

SHERIFF SALE

Tuesday, December 06, 2011

MAHONING COUNTY COURTHOUSE, COMMISSIONERS' HEARING ROOM
NO SMOKING, EATING OR DRINKING AND PLEASE TURN OFF ALL CELL PHONES.

ALL PARTIES INTENDING TO BID MUST READ THIS BULLETIN.

****NEW PROCEDURES ARE INCLUDED.****

THESE RULES HAVE BEEN IN EFFECT AS OF THE SEPTEMBER 30, 2008 SALE.

PLEASE READ THIS BULLETIN CAREFULLY PRIOR TO **EACH** SALE,

AS THE SHERIFF'S OFFICE RESERVES THE RIGHT TO MODIFY THESE PROCEDURES AS NECESSARY
TO ENSURE OUR COMPLIANCE WITH THE REQUIREMENTS OF HOUSE BILL 138

*******TERMS*******

PLAINTIFF: THIS TERM REFERS TO PROFESSIONALS WHO ATTEND THE SALE AND BID ON BEHALF OF THE BANK OR MORTGAGE COMPANY THAT HOLDS THE LOAN ON THE PROPERTY. PLAINTIFFS FREQUENTLY BID ON SEVERAL PROPERTIES DURING A SALE.

THIRD PARTY: THIS TERM REFERS TO ANY PURCHASER WHO IS **NOT** AFFILIATED WITH THE BANK OR MORTGAGE COMPANY.

REQUIREMENTS VARY SLIGHTLY FOR PLAINTIFFS AND THIRD PARTIES, SO THEY ARE OUTLINED IN THIS BULLETIN SEPARATELY. PLEASE READ BOTH THE GENERAL INFORMATION SECTION AND THE SECTION THAT PERTAINS TO YOU THOROUGHLY.

RECALLED: THIS TERM REFERS TO THE PROPERTY BEING WITHDRAWN FROM THE SALE

GENERAL INFORMATION

ALL BIDS WILL BE IN INCREMENTS OF AT LEAST ONE HUNDRED DOLLARS (\$100). 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.

THE AUCTIONEER WILL NOW PAUSE AT THE CONCLUSION OF **EACH INDIVIDUAL SALE** DURING THE SHERIFF'S SALE FOR COURT SERVICES STAFF TO ACCEPT THE DEPOSIT AND ACCOMPANYING DOCUMENTS. IF THE SUCCESSFUL BIDDER DOES NOT HAVE A DEPOSIT CHECK READY, THEIR BID WILL BE THROWN OUT AND BIDDING WILL BE REOPENED. PROCEDURES WILL BE EXPLAINED IN MORE DETAIL IN THIS BULLETIN IN THE SECTIONS DIRECTED TOWARD THIRD PARTY PURCHASERS AND PLAINTIFFS, RESPECTIVELY.

DEPOSITS ARE NOW REQUIRED FROM BOTH PLAINTIFFS AND THIRD PARTY PURCHASERS AT THE TIME OF THE SALE. THE DEPOSIT FOR THIRD PARTY PURCHASERS IS 10% OF THE APPRAISED VALUE. THE DEPOSIT REQUIREMENT FOR PLAINTIFFS IS 10% OF THE APPRAISED VALUE, WITH A \$3,000.00 CAP. **FOR TAX LIEN AND TREASURER'S SALES, THE DEPOSIT IS 10% OF THE MINIMUM BID.** DEPOSITS MUST BE IN THE FORM OF GUARANTEED FUNDS: A CASHIER'S CHECK, LAW FIRM CHECK OR MONEY ORDER. CASH, CREDIT CARDS AND PERSONAL CHECKS ARE **NOT** ACCEPTED.

WE ARE NOW USING THE PURCHASER INFORMATION FORM RECOMMENDED BY THE BUCKEYE STATE SHERIFFS ASSOCIATION. THIS FORM MUST BE HANDED IN ALONG WITH THE DEPOSIT AS EACH PROPERTY IS AUCTIONED OFF. IT MUST BE LEGIBLE AND COMPLETE, AS IT WILL BECOME A PART OF THE COURT RECORD. BLANK COPIES OF THIS FORM ARE AVAILABLE AT THE FRONT TABLE. IT IS STRONGLY RECOMMENDED THAT BIDDERS FILL ONE OUT IN ADVANCE FOR EACH PROPERTY THEY PLAN TO BID ON.

