

## Sheriff Sale April 25, 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](http://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: MAY 9, 2006**

**NEW LIST AVAILABLE: MAY 2, 2006**

<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>2/3 MINIMUM BID</b>
1. 05CV2451	4571 DEOPHAM GREEN DR.	\$ 93,000.00	\$ 62,000.00
FIDELITY BANK VS.	YOUNGSTOWN, OH 44515		<b>RECAKED</b>
KEVIN D. BROCIOS ET AL	48-109-0-018.00		
2. 03CV1797	301 NORTH 18TH ST.	\$ 39,000.00	\$ 26,000.00
ALTERCARE ALLIANCE VS.	SEBRING, OH 44672		<b>NO BIDS</b>
ARTHUR SIMMS III ET AL	21-004-0-361.00-0		
3. 04CV1705	1222 JERSEY ST.	\$ 120,000.00	\$ 80,000.00
MVB MTG. CORP. VS.	LAKE MILTON, OH 44429		<b>\$ 85,600.00</b>
RICHARD D. ANZALDI ET AL	33-036-0-018.00		<b>A. DAVID SUGAR</b>
4. 04CV3263	11740 SPRINGFIELD RD.	\$ 81,000.00	\$ 54,000.00
PROVIDENT BANK VS.	NORTH LIMA, OH 44452		<b>\$ 96,475.00</b>
KEITH W. STUMP ET AL	01-1890011000		<b>PLAINTIFF</b>
5. 04CV4028	181 NORTH MAIN ST.	\$ 48,000.00	\$ 32,000.00
CHASE MANHATTAN MTG. VS.	YOUNGSTOWN, OH 44515		<b>\$ 35,000.00</b>

FREDERICK L. TAYLOR ET AL	48-0250500000 & 48-0250499000		<b>PLAINTIFF</b>
6. 05CV216	6600 HERBERT RD.	\$ 258,000.00	\$ 172,000.00
DEUTSCHE BANK NA VS.	CANFIELD, OH 44406		<b>\$ 195,000.00</b>
LORI COCCA ET AL	28-035-005.24		<b>PLAINTIFF</b>
7. 05CV381	443 5TH ST.	\$ 37,500.00	\$ 25,000.00
US BANK NA VS.	STRUTHERS, OH 44471		<b>\$ 30,000.00</b>
DEBRA R. SWAUGER ET AL	38-0180217000		<b>PLAINTIFF</b>
8. 05CV509	217 PARKGATE AVE.	\$ 48,000.00	\$ 32,000.00
FIRST PLACE BANK VS.	YOUNGSTOWN, OH 44515		<b>\$ 32,100.00</b>
THEODORE KERPSACK ET AL	48-012-0195		<b>THE 80-4-ALL INC.</b>
9. 05CV798	3716 GLENWOOD AVE.	\$ 105,000.00	<b>\$ 70,000.00</b>
MTG ELECTRONIC REGIS. SYS. VS.	YOUNGSTOWN, OH 44511		<b>PLAINTIFF</b>
MARK M. OROSTIN ET AL	53-1280246000		
10. 05CV882	4103 RUSH BLVD.	\$ 66,000.00	<b>\$ 44,000.00</b>
LASALLE BANK VS.	YOUNGSTOWN, OH		<b>PLAINTIFF</b>
VERONICA CRAWFORD ET AL	53-195-088		
11. 05CV998	942 PEARSON CIRCLE UNIT 3	\$ 87,000.00	\$ 58,000.00
NATIONAL CITY MORTGAGE CO. VS.	BOARDMAN, OH 44512		<b>\$ 75,000.00</b>
LOUIS E. KATZ EXECUTOR OF ESTATE OF ARLENE A. BERRY ET AL	29-0430027030		<b>PLAINTIFF</b>
12. 05CV1018	92 PARKWAY AVE.	\$ 33,900.00	\$ 22,600.00

