. YOUNGSTOWN, OH 44502 53-113-0-323.00	\$ 27,000.00	\$ 18,000.00 RECALLED
4. 04CV313 ABN AMRO MTG GROUP INC. VS. CHRISTINA A. BAILEY ET AL	4110 SOUTHERN BLVD. YOUNGSTOWN, OH 44512 53-190-021-2-000	\$ 27,000.00	\$ 18,000.00 RECALLED
5. 04CV820 LIBERTY SAVINGS BANK VS. BRUCE I. THOMAS ET AL	510 10TH ST. STRUTHERS, OH 44471 38-01-90-196000 & 38-01-90-197000	\$ 87,000.00	\$ 58,000.00 \$ 65,000.00 PLAINTIFF
6. 04CV2500 FIRST NATIONAL BANK OF PA VS. BOARDMAN SUPPLY CO. , ET AL	7357 SOUTHERN BLVD. YOUNGSTOWN, OH 44512 29-031-0-002.00	\$ 412,200.00	\$ 274,800.00 RECALLED
7. 04CV3178 ABN AMRO MTG. VS. KEITH LECONTE ET AL	416 LORA AVE. YOUNGSTOWN, OH 44504 53-008-0-0146000	\$ 15,000.00	\$ 10,000.00 PLAINTIFF
8. 04CV3908 FIDELITY BANK VS. ARLENA A. BRADLEY ET AL	2224 ASH ST. YOUNGSTOWN, OH 44507 53-114-0-296.000	\$ 21,000.00	\$ 14,000.00 PLAINTIFF
9. 04CV4000 JP MORGAN CHASE BANK VS. WALTER BARBU ET AL	1704 WELLINGTON AVE. YOUNGSTOWN, OH 44509 53-0920371000	\$ 33,000.00	\$ 22,000.00 PLAINTIFF

10. 04CV4046 LASALLE BANK VS. ROBERTA J. TREHARNE ET AL	174 SHADYSIDE DR. BOARDMAN, OH 44512 29-001-0-080.00	\$ 51,000.00	\$ 34,000.00 \$ 62,000.00 PLAINTIFF
11. 04CV4286 WACHOVIA BANK VS. STEPHEN MACKOS ET AL	294 N. BEVERLY AVE. AUSTINTOWN, OH 44515 48-024-0-167.00	\$ 42,000.00	\$ 28,000.00 \$ 35,000.00 PLAINTIFF
12. 04CV4308 DEUTSCHE BANK VS. DEBRA S. PELUSO ET AL	69 EUCLID AVE. STRUTHERS, OH 44471 38-007-0-107.00-0	\$ 36,000.00	\$ 24,000.00 \$ 34,000.00 PLAINTIFF
13. 05CV114 NATIONAL CITY BANK VS. BRINDCO MGMT INC. ET AL	1347 HUMBOLT AVE. YOUNGSTOWN, OH 44507 53-109-0-312.00	\$ 18,000.00	\$ 12,000.00 NO BIDS
14. 05CV127 WACHOVIA BANK VS. JAMES MCMURRAY ET AL	264 POTOMAC AVE. YOUNGSTOWN, OH 44507 53-1170044000	\$ 27,000.00	\$ 18,000.00 RECALLED
15. 05CV128 NATIONAL CITY BANK VS. MIRGONETTA CLARK ET AL	30 LAKEWOOD CIRCLE YOUNGSTOWN, OH 53-231-016 & 53-231-016 A	\$ 87,000.00	\$ 58,000.00 PLAINTIFF
16. 05CV276 NATIONAL CITY BANK OF INDIANA VS. GERALD SMITH ET AL	6586 COUNTRY RIDGE DR. AUSTINTOWN, OH 44515 48-132-0-124000	\$ 150,000.00	\$ 100,000.00 \$ 137,500.00 RICHARD B. PARKS
