

**Sheriff Sale May 23, 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: JUNE 6, 2006**

**NEW LIST AVAILABLE: MAY 30, 2006**

<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>2/3 MINIMUM BID</b>
1. 02CV3928	32 JOHN ST.	\$ 21,000.00	\$ 14,000.00
HOME SAVINGS & LOAN CO. VS.	STRUTHERS, OH 44471		<b>RECALLED</b>
KAREN J. EMANUEL ET AL	38-010-0-123.00		
2. 02CV1020	245 RUSSO AVE.	\$ 276,000.00	\$ 184,000.00
CREDIT BASED ASSET SERVICING	CANFIELD, OH 44406		<b>\$ 270,000.00</b>
VS. LEONARD C. RANDALL ET AL	28-016-156		<b>PLAINTIFF</b>
3. 02CV3927	159 ELM ST.	\$ 30,900.00	\$ 20,600.00
HOME SAVINGS & LOAN CO. VS.	STRUTHERS, OH 44471		<b>RECALLED</b>
ROBERT M. EMANUEL ET AL	38-006-0-008.00-0		
4. 03CV2217	53 W. EVERGREEN	\$ 12,000.00	<b>\$ 8,000.00</b>
WELLS FARGO HOME MORTGAGE	YOUNGSTOWN, OH		<b>PLAINTIFF</b>
VS. MARY ZACHERY ET AL	53-052-0-455.00-0		

5. 04CV1188	2402 OHIO AVE.	\$ 30,000.00	\$ 20,000.00
CHASE MANHATTAN MTG. CORP.	YOUNGSTOWN, OH		<b>PLAINTIFF</b>
VS. DAVID ROBINSON ET AL	53-014070000		
6. 04CV2435	422 PARKCLIFF AVE.	\$ 9,000.00	\$ 6,000.00
SECRETARY OF VETERANS AFFAIRS	YOUNGSTOWN, OH		<b>PLAINTIFF</b>
VS. MAMIE L. MEADOWS ET AL	53-126-102		
7. 04CV3437	853 STILES AVE.	\$ 33,000.00	\$ 22,000.00
UNION FEDERAL BANK OF	YOUNGSTOWN, OH 44505		<b>PLAINTIFF</b>
INDIANAPOLIS VS. CHARLES L. RICHEY ET AL	53-2060106000		
8. 04CV3956	955 OTTAWA DR.	\$ 105,000.00	\$ 70,000.00
MTG ELECTRONIC REGISTRATION	YOUNGSTOWN, OH		\$ 89,000.00
SYS. VS. RODERIC D. LEONARD ET AL	53-135-0-353-000		<b>MARTHA BELLE JONES</b>
9. 04CV4226	35 GRIMM HEIGHTS AVE.	\$ 45,000.00	\$ 30,000.00
CITIMORTGAGE INC. VS.	STRUTHERS, OH 44471		\$ 32,000.00
BELINDA L. SNYDER ET AL	38-0230100000		<b>PLAINTIFF</b>

10. 04CV4419	17621 MILTON AVE.	\$ 78,000.00	\$ 52,000.00
COUNTRYWIDE HOME LOANS INC.	LAKE MILTON, OH		<b>RECALLED</b>
VS. RICHARD R. SCOTT ET AL	510400271000 & 510400273000		
11. 04CV4478	3015 JEAN ST.	\$ 72,000.00	\$ 48,000.00
CHASE MANHATTAN MTG. CORP.	YOUNGSTOWN, OH 44502		<b>PLAINTIFF</b>
VS. CHERYL WALKER ET AL	531090414000 & 531090413000		
12. 05CV3	1518 CHATTANOOGA AVE.	\$ 42,000.00	\$ 28,000.00
ABN AMRO MORTGAGE GROUP INC.	YOUNGSTOWN, OH 44514		\$ 29,000.00
VS. KRISTINE ELIZABETH KROTZER	53-1940221000		<b>PLAINTIFF</b>
13. 05CV65	1920 CONNECTICUT AVE.	\$ 30,000.00	\$ 20,000.00
AMERIQUEST MTG. CO. VS.	YOUNGSTOWN, OH 44509		<b>PLAINTIFF</b>
MICHAEL J. JONES ET AL	53-172-0-390.00-0		
14. 05CV96	1817 MCGUFFEY RD.	\$ 3,000.00	\$ 2,000.00
SKY BANK VS.	YOUNGSTOWN, OH 44505		<b>NO BIDS</b>
CATHERINE J. JONES DEC'D ET AL	53-1060499000		

