

**SHERIFF SALE**  
**AUGUST 21, 2007, AT 1:30 P.M.**  
**MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

**SHERIFF SALE**

**August 21, 2007, 1:30PM**

**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.

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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](http://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 33.747.7777 FOR SUBSCRIPTION INFORMATION.

**SHERIFF SALE**  
**AUGUST 21, 2007, AT 1:30 P.M.**  
**MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

<b>CASE NO.</b>	<b>LOCATION</b>	<b>APPRAISED</b>	<b>2/3 MINIMUM BID</b>
1. 05CV1537 WELLS FARGO BANK VS. ANGELA D. SHAFFER, ET AL	34 GRANDVIEW AVE. STRUTHERS, OH 44471 38-007-0-151.00-0	\$ 51,000.00	\$ 34,000.00
2. 05CV2761 WELLS FARGO BANK VS. KAREN SUE ROBERTS, ET AL	2926 DEARBORN ST. YOUNGSTOWN, OH 44510 53-083-0-211.00-0	\$ 18,000.00	\$ 12,000.00
3. 06CV797 JP MORGAN CHASE BANK VS. WILLIAS WILLIAMS, SR., DEC'D	1324 LIBERTY RD. YOUNGSTOWN, OH 44505 53-213-0-463.00-0, 53-213-0-464.00-0 53-213-0-465.00-0	\$ 12,000.00	\$ 8,000.00
4. 06CV825 WELLS FARGO BANK VS. TRACY L. EVANS, ET AL	583 PENHALE AVE. CAMPBELL, OH 44405 46-017-0-214.00-0	\$ 48,000.00	\$ 32,000.00
5. 06CV1065 JP MORGAN CHASE BANK VS. DANYELLE R. STANLEY, ET AL	1663 MAYFIELD AVE. YOUNGSTOWN, OH 44509 53-068-0-266.00-0	\$ 30,000.00	\$ 20,000.00
6. 06CV2522 ARGENT MTG. CO LLC VS. PAUL WALTON, ET AL	632 DICKSON ST. YOUNGSTOWN, OH 44502 53-038-0-080.00-0	\$ 15,000.00	\$ 10,000.00
7. 06CV2685 DEUTSCHE BANK VS. TIMOTHY S. MORROW, ET AL	670 ANGILINE DR. BOARDMAN, OH 44512 29-107-0-025.00-0	\$ 135,000.00	\$ 90,000.00 <b>RECALLED</b>
8. 06CV2874 COUNTRYWIDE HOME LOANS VS. ELIZABETH SHARP, ET AL	291 MARCIA DRIVE AUSTINTOWN, OH 44515 48-097-0-118.00-0	\$ 93,000.00	\$ 62,000.00 <b>RECALLED</b>
9. 06CV2987 ABN AMRO MTG GROUP VS. ERIC M. LANDGRAVER, ET AL	25 MAPLE DR. YOUNGSTOWN, OH 44512 29-001-0-383.00-0, 29-001-0-384.00-0 29-001-0-385.00-0, 29-001-0-386.00-0	\$ 72,000.00	\$ 48,000.00
10. 06CV2996 CITIFINANCIAL INC. VS. DOUGLAS RIPPLE, DEC'D	1946 WAKEFIELD AVE. YOUNGSTOWN, OH 44514 53-192-0-078.00-0	\$ 27,000.00	\$ 18,000.00

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11. 06CV3034 ABN AMRO MTG. CORP VS. DONALD ELLIS DENNING, ET AL	84 BEECHWOOD DR. YOUNGSTOWN, OH 44512 29-001-0-473.00-0, 29-001-0-472.00-0	\$ 69,000.00	\$ 46,000.00
12. 06CV3113 SKY BANK VS. PETER L. PETRIDIS, ET AL	5603 TARRYTOWN RD. YOUNGSTOWN, OH 44515 48-096-0-005.00-0	\$ 78,000.00	\$ 52,000.00
13. 06CV3117 CHASE HOME FINANCE VS. CONCETTA EMERSON, ET AL	818 UPTON RD. YOUNGSTOWN, OH 44509 53-164-0-097.120	\$ 120,000.00	\$ 80,000.00
14. 06CV3391 WASHINGTON MUTUAL BANK VS. PATRICK E. TAYLOR, ET AL	250 S. OSBORNE AVE. YOUNGSTOWN, OH 44509 53-165-0-019.00-0	\$ 63,000.00	\$ 42,000.00
15. 06CV3419 LASALLE BANK VS. SCOTT M. GESTWICKI, ET AL	2338 GOLETA AVE. YOUNGSTOWN, OH 44504 53-104-0-508.00-0	\$ 45,000.00	\$ 30,000.00
16. 06CV3438 JP MORGAN CHASE BANK VS. MICHAEL SPENCER, ET AL	100 PROSPECT ST. STRUTHERS, OH 44471 38-010-0-159.00-0	\$ 27,000.00	\$ 18,000.00 <b>RECALLED</b>
17. 06CV3440 WELLS FARGO BANK VS. BRANDIE THOMAS, ET AL	1104 IVANHOE AVE. YOUNGSTOWN, OH 44502 53-109-0-071.00-0	\$ 33,000.00	\$ 22,000.00
18. 06CV3475 ABN AMRO MTG. GROUP VS. JACQUELINE C. STONE, ET AL	1308 E. FLORIDA AVE. YOUNGSTOWN, OH 44502 53-109-0-323.00-0	\$ 24,000.00	\$ 16,000.00
19. 06CV3635 US BANK VS. FRANK J. COSTANZA, ET AL	4197 NOTTINGHAM AVE. YOUNGSTOWN, OH 44511 48-104-0-146.010	\$ 87,000.00	\$ 58,000.00
20. 06CV3708 US BANK VS. RAMONITA TORRES, ET AL	618 PASADENA AVE. YOUNGSTOWN, OH 44502 53-114-0-112.00-0	\$ 24,000.00	\$ 16,000.00