17. 05CV336 FEDERAL NATIONAL MTG. ASSOC. VS. JOHN SPENCER ET AL	88 OXFORD ST. CAMPBELL, OH 44405 46-016-0-206.00 & 46-016-0-207.00	\$ 30,000.00	\$ 20,000.00 NO BIDS
18. 05CV450 LIBERTY SAVINGS BANK VS. THOMAS DAMA ET AL	231 S. GLENELLEN AVE. YOUNGSTOWN, OH 44509 53-166-0-178.00-0	\$ 54,000.00	\$ 36,000.00 \$ 40,000.00 PLAINTIFF
19. 05CV473 WELLS FARGO BANK VS. MARTIN MARSICO ET AL	2343 SELMA AVE. YOUNGSTOWN, OH 53-014-0-341000	\$ 60,000.00	\$ 40,000.00 RECALLED
20. 05CV553 MTG ELECTRONIC REGISTRATION SYS. VS. LOUIS TOTTH ET AL	2571 LYON BLVD. YOUNGSTOWN, OH 44514 39-003-0-321.00; 39-003-0-322.00 & 39-003-0-323.00	\$ 117,000.00	\$ 78,000.00 PLAINTIFF
21. 05CV630 CENTEX HOME EQUITY CO. VS. RAFAEL RODRIQUEZ ET AL	171 BRYON ST. YOUNGSTOWN, OH 44506 53-033-0-306000	\$ 12,000.00	\$ 8,000.00 PLAINTIFF

23. 05CV636 HOME SAVINGS & LOAN CO. VS. TEQUE GRANT ET AL	2002 BROWNLEE AVE. YOUNGSTOWN, OH 44514 53-193-0-051.00	\$ 21,000.00	\$ 14,000.00 DAVID J. & SANDRA L. BINDAS
24. 05CV634 US BANK VS. JOSEPH B. KORCHNAK ET AL	1649 S. SCHENLEY AVE. YOUNGSTOWN, OH 44511 53-161-0006000	\$ 63,000.00	\$ 42,000.00 PLAINTIFF
25. 05CV745 ABN AMRO MTG GROUP INC. VS. WARNER A. COLE ET AL	2584 ARDENWOOD PL. YOUNGSTOWN, OH 44515 48-1090136000	\$ 105,000.00	\$ 70,000.00 \$ 100,000.00 PLAINTIFF
26. 05CV763 LIBERTY SAVINGS BANK VS. CAROL SHOEMAKER ET AL	2331 BUCKEYE CIRCLE YOUNGSTOWN, OH 44502 53-2410184000	\$ 33,000.00	\$ 22,000.00 PLAINTIFF
27. 05CV777 BANK ONE VS. POLO DEVELOPMENT ET AL	105 S. MAIN ST. POLAND, OH 44514 36-005-0-094.00; 36-005-0-095.00; 36-005-0-098.00	\$ 412,200.00	\$ 274,800.00 RECALLED
28. 05CV783 WELLS FARGO BANK VS. DIANA BONISH ET AL	6807 CLINGAN RD. POLAND, OH 44514 35-022-018	\$ 87,000.00	\$ 58,000.00 \$ 80,000.00 PLAINTIFF
29. 05CV891 MTG ELECTRONIC REGISTRATION SYS. VS. SUSAN L. TABAK ET AL	131 WILSON ST. STRUTHERS, OH 44471 38-0120067000	\$ 63,000.00	\$ 42,000.00 \$ 45,000.00 PLAINTIFF
30. 05CV919 MTG ELECTRONIC REGISTRATION SYS. VS. GERALDINE TURNER ET AL	432 W. RAVENWOOD AVE. YOUNGSTOWN, OH 44511 53-125035300	\$ 18,000.00	\$ 12,000.00 PLAINTIFF
31. 05CV945 COUNTRYWIDE HOME LOANS INC. VS. DEBORAH L. GIERING ET AL	9863 STRUTHERS RD. NEW MIDDLETOWN, OH 44442 01-0700079000	\$ 96,000.00	\$ 64,000.00 RECALLED
