

**Sheriff Sale July 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: JULY 25, 2006***

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

<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>2/3 MINIMUM BID</b>
1. 02CV565	4050 YOUNGSTOWN POLAND RD.	\$ 210,000.00	\$ 140,000.00
OHC ENERGY SUBSTITUTE PLAINTIFF FOR LASALLE BANK VS. OHIO PETROCO INC. ET AL	YOUNGSTOWN, OH 44514 53-193-0-129.00 & 53-193-0-130.00		<b>RECALLED</b>
2. 02CV564	5275 MAHONING AVE.	\$ 180,000.00	\$ 120,000.00
OHC ENERGY SUBSTITUTE PLAINTIFF FOR LASALLE BANK VS. OHIO PETROCO INC. ET AL	YOUNGSTOWN, OH 44515 48-065-0-177.00		<b>PLAINTIFF</b>
3. 02CV568	2547 MARKET ST.	\$ 120,000.00	\$ 80,000.00

OHC ENERGY SUBSTITUTE PLAINTIFF	YOUNGSTOWN, OH 44507		<b>\$ 250,000.00</b>
FOR LASALLE BANK VS.	53-053-0-497.00-0, 53-053-0-498.00-0 & 531-053-0-499.00-0		<b>PLAINTIFF</b>
OHIO PETROCO INC. ET AL			
4. 03CV1073	5111 MARKET ST.	\$ 630,000.00	<b>\$ 420,000.00</b>
THE LYDEN COMPANY VS.	YOUNGSTOWN, OH		<b>PLAINTIFF</b>
LYDEN LAND CO. ET AL			
5. 03CV1472	3624 PEDDLERS COURT	\$ 360,000.00	<b>\$ 240,000.00</b>
KEYBANK NA VS.	POLAND, OH 44514		<b>RECALLED</b>
FLOYD G. STEPHENS ET AL	35-042003900		
6. 04CV1881	138 LILBURNE DR.	\$ 36,000.00	<b>\$ 24,000.00</b>
ABN AMRO MTG. GROUP VS.	YOUNGSTOWN, OH 44505		<b>RECALLED</b>
LAVERNE D. WELLINGTON ET AL	53-230-0-043.00		
7. 04CV2026	447 5TH ST.	\$ 36,000.00	<b>\$ 24,000.00</b>
WASHINGTON MUTUAL BANK VS.	STRUTHERS, OH 44471		<b>PLAINTIFF</b>
CHERYL M. NOVAK ET AL	38-0180215000 & 38-0180216000		
RICHEY ET AL			
8. 04CV4447	107 PARKWAY ST.	\$ 45,000.00	<b>\$ 30,000.00</b>
MIDFIRST BANK VS.	STRUTHERS, OH 44471		<b>PLAINTIFF</b>
TODD W. DECKER ET AL	38-008-151-00		
9. 05CV380	18 WESLEY AVE.	\$ 42,000.00	<b>\$ 28,000.00</b>
ABN AMRO MTG. GROUP VS.	YOUNGSTOWN, OH 44509		<b>PLAINTIFF</b>
MATTHEW M. STEVENSON ET AL	53-170-0-308-00-0		
10. 05CV484	34 NEW YORK AVE.	\$ 15,000.00	<b>\$ 10,000.00</b>
WELLS FARGO BANK VS.	YOUNGSTOWN, OH 44505		<b>PLAINTIFF</b>
ROBERT W. NORTON II ET AL	53-011-0-481.00-0		

