

**Sheriff Sale April 11, 2006**

**1:30 P.M. MAHONING COUNTY COURTHOUSE**

COMMISSIONER'S HEARING ROOM

**EVERYONE WANTING TO BID ON PROPERTY SHOULD READ**

**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: APRIL 25, 2006***

***NEW LIST AVAILABLE: APRIL 18, 2006***

<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>2/3 MINIMUM BID</b>
1. 03CV2878 JP MORGAN CHASE BANK VS. FRANK BROWN ET AL	38 7TH ST. CAMPBELL, OH 44405 46-004-043.00	\$ 13,500.00	\$ 9,000.00 <b>PLAINTIFF</b>
2. 03CV3639 BANK OF NEW YORK VS. GAMEL S. HASSEN ET AL	67 MORLEY AVE. CAMPBELL, OH 44405 46-0010114000	\$ 13,500.00	\$ 9,000.00 <b>RECALLED</b>
3. 04CV479 AMERIQUEST MTG. CO. VS. DONN SPARE ET AL	3533 WYANDOTT LANE YOUNGSTOWN, OH 44502 53-243-A-167.00-0	\$ 39,000.00	\$ 26,000.00 <b>PLAINTIFF</b>
4. 04CV3290 DEUTSCHE BANK TRUST CO. VS. BRENDA NEMES ET AL	124 PROSPECT ST. STRUTHERS, OH 44471 38-0100167000, 38-0100166000, 38-0100165000	\$ 30,000.00	\$ 20,000.00 <b>PLAINTIFF</b>
5. 04CV3374 LASALLE BANK VS. BRUCE WILLIS ET AL	155 VERMONT AVE. SEBRING, OH 44672 21-0060268000	\$ 75,000.00	\$ 50,000.00 <b>RECALLED</b>
6. 04CV3388 WELLS FARGO BANK MINNESOTA VS. JOSEPH C. LEWIS ET AL	744 MILLER ST. YOUNGSTOWN, OH 53-112-359, 53-112-360	\$ 54,000.00	\$ 36,000.00 <b>PLAINTIFF</b>
7. 04CV3835 LIBERTY SAVINGS BANK VS. KIMBERLY A. BARTH ET AL	527 7TH ST. STRUTHERS, OH 44471 38-0180062000, 38-0180063000	\$ 72,000.00	\$ 48,000.00 <b>\$ 60,000.00</b> <b>PLAINTIFF</b>
8. 04CV3980	3237 STARWICK CT.	\$ 87,000.00	\$ 58,000.00

FIRST PLACE BANK VS. DAVID C. BEIL ET AL	CANFIELD, OH 44406 48-069-0-049.02		<b>\$ 88,000.00</b> <b>PLAINTIFF</b>
9. 04CV3980 FIRST PLACE BANK VS. DAVID C. BEIL ET AL	LOT #104 STARWICK CT. CANFIELD, OH 44406 48-069-005000	\$ 21,000.00	<b>\$ 14,000.00</b> <b>PLAINTIFF</b>
10. 04CV3980 FIRST PLACE BANK VS. DAVID C. BEIL ET AL	LOT #105 STARWICK CT. CANFIELD, OH 44406 48-069-0051000	\$ 21,000.00	<b>\$ 14,000.00</b> <b>PLAINTIFF</b>
11. 04CV3980 FIRST PLACE BANK VS. DAVID C. BEIL ET AL	LOT #108 STARWICK CT. CANFIELD, OH 44406 48-069-0054000	\$ 21,000.00	<b>\$ 14,000.00</b> <b>PLAINTIFF</b>
12. 04CV3980 FIRST PLACE BANK VS. DAVID C. BEIL ET AL	LOT #109 STARWICK CT. CANFIELD, OH 44406 48-069-0055000	\$ 21,000.00	<b>\$ 14,000.00</b> <b>PLAINTIFF</b>
13. 04CV3980 FIRST PLACE BANK VS. DAVID C. BEIL ET AL	LOT #110 STARWICK CT. CANFIELD, OH 44406 48-069-0056000	\$ 18,000.00	\$ 12,000.00 <b>NO BIDS</b>
14. 04CV3980 FIRST PLACE BANK VS. DAVID C. BEIL ET AL	LOT #111 FORTY SECOND ST. CANFIELD, OH 44406 48-069-0057000	\$ 18,000.00	\$ 12,000.00 <b>NO BIDS</b>
15. 04CV3980 FIRST PLACE BANK VS. DAVID C. BEIL ET AL	LOT #112 FORTY SECOND ST. CANFIELD, OH 44406 48-069-0058000	\$ 21,000.00	\$ 14,000.00 <b>NO BIDS</b>
16. 04CV3980 FIRST PLACE BANK VS. DAVID C. BEIL ET AL	LOT #114 FORTY SECOND ST. CANFIELD, OH 44406 48-069-0060000	\$ 21,000.00	\$ 14,000.00 <b>NO BIDS</b>
17. 04CV4156 ABN AMRO MTG. INC. VS. NICOLAS J. DEGENARO ET AL	71 IROQUOIS ST. STRUTHERS, OH 44471 32-02290132000	\$ 66,900.00	\$ 44,600.00 <b>\$ 55,000.00</b> <b>PLAINTIFF</b>
18. 04CV4381 MTG ELECTRONIC REGIS. SYS. VS. RICHARD D. SOPKO ET AL	151 S. LAKEVIEW AVE. YOUNGSTOWN, OH 53-068-0-244.00	\$ 39,000.00	<b>\$ 26,000.00</b> <b>PLAINTIFF</b>

