

Sheriff Sale June 20, 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: JUNE 11, 2006

NEW LIST AVAILABLE: JULY 3, 2006

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 05CV369	124 E. LUCIUS AVE.	\$ 24,000.00	\$ 16,000.00
DEUTSCHE BANK VS. TAWNI GROVE ETAL	YOUNGSTOWN, OH 44507 53-1190137000		RECALLED
2. 05CV1619	324 E. AUBURNDALE	\$ 33,000.00	\$ 22,000.00
CHASE HOME FINANCE VS. PATRICIA J. RODRIGUEZ ET AL	YOUNGSTOWN, OH 53-117-333		RECALLED
3. 99CV1306	4876 LEFFINGWELL RD.	\$ 183,000.00	\$ 122,000.00

MAHONING NATIONAL BANK VS.	CANFIELD, OH 44406		\$ 160,000.00
ANTHONY RULLI ET AL	26-053-0-033.00		PLAINTIFF
4. 04CV146	170 E. MIDLOTHIAN BLVD.	\$ 42,000.00	\$ 28,000.00
SKY BANK VS.	YOUNGSTOWN, OH 44501		PLAINTIFF
MICHELLE S. SCOTT ET AL	53-1180522000		
5. 04CV3226	LAKE MILTON CONDOMINIUMS	\$ 30,000.00	\$ 20,000.00
SKY BANK VS.	UNIT A GARAGE PP# 51-077-0-210		\$ 22,000.00
WILLIAM P. BOWEN ET AL	UNIT B GARAGE PP# 51-077-0-211		WILLIAM P. BOWEN
6. 04CV3449	163 LOWELL AVE.	\$ 42,000.00	\$ 28,000.00
WELLS FARGO BANK VS.	YOUNGSTOWN, OH 44512		PLAINTIFF
CHARLES F. DUNCAN ET AL	53-1910020000		
7. 04CV3474	267 AUBURNDALE AVE.	\$ 3,000.00	\$ 2,000.00
SKY BANK VS.	YOUNGSTOWN, OH 44507		DOMENICK ALBERGO
GLADYS M. RAMOS ET AL	53-117-0-0372.00		
RICHEY ET AL			
8. 05CV4	347 JACKSON ST.	\$ 81,000.00	\$ 54,000.00
JP MORGAN CHASE BANK VS.	CAMPBELL, OH 44405		PLAINTIFF
ROBERT LOSSMAN ET AL	46-0150112000		
9. 05CV5	812 E. PHILADELPHIA AVE.	\$ 45,000.00	\$ 30,000.00
ABN AMRO MTG GROUP VS.	YOUNGSTOWN, OH 44502		\$ 52,000.00
LASHONDA E. LEWIS ET AL	53-1120015000 & 53-1120016000		PLAINTIFF
10. 05CV175	714 CAMBRIDGE DR.	\$ 36,000.00	\$ 24,000.00
CHARTER ONE MTG. VS.	YOUNGSTOWN, OH 44502		PLAINTIFF
MICHAEL P. DEVINE ET AL	53-110-272		

11. 05CV413	308 E. RAVENWOOD AVE.	\$ 27,000.00	\$ 18,000.00
CF BANK VS.	YOUNGSTOWN, OH 44507		NO BIDS
BRINDCO MANAGEMENT INC.	53-117-0-255.0		
12. 05CV413	366 E. RAVENWOOD AVE.	\$ 33,000.00	\$ 22,000.00
CF BANK VS.	YOUNGSTOWN, OH 44507		NO BIDS
BRINDCO MANAGEMENT INC.	53-117-0-269.00-0		
13. 05CV477	215 E. LUCIUS AVE.	\$ 21,000.00	\$ 14,000.00
WELLS FARGO BANK VS.	YOUNGSTOWN, OH 44507		PLAINTIFF
ROBERT W. NORTON II ET AL	53-117-0-740-000		
14. 05CV660	1312 OAK HILL AVE.	\$ 18,000.00	\$ 12,000.00
JP MORGAN CHASE BANK VS.	YOUNGSTOWN, OH		NO BIDS
NATHANIEL LOGAN ET AL	53-050-0-470 & 53-050-0-469		
15. 05CV1036	69 REGENT ST.	\$ 39,000.00	\$ 26,000.00
MTG ELECTRONIC REGISTRATION SYS	CAMPBELL, OH 44405		PLAINTIFF
VS. PATRICK M. WILLIAMS ET AL	46-016-313 & 46-016-312		
16. 05CV1322	157 E. OHIO AVE.	\$ 51,000.00	\$ 34,000.00
US BANK NA VS.	SEBRING, OH 44672		PLAINTIFF
SUSAN KAPALCO ET AL	21-0030299000		
17. 05CV1583	15 E. PHILADELPHIA AVE.	\$ 15,000.00	\$ 10,000.00
WACHOVIA BANK VS.	YOUNGSTOWN, OH 44507		PLAINTIFF
FRANKIE MADISON JR. ET AL	53-119-0-388-00-0		
18. 05CV1785	116 LOWELL AVE.	\$ 48,000.00	\$ 32,000.00
US BANK NA VS.	YOUNGSTOWN, OH 44512		PLAINTIFF
RAFAEL R. POVENTUD ET AL	53-190-175.00		

