

SHERIFF SALE

AUGUST 19, 2008

MAHONING COUNTY COURTHOUSE, COMMISSIONERS' HEARING ROOM

NO SMOKING, EATING OR DRINKING AND PLEASE TURN OFF ALL CELL PHONES.

ALL PARTIES INTENDING TO BID ON PROPERTY SHOULD READ THIS SALES BULLETIN. ***

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.

ALL BIDS WILL BE IN INCREMENTS OF AT LEAST ONE HUNDRED DOLLARS (\$100.00). THOSE BIDDING ARE REQUIRED TO CALL OUT THEIR BID IN A LOUD VOICE SO THE AUCTIONEER, AND ALL THOSE IN THE ROOM, CAN HEAR THE BID. IF THE AUCTIONEER CANNOT HEAR THE BID, IT WILL NOT BE RECOGNIZED. HAND BIDS OR HAND SIGNALS ARE NOT PERMITTED.

IF YOU ARE THE SUCCESSFUL BIDDER, OTHER THAN THE PLAINTIFF, PLEASE REMAIN AFTER THE SALE TO COMPLETE YOUR INFORMATION FORM. ALL THIRD PARTY PURCHASERS ARE REQUIRED TO MAKE A **MINIMUM OF A 10% DEPOSIT IN THE FORM OF A CASHIER'S CHECK MADE PAYABLE TO THE SHERIFF OF MAHONING COUNTY.** SAID DEPOSIT MUST BE BROUGHT TO THE SHERIFF'S OFFICE NO LATER THAN 3:30 PM THE DAY OF THE SHERIFF SALE. **IF THE PLAINTIFF/ASSIGNEE IS THE SUCCESSFUL BIDDER** AT THE SALE, PLAINTIFF/ASSIGNEE MAY REQUEST THAT THE COURT WAIVE THE DEPOSIT. **ALSO DUE THE DAY OF THE SALE (FOR TAX FORECLOSURES) IS A CHECK MADE PAYABLE TO THE MAHONING COUNTY RECORDER IN THE AMOUNT OF \$44.00 FOR THE RECORDING OF THE DEED.**

THE BALANCE, ALSO IN THE FORM OF A CASHIER'S CHECK MADE PAYABLE TO THE SHERIFF OF MAHONING COUNTY, IS DUE WITHIN THIRTY (30) DAYS AFTER THE CONFIRMATION OF SALE HAS BEEN FILED. THE PURCHASER SHALL BE REQUIRED TO PAY INTEREST ON ANY UNPAID BALANCE AT TEN PERCENT (10%) PER ANNUM FROM THE DATE OF THE CONFIRMATION OF SALE TO THE DATE OF PAYMENT OF THE BALANCE UNLESS THE BALANCE IS RECEIVED BY THE SHERIFF'S OFFICE WITHIN EIGHT (8) DAYS FROM THE DATE OF NOTIFICATION BY THE SHERIFF'S OFFICE, OTHERWISE THE PURCHASER MAY BE ADJUDGED TO BE IN CONTEMPT OF COURT. THIS RULE DOES NOT APPLY WHEN THE PURCHASER IS THE PLAINTIFF.

DUE TO RECENT PROCEDURAL CHANGES REGARDING SHERIFF SALES, ALL TAXES MUST BE PAID IN THE FORM OF GUARANTEED FUNDS DIRECTLY TO THE TREASURER PRIOR TO DELIVERING THE BALANCE OF THE PURCHASE PRICE TO THE SHERIFF'S DEPARTMENT.

EXAMPLE: PURCHASE PRICE - TAXES PAID TO TREASURER = BALANCE DUE TO SHERIFF

TAXES WILL STILL BECOME THE RESPONSIBILITY OF THE SUCCESSFUL BIDDER AT THE TIME OF SALE. ALL TAXES MUST BE PAID TO DATE IN ORDER TO OBTAIN YOUR SHERIFF'S DEED AFTER CONFIRMATION.

IF YOU DECIDE TO PAY BY MAIL, PLEASE SUBMIT A CERTIFIED CHECK PAYABLE TO THE MAHONING

COUNTY TREASURER. THE TREASURER WILL PROCESS YOUR PAYMENT AND FORWARD THE CERTIFIED ORANGE VERIFICATION FORM TO YOU. IF THE PAYMENT RECEIVED IS LESS THAN THE AMOUNT DUE, THE TREASURER WILL RETURN SAID PAYMENT.