19. 05CV88 DEUTSCHE BANK VS. ANN C. MCKENNA DEC'D ET AL	42 WILSON ST. STRUTHERS, OH 44471 38-012-0-094.00	\$ 42,000.00	\$ 28,000.00 <b>\$ 30,000.00</b> <b>WALCO</b> <b>CONDOMINIMS</b>
20. 05CV312 WELLS FARGO BANK VS. CHRISTINE WILSON ET AL	119 PRINCESS ST. CAMPBELL, OH 44405 46-016-370	\$ 51,000.00	<b>\$ 34,000.00</b> <b>PLAINTIFF</b>
21. 05CV620 JP MORGAN CHASE BANK VS. KIMBERLY SIX ET AL	18092 W. 5TH ST. BELOIT, OH 44609 17-008-0-162	\$ 51,000.00	<b>\$ 34,000.00</b> <b>PLAINTIFF</b>
22. 05CV709 ABN AMRO MTG. VS. RICHARD BRUDERLY ET AL	7564 W. PINE LAKE RD. SALEM, OH 44460 09-0360006000	\$ 84,000.00	\$ 56,000.00 <b>\$ 70,000.00</b> <b>PLAINTIFF</b>
23. 05CV736 MONUMENT STREET FUNDING VS. JAMES D. WHETSTONE DEC'D ET AL	114 HILLTOP BLVD. CANFIELD, OH 44406 28-010-0-183.00	\$ 90,000.00	\$ 60,000.00 <b>\$ 75,500.00</b> <b>BARBARA ROSS</b>
24. 05CV800 CITIMORTGAGE INC. VS. JAMES R. ADAMS ET AL	1217 SIGNATURE DR. AUSTINTOWN, OH 44515 48-0970238000	\$ 117,000.00	\$ 78,000.00 <b>\$ 120,000.00</b> <b>PLAINTIFF</b>
25. 05CV878 CITIFINANCIAL MTG. CO. INC. VS. DAVID L. CLAPPER ET AL	188 MARION AVE. STRUTHERS, OH 44471 38-007-0-182.00-0	\$ 30,000.00	\$ 20,000.00 <b>\$ 25,000.00</b> <b>80-4-ALL</b>
26. 05CV894 KEY BANK NA VS. PAUL R. BATES ET AL	7138 OAK DR. POLAND, OH 44514 35-032004000	\$ 153,000.00	<b>\$ 102,000.00</b> <b>PLAINTIFF</b>
27. 05CV1059 JP MORGAN CHASE BANK VS. MARK E. FOWLER ET AL	3315 CANFIELD NILES RD. AUSTINTOWN, OH 44515 48-0210024000	\$ 93,000.00	<b>\$ 62,000.00</b> <b>PLAINTIFF</b>
28. 05CV1125 LASALLE BANK NA VS. ARPAD BIRO ET AL	11070 MAIN ST. NEW MIDDLETOWN, OH 44442 03-0060096000	\$ 69,000.00	\$ 46,000.00 <b>\$ 48,200.00</b> <b>DONNA GERLACH</b>
29. 05CV1237 ABN AMRO MTG. GROUP INC. VS.	7210 S. PRICETOWN RD. BERLIN CENTER, OH 44401	\$ 60,000.00	\$ 40,000.00 <b>RECALLED</b>