BANK ONE NA VS.	STRUTHERS, OH 44471		<b>\$ 25,500.00</b>
MARGIE M. WULFERT ET AL	38-008-066.00		<b>PLAINTIFF</b>
13. 05CV1047	18251 MIDDLETOWN RD.	\$ 33,000.00	\$ 22,000.00
CITIFINANCIAL MTG. CO. VS.	NORTH BENTON, OH 44449		<b>\$ 22,100.00</b>
DONALD G. BETKER ET AL	16-130-0-008.00-0		<b>CHARLES HOFF III</b>
14. 05CV1141	44 VERMONT AVE.	\$ 63,000.00	\$ 42,000.00
CHASE HOME FINANCE LLC VS.	YOUNGSTOWN, OH 44512		<b>NO BIDS</b>
WALTER S. WINFIELD ET AL	53-198-100.00		
15. 05CV1387	17563 LAUREL AVE.	\$ 78,000.00	<b>\$ 52,000.00</b>
FRANKLIN CREDIT MGMT. CORP. VS.	LAKE MILTON, OH 44429		<b>PLAINTIFF</b>
BRUCE M. VOSS ET AL	33-029-240.00; 330290241000 & 330290242000		
16. 05CV1499	1039 LAVERNE AVE.	\$ 54,000.00	<b>\$ 36,000.00</b>
NATIONAL CITY BANK VS.	YOUNGSTOWN, OH 44511		<b>PLAINTIFF</b>
MICHELLE E. FABEK ET AL	29-0830032000		
17. 05CV1748	215 E. MARYLAND AVE.	\$ 48,900.00	<b>\$ 32,600.00</b>
JP MORGAN CHASE BANK VS.	SEBRING, OH 44672		<b>PLAINTIFF</b>
TERRI L. STOFFER ET AL	21-0030431000		
18. 05CV1860	34 SPRING ST.	\$ 42,000.00	<b>\$ 28,000.00</b>
FIRST PLACE BANK VS.	STRUTHERS, OH 44471		<b>THE 80-4-ALL INC.</b>
MARY JO LORENZ ET AL	38-007-0-336		
19. 04CV1887	116 CLIFTON DR.	\$ 63,900.00	<b>\$ 42,600.00</b>

HOUSEHOLD REALTY VS. PETER BERARDUCCI ET AL	BOARDMAN, OH 44512 29-001-01-178.00-0		<b>PLAINTIFF</b>
20. 01CV2047	295 N. EDGEHILL AVE.	\$ 42,000.00	<b>\$ 28,000.00</b>
BA MTG LLC VS. KATHRYN DEVITO ET AL	YOUNGSTOWN, OH 44515 48-024-0-277		<b>CHARLES KOCH JR.</b>
21. 05CV2285	540 DEVITT AVE.	\$ 42,000.00	<b>\$ 28,000.00</b>
CHAMPION MTG. VS. ALEX JERRY ET AL	CAMPBELL, OH 44405 46008090000 & 460080091000		<b>PLAINTIFF</b>
22. 05CV2294	4315 NOTTINGHAM AVE.	\$ 93,000.00	\$ 62,000.00
HSBC USA NA VS. RONALD J. BURNS ET AL	AUSTINTOWN, OH 44515 48-1040163000		<b>RECALLED</b>
23. 05CV1066	11521 OYSTER RD.		\$ 13,332.10
AMERICAN TAX FUNDING LLC VS. ROBERT MCILVAIN ET AL	ALLIANCE, OH 44601 16-104-0-008.00-0		<b>PLUS COSTS</b> <b>NO BIDS</b>
24. 05CV1961	2500 MARKET ST.		\$ 10,457.52
AMERICAN TAX FUNDING LLC VS. JOHNNIE RICHARDSON ET AL	YCL 14311 53-053-0-387.00-0		<b>PLUS COSTS</b> <b>RECALLED</b>
25. 05CV2040	268 NORWOOD		\$ 6,971.01
AMERICAN TAX FUNDING LLC VS. RUBY DAYE ET AL	YCL 17951 53-009-0-238.00-0		<b>PLUS COSTS</b> <b>NO BIDS</b>
26. 05CV2045	462 EVERGREEN		\$ 6,513.52
AMERICAN TAX FUNDING LLC VS. DONALD J. BUTLER ET AL	YCL 602 AND 603 53-059-0-175-000		<b>PLUS COSTS</b> <b>NO BIDS</b>

27. 05CV2171

42 TACOMA AVE.

\$ 4,745.59

AMERICAN TAX FUNDING LLC VS.

YCL 13552

**PLUS COSTS**

THELMA HOSTERMAN ET AL

53-010-0-269-000

**NO BIDS**