19. 05CV1831	3603 IRMA AVE.	\$ 39,000.00	\$ 26,000.00
PHH MORTGAGE CORPORATION VS.	YOUNGSTOWN, OH 44502		PLAINTIFF
DANIEL PAINE JR. ET AL	53-069-0-293000		
20. 05CV1892	3417 BENT WILLOW LANE	\$ 84,900.00	\$ 56,600.00
HOUSEHOLD FINANCE CORP. VS.	AUSTINTOWN, OH 44511		\$ 71,668.00
RONALD L. UHR ET AL	48-0010231000		PLAINTIFF
21. 05CV1948	358 HILTON AVE.	\$ 33,000.00	\$ 22,000.00
SKY BANK VS.	YOUNGSTOWN, OH 44507		NO BIDS
PHILLIP CRAWFORD ET AL	53-1170193000		
22. 05CV1949	1769 HALBERT DR.	\$ 114,000.00	\$ 76,000.00
ABN AMRO MTG GROUP INC. VS.	YOUNGSTOWN, OH 44514		PLAINTIFF
MARJORIE N. POMEROY ET AL	31-0210123000		
23. 05CV2019	804 CORNELL ST.	\$ 24,600.00	\$ 16,400.00
EQUIFIRST CORP. VS.	YOUNGSTOWN, OH 44502		PLAINTIFF
CARL J. ERVIN III ET AL	53-112-0-227.00-0		
24. 05CV2159	571 DETROIT AVE.	\$ 36,900.00	\$ 24,600.00
US BANK NA VS.	YOUNGSTOWN, OH 44502		PLAINTIFF
HARDGES CHAPMAN ET AL	53-1170468000		
25. 05CV2292	11178 W. PINE LAKE RD.	\$ 81,000.00	\$ 54,000.00
ABN AMRO MTG. GROUP VS.	SALEM, OH 44460		PLAINTIFF
CHRISTOPHER A. LESICK ET AL	13-0080016000		
26. 05CV2425	306 ELM ST.	\$ 36,300.00	\$ 24,200.00

CITIFINANCIAL INC. VS.	STRUTHERS, OH 44471		PLAINTIFF
PHYLLIS EVANS ET AL	38-0170007000		
27. 05CV2636	7316 CHRISTOPHER DR.	\$ 255,000.00	\$ 170,000.00
MTG ELECTRONIC REGISTRATION SYS. VS. KENNETH C. MCGARRY ET AL	POLAND, OH 44514 35-032003000 LOT NO. 6809 PP# 53-091-0-039.00-0		PLAINTIFF
28. 05CV2738	7635 YOUNGSTOWN-PITTSBURGH RD.	\$ 93,000.00	\$ 62,000.00
ABN AMRO MTG. GROUP VS. STEVE D. HORVATH ET AL	POLAND, OH 44514 35-0460001000 & 35-047001000		\$ 66,000.00 TERRYL L.RYAN
29. 05CV2837	346 W. VIRGINIA AVE.	\$ 60,000.00	\$ 40,000.00
SKY BANK VS. RANDALL C. EDWARDS ET AL	SEBRING, OH 44672 21-0050114000 & 21-005115000		\$ 55,000.00 PLAINTIFF
30. 05CV2500	330 RANDOLPH ST.		\$ 1,183.06
AMERICAN TAX FUNDING VS. MARYANN LATIMER ET AL	YCL #19738 53-093-0-061.00-0		PLUS COSTS DOMENICK ALBERGO
31. 05CV2867	119 FLORIDA AVE.		\$ 3,181.42
AMERICAN TAX FUNDING VS. ANN M. STREB ET AL	YCL #29692 53-119-0-015		PLUS COSTS DOMENICK ALBERGO
32. 04CV915	MERIDIAN RD., N. AUSTINTOWN TWP GL 5		\$ 152,677.33
TREASURER OF MAHONING CO. VS.	PP# 48-033-0-001.00		PLUS COSTS
ATD CORP. C/O TERRY BECK STATUTORY AGENT ET AL	PP# 48-033-0-002.00 PP# 48-033-0-003.00 MERIDIAN RD., N. AUSTINTOWN TWP GL 8 PP# 48-046-0-032.00		HARRY MANGANARO

33. 05CV1256	65 HALLECK ST.	\$ 5,253.43
AMERICAN TAX FUNDING VS.	YOUNGSTOWN, OH	PLUS COSTS
JOHNNY PRINGLE ET AL	53-012-0-177	NO BIDS
34. 05CV1546	73 MORLEY ST.	\$ 1,737.58
AMERICAN TAX FUNDING VS.	CAMPBELL, OH 44405	PLUS COSTS
GAMAL L. HASSEN ET AL	46-001-0-113.00-0	MYRNA RIVERA
35. 05CV1678	14 KENMORE AVE.	\$ 4,708.39
AMERICAN TAX FUNDING VS.	YOUNGSTOWN, OH 44507	PLUS COSTS
MARION HEATING INC. ET AL	53-050-0-447	NO BIDS
36. 05CV1698	38 WARREN AVE.	\$ 3,536.04
AMERICAN TAX FUNDING VS.	YOUNGSTOWN, OH 44507	PLUS COSTS
MATTHEW COCHRAN ET AL	53-051-0-137	DOMENICK ALBERGO
37. 05CV2103	37 GLACIER AVE.	\$ 3,994.62
AMERICAN TAX FUNDING VS.	YOUNGSTOWN, OH	PLUS COSTS
LUCILLE PUHAK ET AL	53-065-0-180	NO BIDS
38. 05CV2172	287 NORWOOD AVE.	\$ 3,971.39
AMERICAN TAX FUNDING VS.	YOUNGSTOWN, OH 44504	PLUS COSTS
KEITH ADAMS ET AL	53-009-0-222.00-0	ROBERT GORE