PLEASE CONTACT THE TREASURER'S OFFICE AT 330.740.2460 EXT. 7774 IF YOU HAVE ANY QUESTIONS.

CONFIRMATION TYPICALLY TAKES APPROXIMATELY NINETY (90) DAYS. AN ORIGINAL CERTIFIED ORANGE VERIFICATION FORM, STATING THAT ALL TAXES ARE PAID IN FULL, MUST BE ATTACHED TO THE CONFIRMATION AND PRESENTED TO THE SHERIFF'S DEPARTMENT PRIOR TO THE RELEASE OF ANY DEED.

THE TREASURER'S OFFICE WILL NO LONGER QUOTE AMOUNTS DUE VIA TELEPHONE. HOWEVER, THEY WILL PROCESS EITHER FAX OR E-MAIL INQUIRIES. PLEASE FAX INQUIRIES TO THE TREASURER'S OFFICE AT 330.740.2142.

PLEASE KEEP IN MIND THAT FULL YEAR TAXES BECOME A LIEN AND ARE PAYABLE AS OF JANUARY 1 OF ANY GIVEN YEAR. PENALTIES ARE ASSESSED IN MARCH AND AUGUST. INTEREST IS ASSESSED ON SEPTEMBER 1 AND DECEMBER 1 OF EACH YEAR.

PROSPECTIVE PURCHASERS ARE HEREBY INFORMED THAT ON ALL REAL ESTATE PARCELS SOLD THERE IS A STATUTORY **RIGHT OF REDEMPTION UNDER OHIO REVISED CODE 2329.22**. SHOULD REDEMPTION BE EXERCISED, YOUR DEPOSIT WILL BE REFUNDED.

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/NAMES THAT ARE TO BE PLACED ON THE DEED AND THEIR RESPECTIVE MARITAL STATUS. IT IS TO BE NOTED THAT ONCE THAT INFORMATION IS FILED IT WILL REQUIRE AN ORDER OF THE COURT TO CHANGE THE NAME/NAMES THAT WILL BE PLACED ON THE DEED. PLEASE HAVE IDENTIFICATION WITH YOUR PHOTO AND SOCIAL SECURITY NUMBER AVAILABLE.

THE SHERIFF'S OFFICE DOES NOT GUARANTEE A CLEAR TITLE TO ANY PROPERTY.

THE SHERIFF'S DEPARTMENT DOES NOT HAVE KEYS TO ACCESS ANY OF THE PROPERTIES.

SHERIFF SALE LISTS ARE AVAILABLE IN THE LOBBY OF THE MAHONING COUNTY JUSTICE CENTER AT 110 FIFTH AVENUE, YOUNGSTOWN, OHIO; AT THE DEPUTY SHERIFF'S SECURITY DESK IN THE LOBBY OF THE MAHONING COUNTY COURTHOUSE AND AT WWW.MAHONINGSHERIFF.COM. 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 OF COURT SERVICES IS NOT RESPONSIBLE FOR ANY INACCURATE INFORMATION.

PLEASE BE INFORMED THAT LEGAL NOTICES ON FORECLOSURES AND TAX DELINQUENT PROPERTY ARE PUBLISHED FOR THREE (3) CONSECUTIVE WEEKS IN THE DAILY LEGAL NEWS PRIOR TO SALE.

PLEASE CONTACT THE DAILY LEGAL NEWS AT 330.747.7777 FOR SUBSCRIPTION INFORMATION.