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21. 06CV3756 GREEN TREE SERVICING VS. BRIAN P. VERNON, ET AL	18478 COURTNEY RD. BELOIT, OH 44609 16-074-0-002.00-0	\$ 48,000.00	\$ 32,000.00
22. 06CV3843 WELLS FARGO BANK VS. JAMIE NICHOLSON, ET AL	2505 WILCOX ST. YOUNGSTOWN, OH 44509 53-168-0-055.00-0	\$ 39,000.00	\$ 26,000.00
23. 06CV3882 NATIONSTAR MORTGAGE VS. LEEWOOD WHITFIELD, ET AL	155 EAST LUCIUS AVE. YOUNGSTOWN, OH 44507 53-119-0-155.00-0	\$ 24,000.00	\$ 16,000.00
24. 06CV3918 DEUTSCHE BANK VS. MATTHEW P. WALLACE, ET AL	3804 EIGEN ST. YOUNGSTOWN, OH 44515 48-009-0-123.00-0	\$ 48,000.00	\$ 32,000.00
25. 06CV4168 FIRST FRANKLIN FINANCIAL VS. ANNA M. FRAZZINI, ET AL	10775 MAIN ST. NEW MIDDLETOWN, OH 44442 03-006-0-002.00-0, 03-006-0-002.01-0 03-006-0-005.00-0	\$ 69,900.00	\$ 46,600.00
26. 06CV4287 ABN AMRO MTG. GROUP VS. MARTIN COLE, DEC'D	131 IDLEWOOD RD. YOUNGSTOWN, OH 44515 48-025-0-115.00-0	\$ 63,000.00	\$ 42,000.00
27. 06CV1536 ATF VS. PAUL SANCHEZ, ET AL	36 AUBURNDALE AVE. YOUNGSTOWN, OH 44507 53-118-0-012.00-0		\$ 7,600.00 <b>PLUS COSTS</b>
28. 06CV3186 DAVE SPENCER VS. HOLBERT LAND CO. INC., ET AL	WARCHESTER VILLAGE LOT 1524 LAKE MILTON, OH 44429 31-031-0-045.00-0		\$ 5,000.00 <b>PLUS COSTS</b>
29. 06CV3399 ATF VS. JAMES A. JOHNSON, ET AL	4025 TIPPECANOE RD. YOUNGSTOWN, OH 44511 32-085-0-206.00-0		\$ 5,700.00 <b>PLUS COSTS</b>
30. 06CV1485 ATF VS. OLD CANAL FINANCIAL GROUP	303 NORTH MAHONING AVE. ALLIANCE, OH 44601 19-029-0-013.00-0		\$ 4,300.00 <b>PLUS COSTS</b>

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31. 06CV1505 ATF VS. CHARLES J. VAN DYKE, ET AL	189 MAYWOOD DR. YOUNGSTOWN, OH 44512 53-191-0-081.00-0, 53-191-0-080.00-0		\$ 6,300.00 <b>PLUS COSTS</b>
32. 06CV2611 ATF VS. HOMER E. JONES, ET AL	631 WEST JUDSON AVE. YOUNGSTOWN, OH 44511 53-128-0-063.00-0		\$ 6,000.00 <b>PLUS COSTS</b>
33. 06CV2620 ATF VS. MAINE ONE DEVELOPMENT, ET AL	61 THORNTON AVE. YOUNGSTOWN, OH 44505 53-010-0-357.00-0		\$ 8,100.00 <b>PLUS COSTS</b>
34. 06CV2642 ATF VS. DENNIS DOMBROSKI, ET AL	2110 CHERRY HILL AVE. YOUNGSTOWN, OH 44509 53-178-0-083.00-0		\$ 7,700.00 <b>PLUS COSTS</b>
35. 06CV2809 ATF VS. ROBERT HICKS, ET AL	44 PASADENA AVE. YOUNGSTOWN, OH 44505 53-121-0-078-000		\$ 4,900.00 <b>PLUS COSTS</b>
36. 06CV2849 ATF VS. ERIC RUTLEDGE, ET AL	13 E. AUBURNDALE AVE. YOUNGSTOWN, OH 44502 53-118-0-045-000		\$ 5,400.00 <b>PLUS COSTS</b>
37. 05CV2892 ATF VS. DUANE WEATHERSPOON, ET AL	3324 HILLMAN ST. YOUNGSTOWN, OH 44507 53-125-0-032-000		\$ 8,500.00 <b>PLUS COSTS</b>