32. 05CV957 NETBANK VS. RICHARD RAPHAEL ET AL	27 AUBURNDALE AVE. YOUNGSTOWN, OH 44507 63-124-0-026.00	\$ 12,000.00	\$ 8,000.00 PLAINTIFF
33. 05CV1000 MTG ELECTRONIC REGISTRATION SYS. VS. WALTER J. BOZIS JR. ET AL	554 SUNSHINE AVE. YOUNGSTOWN, OH 44505 53-030-0-152.000	\$ 21,000.00	\$ 14,000.00 PLAINTIFF
34. 05CV1166 HOUSEHOLD REALTY VS. KATSY D.HECK ET AL	1747 MATTHEWS RD. POLAND, OH 44514 30-020-292.00	\$ 45,000.00	\$ 30,000.00 \$ 50,000.00 PLAINTIFF

35. 05CV1191 FRANKLIN CREDIT MGMT. CORP. VS. DONALD E. ENGLERT ET AL	496 WEST TEXAS AVE. SEBRING, OH 44672 21-001-323.00	\$ 12,000.00	\$ 8,000.00 RECALLED
36. 05CV1275 MTG ELECTRONIC REGISTRATION SYS. VS. MICHAEL OLVERSON ET AL	4666 OAK ST. EXT. COITSVILLE TWP. 44436 42-041-0-005.00-0	\$ 66,000.00	\$ 44,000.00 \$ 52,000.00 PLAINTIFF
37. 05CV1374 FIRST NATIONAL BANK OF PA. VS. LARRY WILLRICH ET AL	1265 COITSVILLE-STRUTHERS RD. LOWELLVILLE, OH 44436 45-074-0-005.00	\$ 45,000.00	\$ 30,000.00 \$ 35,500.00 ROBERT & MARY FRANCES RISH
38. 05CV1436 FIRSTMERIT MTG. VS. TERRY V. KOEGEL ET AL	529 LEE AVE. YOUNGSTOWN, OH 44502 53-038-0-138.000	\$ 12,000.00	\$ 8,000.00 NO BIDS
39. 05CV1438 FIRSTMERIT MTG. VS. TERRY V. KOEGEL ET AL	1408 LOGAN AVE. YOUNGSTOWN, OH 44505 53-0100473000	\$ 6,000.00	\$ 4,000.00 NO BIDS
40. 05CV1463 LIBERTY SAVINGS BANK VS. JASON GROSS ET AL	25 INDIANOLA RD. YOUNGSTOWN, OH 44512 29-002-0-346.000	\$ 60,000.00	\$ 40,000.00 PLAINTIFF
41. 05CV1469 FIRSTMERIT MTG. VS. TERRY V. KOEGEL ET AL	117 LAUDERDALE AVE. YOUNGSTOWN, OH 44505 53-012-0-258.000	\$ 13,500.00	\$ 9,000.00 NO BIDS
42. 05CV1663 DEUTSCHE BANK VS. WILLIAM L.LEWIS ET AL	79 S. BEVERLY AVE. AUSTINTOWN, OH 44515 48-0110047000	\$ 57,000.00	\$ 38,000.00 \$ 42,600.00 CHARLES M. KOCH JR.
43. 05CV1827 WELLS FARGO BANK VS. RACHEL VIRGINIA EPPS ET AL	1532 BRYSON ST. YOUNGSTOWN, OH 44505 53-0100178000	\$ 7,500.00	\$ 5,000.00 \$ 8,000.00 PLAINTIFF
44. 05CV1567 ENDEAVOR REAL ESTATE FUND LLC VS. FRANK LOPEZ ET AL	39 MARION AVE. YOUNGSTOWN, OH 53-047-0-246		\$ 4,473.23 PLUS COSTS NO BIDS
45. 05CV1569 AMERICAN TAX FUNDING LLC VS. JEROME E. LEWIS ET AL	1836 ELM ST. YOUNGSTOWN, OH 53-015-0-267		\$ 7,858.94 PLUS COSTS NO BIDS