**SHERIFF SALE
AUGUST 19, 2008 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 07CV3016 HSBC BANK VS BRYANT THIGPEN ET AL	147 LOWELL AVENUE YNG OH 44512 531910023000	\$51,000.00	\$34,000.00 RECALLED
2. 06CV3250 CORTLAND SAVINGS VS D.J.C. CORP BRANDS DBA JOLLY JOES	3718 SHERIDAN ROAD YNG OH 44502 53-069-0-113-000 53-069-0-112-000	\$192,000.00	\$128,000.00
3. 06CV3458 ABN AMRO MTG GROUP VS JAMES MOORE ET AL	970 CAMERON STREET YNG OH 44502 53-113-0-151-000	\$36,000.00	\$24,000.00
4. 06CV3577 US BANK VS FREDDY L SUAREZ ET AL	150 GORDON AVENUE CAMPBELL OH 44405 46-000-0-577-000	\$39,000.00	\$26,000.00
5. 06CV3758 BEAL BANK VS ROBERT A LANZO ET AL	200 MISTY WOODS CT STRUTHERS OH 44471 38-033-0010.23	\$180,000.00	\$120,000.00
6. 06CV4075 WELLS FARGO BANK VS LYNDA S FEREN ET AL	9431 W WESTERN RESERVE CANFIELD OH 44406 09-009-0-011-070	\$114,000.00	\$76,000.00
7. 06CV4286 FIFTY THIRD MTG CO VS MICHAEL T MILLICH ET AL	363 12TH STREET CAMPBELL OH 44405 46-009-0-327-000 46-009-0-326-000	\$57,000.00	\$38,000.00
8. 06CV4367 TAYLOR BEAN WHITAKER VS FRANCES R REIDY ET AL	4905 GLENWOOD AVE YNG OH 44512 29-071-0-056-000	\$87,000.00	\$58,000.00
9. 06CV4957 BANK OF NEW YORK VS RICHARD SHARPE ET AL	5049 IRMA AVE YNG OH 44514 31-024-0-012-000	\$75,000.00	\$50,000.00
10. 07CV452 EVERBANK VS UNK HEIRS OF EDWARD V LEE	1170 STATE ST YNG OH 44506 530270181000 530270182000	\$15,000.00	\$10,000.00
11. 07CV748 LASALLE BANK VS ROBERTA HILEMAN ET AL	97 NORTH MAIN ST YNG OH 44515 48-025-0-520.00-0 LOT 605 48-025-0-521.00-0 LOT 604	\$45,900.00	\$30,600.00

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CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
12. 07CV777 COUNTRYWIDE HOME LOANS VS MICHELE GLASS ET AL	5529 NORQUEST BLVD YNG OH 44515 48-030-0-118-000	\$96,000.00	\$64,000.00
13. 07CV1068 DEUTSCHE BANK VS DUSTIN E WALKAMA ET AL	72 GERTRUDE AVE YNG OH 44512 29-003-0-257-000	\$45,000.00	\$30,000.00
14. 07CV1463 US BANK VS ANGELIQUE MAINES ET AL	3923 EUCLID BLVD YNG OH 44512 53-196-0-005-000	\$72,000.00	\$48,000.00
15. 07CV1884 CITIMORTGAGE INC VS JOHN F BIRATH III ET AL	639 W LACLEDE AVE YNG OH 44511 53-161-0-301-000	\$15,000.00	\$10,000.00
16. 07CV1907 DEUTSCHE BANK VS KENNETH P MCGUIRE III ET AL	1529 MANHATTAN AVE YNG OH 44509 53-092-0-324-000	\$24,000.00	\$16,000.00
17. 07CV2258 FLAGSTAR BANK VS ROSEMARY L LEE ET AL	835 CARLTON DR CAMPBELL OH 44405 46-021-0-096-000	\$84,000.00	\$56,000.00
118. 07CV2400 DEUTSCHE BANK VS FORREST T ADAMS ET AL	3411 BELDEN AVE YNG OH 44502 53-060-0-089.00-0 53-060-0-089.00-0	\$39,000.00	\$26,000.00
19. 07CV2406 WELL FARGO BANK VS BRADLEE WINTERS ET AL	3656 NEILSON AVE YNG OH 44502 53-069-0-279-000	\$36,000.00	\$24,000.00
20. 07CV2414 DEUTSCHE BANK VS VINCENT C TISONE ET AL	5356 5TH STREET YNG OH 44514 39-002-0-091-000	\$105,000.00	\$70,000.00
21. 07CV2675 ABN AMRO MORTGAGE VS CATHERINE FRANO UNK HEIRS	892 COITSVILLE-HUBBARD RD YNG OH 44505 53-235-0-003-000	\$42,000.00	\$28,000.00
22. 07CV2705 CHASE HOME FINANCE VS JON MIRKIN ET AL	4010 STRATMORE AVE YNG OH 44511 29-073-0-221-000	\$57,000.00	\$38,000.00
23. 07CV2828 BANK OF NEW YORK VS CHRISTOPHER BOSI ET AL	1585 CASCADE DR YNG OH 44511 53-132-0-007-000	\$54,000.00	\$36,000.00