11. 05CV959	58 BROOKLYN AVE.	\$ 900.00	\$ 600.00
SECRETARY OF VETERANS AFFAIRS	YOUNGSTOWN, OH 44507		<b>RECALLED</b>
VS. ANTOINETTE SMITH ET AL	53-119-310.00		
12. 05CV2003	1867 MASSACHUSETTS AVE.	\$ 69,000.00	\$ 46,000.00
JP MORGAN CHASE BANK VS.	POLAND, OH 44514		<b>\$ 50,000.00</b>
COLLEEN D. CHRISTIE ET AL	30-028-125.00		<b>PLAINTIFF</b>
13. 05CV2088	446 CATALINA AVE.	\$ 27,300.00	<b>\$ 18,200.00</b>
US BANK NA VS.	YOUNGSTOWN, OH 44504		<b>PLAINTIFF</b>
RONALD C. ARMOUR ET AL	53-081-046.00		
14. 05CV2202	1626 W. HAMPTON DR.	\$ 66,000.00	<b>\$ 44,000.00</b>
WELLS FARGO BANK VS.	YOUNGSTOWN, OH 44515		<b>PLAINTIFF</b>
JANET R. JACKSON ET AL	48-0760232200		
15. 05CV2229	615 LEE AVE.	\$ 9,000.00	<b>\$ 6,000.00</b>
WASHINGTON MUTUAL VS.	YOUNGSTOWN, OH 44502		<b>PLAINTIFF</b>
GINA M. CASHBAUGH ET AL	53-0380129000		
16. 05CV2231	704 BENNINGTON AVE.	\$ 9,000.00	\$ 6,000.00
CENTEX HOME EQUITY CO. VS.	YOUNGSTOWN, OH 44505		<b>\$ 8,000.00</b>
CURTIS L. WASHINGTON ET AL	53-1070062000		<b>PLAINTIFF</b>
17. 05CV2284	55 WILMETE LANE	\$ 33,000.00	<b>\$ 22,000.00</b>
BANK OF NEW YORK VS.	YOUNGSTOWN, OH 44505		<b>PLAINTIFF</b>
DARREN A. BOATWRIGHT ET AL	53-246002000		
18. 05CV2449	1531 THALIA AVE.	\$ 51,000.00	\$ 34,000.00
MTG ELECTRONIC REGISTRATION	YOUNGSTOWN, OH 44514		<b>\$ 47,000.00</b>
SYS. VS. BRIAN WEBBER ET AL	53-1940063000		<b>PLAINTIFF</b>

19. 05CV2475	135 AYLESBORO AVE.	\$ 72,000.00	\$ 48,000.00
BAYVIEW LOAN SERVICING VS.	BOARDMAN, OH 44512		<b>\$ 55,000.00</b>
LISA A. ZARLENGA ET AL	29-066-0-344-000		<b>PLAINTIFF</b>
20. 05CV2676	953 EAST DEWEY AVE.	\$ 24,900.00	\$ 16,600.00
CHASE HOME FINANCE VS.	YOUNGSTOWN, OH 44502		<b>RECALLED</b>
JOSEPH EFRE ET AL	53-1130347000		
21. 05CV2838	215 SOUTH NAVARRE	\$ 72,000.00	\$ 48,000.00
DEUTSCHE BANK VS.	YOUNGSTOWN, OH 44515		<b>RECALLED</b>
MICHAEL MELEWSKI ET AL	48-009005700		
22. 04CV3067	619 LACLEDE CT.	\$ 45,000.00	<b>\$ 30,000.00</b>
KEYBANK NA VS.	YOUNGSTOWN, OH 44502		<b>PLAINTIFF</b>
DAVID A. GIBBS ET AL	53-115-0-006.00		
23. 05CV2017	717 MINERAL SPRINGS		\$ 1,540.46
AMERICAN TAX FUNDING VS.	YOUNGSTOWN, OH		<b>PLUS COSTS</b>
ROBERT DUVAL ET AL	53-059-0-141.00-0		<b>NO BIDS</b>
24. 05CV2137	331 CRANDALL AVE.		\$ 2,381.10
AMERICAN TAX FUNDING VS.	YCL 19010		<b>PLUS COSTS</b>
J. DANIEL LYDEN ET AL	53-008-0-010.00-0		<b>NO BIDS</b>
25. 05CV2623	879 FLORIDA AVE.		\$ 2,628.64
AMERICAN TAX FUNDING VS.	YCL 31965		<b>PLUS COSTS</b>
KEITH J. FINK ET AL	53-112-0-077.00-0		<b>\$ 6,300.00</b>
			<b>ISAAC ELAM</b>
26. 05CV2912	2237 LORENTZ AVE.		\$ 19,683.00
AMERICAN TAX FUNDING VS.	YCL 57655		<b>PLUS COSTS</b>

JERRY SCOTT ET AL	53-216-A-061.00-0	<b>NO BIDS</b>
27. 05CV2937	1324 JERSEY ST.	\$ 14,487.28
AMERICAN TAX FUNDING VS.	1324 JERSEY ST.	<b>PLUS COSTS</b>
TIMOTHY J. CASPARY ET AL	CRAIG BEACH VILLAGE LOT 11	<b>RECALLED</b>
	33-035-0-008.00-0	
28. 05CV3070	710 CASSIUS	\$ 2,005.22
AMERICAN TAX FUNDING VS.	YCL 15444	<b>PLUS COSTS</b>
ERNEST K. COTTLE ET AL	53-027-0-062.00-0	<b>\$ 2,000.00</b>
		<b>SCOTT SCHULTE</b>