15. 05CV342	474 12TH ST.	\$ 51,000.00	<b>\$ 34,000.00</b>
CITIBANK VS.	CAMPBELL, OH 44405		<b>PLAINTIFF</b>
FRANK R. CONSIGLIO ET AL	46-0100090000		
16. 05CV384	1039 HAWTHORNE ST.	\$ 9,000.00	\$ 6,000.00
FEDERAL NATIONAL MTG. ASSOC.	YOUNGSTOWN, OH 44502		<b>\$ 8,000.00</b>
VS. ESTORIA L. WARE DEC'D ET AL	53-063-0-255.00		<b>PLAINTIFF</b>
17. 05CV534	235 PARKWAY ST.	\$ 48,000.00	\$ 32,000.00
WELLS FARGO BANK VS.	STRUTHERS, OH 44471		<b>\$ 38,000.00</b>
RONALD J. BUCHERIE JR. ET AL	38-008-0-0131.00 & 38-008-0-132.00		<b>PLAINTIFF</b>
18. 05CV558	531 E. FLORIDA AVE.	\$ 36,000.00	<b>\$ 24,000.00</b>
DEUTSCHE BANK N.A. VS.	YOUNGSTOWN, OH 44505		<b>PLAINTIFF</b>
WILLIAM FAMBRO ET AL	53-116-488.00		
19. 05CV742	134 WHITNEY AVE.	\$ 39,000.00	<b>\$ 26,000.00</b>
AMERIQUEST FUNDING II VS.	YOUNGSTOWN, OH 44509		<b>PLAINTIFF</b>
JACOB LOPEZ ET AL	53-0650099000		

20. 05CV1299	6338 E. SOUTH RANGE RD.	\$ 147,000.00	\$ 98,000.00
FIRST PLACE BANK VS.	PETERSBURG, OH 44454		<b>RECALLED</b>
ROBERT P. SMITH ET AL	01-028-0-011		
21. 05CV1424	5007 SOUTHERN BLVD.	\$ 102,000.00	\$ 68,000.00
NATIONAL CITY MTG. CO. VS.	YOUNGSTOWN, OH 44512		<b>\$ 69,000.00</b>
ARNOLD J. KOSEK ET AL	290020028000, 290020025000, 29002002600 & 29002002700		<b>EDWARD A. FARWELL</b>
22. 05CV1888	5466 W. ROCKWELL RD.	\$ 51,000.00	<b>\$ 34,000.00</b>
WELLS FARGO BANK VS.	YOUNGSTOWN, OH		<b>PLAINTIFF</b>
VALERIE A. OESCH ET AL	48-030-020		
23. 05CV1928	2803 RUSH BLVD.	\$ 39,000.00	<b>\$ 26,000.00</b>
MIDFIRST BANK VS.	YOUNGSTOWN, OH 44507		<b>PLAINTIFF</b>
RONALD D. GREEN ET AL	53-116-0-412		
24. 05CV2125	5555 S. TURNER RD.	\$ 324,000.00	\$ 216,000.00
FIRST PLACE BANK VS.	CANFIELD, OH 44406		<b>\$ 280,000.00</b>
COLLEEN A. WEAVER ET AL	26-008-0-003.05		<b>TOMMASINA TINA &amp; BRIAN D. HANLEY</b>

25. 05CV2180	3680 S. MERIDIAN RD.	\$ 120,000.00	\$ 80,000.00
FARMERS NATIONAL BANK OF	YOUNGSTOWN, OH 44511		<b>GARY A. FABER</b>
CANFIELD VS. VEND INVESTMENT INC.	48-001-0-049		
26. 05CV2259	10762 DUCK CREEK RD.	\$ 63,000.00	\$ 42,000.00
FARMERS NATIONAL BANK OF	SALEM, OH 44460		<b>DAVID A. FRANTZ</b>
CANFIELD VS. PAUL SIGLE ET AL	13-020-0-016.00		
27. 05CV2477	26 N. NAVARRE AVE.	\$ 51,000.00	\$ 34,000.00
UBS WARBURG REAL ESTATE VS.	YOUNGSTOWN, OH		<b>\$ 38,000.00</b>
HOLLY K. KHAN ET AL	48-023-0-267-000		<b>PLAINTIFF</b>
28. 05CV2735	2034 S. HEIGHTS AVE.	\$ 42,000.00	\$ 28,000.00
KEYBANK NATIONAL ASSOC. VS.	YOUNGSTOWN, OH 44502		<b>PLAINTIFF</b>
MAUREEN RAMSEY ET AL	53-0690128000		
29. 05CV2872	1639 WELLINGTON AVE.	\$ 27,000.00	\$ 18,000.00
CITIFINANCIAL MTG. VS.	YOUNGSTOWN, OH 44509		<b>\$ 21,135.90</b>
MARILYN GONZALEZ ET AL	53-067-0-301.00-0		<b>PLAINTIFF</b>
30. 05CV2991	377 REDONDO RD.	\$ 72,000.00	\$ 48,000.00

CITIFINANCIAL MTG. VS.	YOUNGSTOWN, OH 44504		<b>RECALLED</b>
CHARLOTTE MCCRAY ET AL	53-015-0-009.00-0		
31. 05CV1960	184 W. EVERGREEN		\$ 5,240.95
AMERICAN TAX FUNDING LLC VS.	LOT 12190		PLUS COSTS
CURTIS COCHRANE ET AL	53-052-0-165.00-0		<b>NO BIDS</b>
32. 05CV2136	261 NORWOOD		\$ 13,957.41
AMERICAN TAX FUNDING LLC VS.	LOT NO. 16634		PLUS COSTS
GARY R. ZOCCOLO ET AL	53-009-0-214.00-0		<b>NO BIDS</b>
33. 05CV1699	OVERLOOK AVE.	\$ 87,000.00	\$ 58,000.00
AMERICAN TAX FUNDING LLC VS.	COITSVILLE TWP.		<b>NO BIDS</b>
EXCEL V. ROGERS ET AL	45-079-0-424.00-0		