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CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
24. 07CV2859 CHASE HOME FINANCE VS JOHN F BIRATH III ET AL	417 NORWOOD AVE YNG OH 44504 53-008-0-174-000	\$30,000.00	\$20,000.00
25. 07CV2867 HOME SAVINGS & LOAN VS SUZANNE L MARTIN ET AL	2619 BRUNSWICK RD YNG OH 44512 53-154-0-103.00	\$78,000.00	\$52,000.00
26. 07CV2935 NATIONAL CITY MORTGAGE VS DAVID COLLEY ET AL	36 SARANAC AVE YNG OH 44505 53-011-0-025-000	\$9,000.00	\$6,000.00
27. 07CV2977 WELLS FARGO BANK VS MARY ELIZABETH CHATMAN ET AL	192 STRUTHERS-LIBERTY RD CAMPBELL OH 44405 46-015-0-411-000	\$57,000.00	\$38,000.00
28. 07CV3014 BANK OF NEW YORK VS RAYMOND BOYD SR ET AL	71 IROQUOIS ST STRUTHERS OH 44471 38-029-0-132-000	\$63,000.00	\$42,000.00
29. 07CV3146 LASALLE BANK VS MARY D HERYCYK ET AL	963 5TH STREET STRUTHERS OH 44471 38-030-0-016-000	\$75,000.00	\$50,000.00
30. 07CV3192 DEUTSCHE BANK VS AMY L VALENTINO ET AL	161 S ROANOKE AVE YNG OH 44515 48-001-0-174-000	\$69,000.00	\$46,000.00
31. 07CV3233 CHASE HOME FINANCE VS RONALD N LUC ET AL	477 ROBINSON ROAD CAMPBELL OH 44405 46-015-0-450-010	\$48,000.00	\$32,000.00
32. 07CV3251 COUNTRYWIDE HOME LOANS VS ROBERT A BURY ET AL	703 PALMER AVE YNG OH 44502 53-110-0-180-000	\$45,000.00	\$30,000.00
33. 07CV3313 PHH MORTGAGE VS JAMES LAING ET AL	1570 WAKEFIELD AVE YNG OH 44514 53-192-0-145-000	\$54,000.00	\$36,000.00
34. 07CV3324 COUNTRYWIDE HOME LOANS VS CLEYDE R MURILLO ET AL	2635 VESTAL ROAD YNG OH 44509 53-180-0-438-000 53-180-0-437-000 53-180-0-436-000	\$45,000.00	\$30,000.00

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35. 07CV3416 JPMORGAN CHASE BANK VS DAISY L WASHINGTON ET AL	2913 SOUTHERN BLVD YNG OH 44507 53-119-0-443-000	\$18,000.00	\$12,000.00
36. 07CV3493 WELLS FARGO BANK VS WENDY L LADDY ET AL	1957 DONALD AVE YNG OH 44509 53-178-0-158-000	\$39,000.00	\$26,000.00
37. 07CV3498 WELLS FARGO BANK VS KEVIN J MORETTI ET AL	2524 AMBERLY DR YNG OH 44511 48-004-0-124-000	\$63,000.00	\$42,000.00
38. 07CV3619 BANK OF NEW YORK VS FRANKIE A RUPERT ET AL	665 WHIPPLE AVE CAMPBELL OH 44405 46-017-0-316-000	\$75,000.00	\$50,000.00
39.07CV3623 HSBC MTG SERVICES INC VS MIGUEL A CUEVAS ET AL	4 EAST LIBERTY ST LOWELLVILLE OH 44436 40-009-0-120-000	\$45,000.00	\$30,000.00
40. 07CV3627 MTG ELEC REG SYS VS JOHN E PEACE ET AL	81 NOTRE DAME DR CAMPBELL OH 44405 46-015-0-011-000	\$63,000.00	\$42,000.00
41. 07CV3680 DEUTSCHE BANK VS FAITH MCCARTY ET AL	10975 SILICA ROAD NORTH JACKSON OH 44451 50-029-0-038-000	\$90,000.00	\$60,000.00
42. 07CV3761 BANK OF NEW YORK VS KAREN M PREGENZER ET AL	275 S INGLEWOOD AVE YNG OH 44515 48-097-0-014-000	\$69,000.00	\$46,000.00
43. 07CV3774 CITIFINANCIAL INC VS PATRICIA J BAKER ET AL	2577 E MIDLOTHIAN BLVD STRUTHERS OH 44471 38-019-0-002-000	\$57,000.00	\$38,000.00
44. 07CV3780 CITIFINANCIAL INC VS CATHERINE J SCAPEROTTO ET AL	924 CATALINA AVE YNG OH 44510 53-080-0-321-000	\$15,000.00	\$10,000.00
45. 07CV3859 HUNTINGTON NATL BANK VS JASON E BEST ET AL	12323 MARKET ST NORTH LIMA OH 44452 05-043-0-049-000	\$63,000.00	\$42,000.00
46. 07CV3876 DEUTSCHE BANK VS TAMIKA M HARRISON ET AL	3531 NEILSON AVE YNG OH 44502 53-069-0-530-000	\$16,500.00	\$11,000.00