ALAN L. TAYLOR ET AL	22-0320012010		
30. 05CV1366 MTG ELECTRONIC REGIS. SYS. VS. JEFFREY T. UBER ET AL	6051 CHIDESTER DR. CANFIELD, OH 44406 26-0110052000	\$ 90,000.00	\$ 60,000.00 <b>RECALLED</b>
31. 05CV1491 US BANK VS. JOHN F. BELL ET AL	1520 JERSEY ST. LAKE MILTON, OH 44429 33-035-110.00	\$ 99,000.00	\$ 66,000.00 <b>RECALLED</b>
32. 05CV1513 WM SPECIALTY MTG. VS. KEVIN L. SHINGLETON ET AL	4418 EUCLID BLVD. YOUNGSTOWN, OH 44512 53-197-0021	\$ 69,000.00	\$ 46,000.00 <b>\$ 55,000.00</b> <b>PLAINTIFF</b>
33. 05CV1553 UNION FEDERAL BANK VS. MARK E. HINES ET AL	11600 SMITH GOSHEN RD. BELOIT, OH 44609 16-137-0-001.00-0	\$ 120,000.00	\$ 80,000.00 <b>RECALLED</b>
34. 05CV1676 MTG ELECTRONIC REGIS. SYS. VS. JOHN ANTHONY HALL ET AL	145 CENTER ST. STRUTHERS, OH 44471 38-011-0-056	\$ 42,000.00	\$ 28,000.00 <b>\$ 30,000.00</b> <b>PLAINTIFF</b>
35. 05CV1715 WASHINGTON MUTUAL BANK VS. KENNETH MELQUIST ET AL	172 ARGYLE AVE. YOUNGSTOWN, OH 44512 29-0030091000	\$ 69,000.00	\$ 46,000.00 <b>\$ 70,000.00</b> <b>PLAINTIFF</b>
36. 05CV1819 ABN AMRO MTG. GROUP INC. VS. WILLIAM L. LEWIS ET AL	416-418 SHIELDS RD. YOUNGSTOWN, OH 44512 29-0700129000	\$ 127,200.00	<b>\$ 84,800.00</b> <b>PLAINTIFF</b>
37. 05CV1999 BENEFICIAL OHIO VS. CLIFTON HARDING ET AL	282 SEXTON ST. STRUTHERS, OH 44471 38-0170162000	\$ 39,900.00	\$ 26,600.00 <b>\$ 34,000.00</b> <b>PLAINTIFF</b>
38. 05CV2124 BANK OF NEW YORK VS. JOHN R. BORTMAS ET AL	574 ROSELAWN DR. LAKE MILTON, OH 44429 51-0400267000	\$ 30,000.00	\$ 20,000.00 <b>\$ 48,000.00</b> <b>PLAINTIFF</b>
39. 05CV2143 MTG ELECTRONIC REGIS. SYS. VS. PEARLENE VINION ET AL	204 NORTH MAIN ST. YOUNGSTOWN, OH 44515 48-024-0-365	\$ 72,000.00	\$ 48,000.00 <b>\$ 60,000.00</b> <b>PLAINTIFF</b>

40. 05CV2772

115 DEVITT

\$ 22,500.00

\$ 15,000.00

CITIFINANCIAL INC. VS.

CAMPBELL, OH 44405

**\$ 20,000.00**

CHRISTOPHER CARPENTER ET AL

46-003-419.00

**PLAINTIFF**