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47. 07CV4361 CITIFINANCIAL INC VS ANTHONY J JESKO ET AL	39 JENNETTE DR YNG OH 44512 29-062-0-182-000	\$99,000.00	\$66,000.00

AMERICAN TAX FUNDING & CINTINA LLC TAX FORECLOSURES

CASE NO.	LOCATION	MINIMUM BID
48. 05CV4032 CINTINA LLC VS A UNITED PROPERTIES ET AL	115-117 WEST PHILADELPHIA AVE YOUNGSTOWN OH 53-123-0-106-000	\$6,243.23 PLUS COSTS
49. 05CV4041 CINTINA LLC VS RANDY & TRACY HARGROVE ET AL	277 EAST AUBURNDALE AVE YOUNGSTOWN OH 53-117-0-370-000	\$5,090.67 PLUS COSTS
50. 05CV4050 CINTINA LLC VS STEVEN SUTTON ET AL	474 NORWOOD AVE. YOUNGSTOWN OH 53-008-0-195-000	\$5,460.95 PLUS COSTS
51. 05CV4054 CINTINA LLC VS PAMELA WHITE ET AL	368 EAST PHILADELPHIA AVE. YOUNGSTOWN OH 53-116-0-310-000	\$7,017.20 PLUS COSTS
52. 05CV4056 CINTINA LLC VS LEROY WIGGINS ET AL	350 FALLS AVE YOUNGSTOWN, OH 53-054-0-297-000	\$4,793.44 PLUS COSTS
53. 05CV4058 CINTINA LLC VS JAMES COUNCIL JR. ET AL	142 WEST WARREN AVE YOUNGSTOWN, OH 53-052-0-119-000	\$1,271.06 PLUS COSTS
54. 05CV4074 CINTINA LLC VS JOSEPH KORNEGAY ET AL	2104 ELM STREET YOUNGSTOWN OH 53-015-0-285-000	\$6,848.29 PLUS COSTS
55. 05CV4076 CINTINA LLC VS ALI ALHAMEED ET AL	39 EAST DEWEY AVE YOUNGSTOWN OH 53-053-0-481-000	\$5,950.71 PLUS COSTS
56. 05CV4269 CINTINA LLC VS RONALD S. EISELSTEIN ET AL	43 EARLE AVE YOUNGSTOWN OH 53-121-0-045-000	\$6,414.90 PLUS COSTS
57. 06CV854 CINTINA LLC VS JERRY N. CASEY ET AL	603 LIBERTY ROAD YOUNGSTOWN OH 53-220-0-065-000	\$8,215.72 PLUS COSTS

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CASE NO.	LOCATION	MINIMUM BID
58. 06CV2774 ATF VS ROBERT F. PETROVICH ET AL	2041 MCGUFFEY RD YOUNGSTOWN, OH 53-206-0-038-000 53-206-0-037-000	\$4,800.00 PLUS COSTS
59. 06CV3400 ATF VS GERMAN S. LOVO ET AL	339 AUBURNDALE AVE YOUNGSTOWN OH 53-117-0-360-000	\$5,300.00 PLUS COSTS
60. 07CV584 COM CORRECTIONS ASSOC VS JAMES WILSON JR. ET AL	1716 MARKET STREET YOUNGSTOWN OH 53-050-0-094-000, 53-050-0-095-000 53-050-0-098-000	\$3,900.00 PLUS COSTS
61. 07CV2526 ATF VS DANIEL ADAMS ET AL	362 MARMION AVE YOUNGSTOWN OH 53-116-0-612-000	\$4,500.00 PLUS COSTS

All successful bidders other than the plaintiff must have a minimum of a 10% deposit in the form of a bank/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 bank/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.

NEXT AVAILABLE SHERIFF SALE LIST: AUGUST 26, 2008

NEXT SCHEDULED SHERIFF SALE: SEPTEMBER 2, 2008