A BID AT THIS SALE CONSTITUTES A BINDING OFFER FOR THE PROPERTY. PROSPECTIVE BUYERS ARE URGED TO BE CERTAIN THEY CAN PAY THE DEPOSIT THE DAY OF THE SALE, AND THE BALANCE PROMPTLY WITHIN 30 DAYS AFTER THE CONFIRMATION OF SALE HAS BEEN FILED. ONCE A BID HAS BEEN ACCEPTED. FAILURE TO FOLLOW THROUGH WITH THE SALE CONSTITUTES CONTEMPT OF COURT, AND MAY CARRY LEGAL AND FINANCIAL PENALTIES AS SUCH. UNDER THESE CIRCUMSTANCES, DEPOSITS ARE **NOT** REFUNDED.

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

THE PROPERTY DOES NOT BELONG TO THE NEW OWNER UNTIL THE PROPERTY IS DEEDED IN HIS OR HER NAME. PURCHASERS WHO ATTEMPT TO ACCESS THE PROPERTY PRIOR TO RECEIVING THEIR DEED RISK BEING CHARGED WITH TRESPASSING.

HARD COPIES OF 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-SALES, LISTS ARE RELEASED ONE WEEK IN ADVANCE OF THE SALE. SHERIFF SALE LISTS ARE PROVIDED AS A COURTESY TO THE PUBLIC. THEY ARE NOT A LEGAL DOCUMENT. THE MAHONING COUNTY SHERIFF'S OFFICE IS NOT RESPONSIBLE FOR ANY INACCURACIES.

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

SALES TO THIRD PARTIES

FOR THIRD PARTIES, THE DEPOSIT IS 10% OF THE APPRAISED VALUE. PLEASE COME TO THE SALE PREPARED TO SUBMIT 10% OF THE APPRAISED VALUE IMMEDIATELY UPON YOUR SUCCESSFUL BID, IN THE FORM OF A CASHIER'S CHECK OR MONEY ORDER.

THE BALANCE, ALSO IN THE FORM OF A CASHIER'S CHECK PAYABLE TO THE SHERIFF OF MAHONING COUNTY, IS DUE WITHIN THIRTY (30) DAYS AFTER THE CONFIRMATION OF SALE HAS BEEN FILED. PER THE REQUIREMENTS OF HB #138, THE CONFIRMATION SHOULD BE FILED WITHIN 30 DAYS OF THE SALE, SO THE FINAL PAYMENT WILL BE DUE APPROXIMATELY 60 DAYS AFTER THE SALE.

THE SHERIFF'S OFFICE WILL NOTIFY THIRD PARTY PURCHASERS BY PHONE AS SOON AS WE RECEIVE THE CONFIRMATION TO INFORM THEM THAT THE BALANCE IS DUE. UNLESS THE BALANCE IS RECEIVED WITHIN EIGHT (8) DAYS FROM THE DATE OF NOTIFICATION BY THE SHERIFF'S OFFICE, 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, OR THE PURCHASER MAY BE ADJUDGED TO BE IN CONTEMPT OF COURT.

TAXES BECOME THE RESPONSIBILITY OF THE SUCCESSFUL BIDDER AT THE TIME OF SALE. THE PURCHASER PAYS THE TAXES IN THE FORM OF GUARANTEED FUNDS DIRECTLY TO THE TREASURER. WHEN YOU BRING US YOUR COPY OF THE RECEIPT, WE SUBTRACT THE TAXES YOU PAID IN ORDER TO ARRIVE AT YOUR FINAL BALANCE. THE TREASURER'S OFFICE WILL FORWARD THE ORIGINAL RECEIPT TO THE SHERIFF'S OFFICE. PLEASE CONTACT THE TREASURER'S OFFICE AT 330-740-2460, EXT. 7774 IF YOU HAVE ANY QUESTIONS.

PURCHASE PRICE - YOUR DEPOSIT-TAXES PAID TO TREASURER= FINAL BALANCE DUE TO SHERIFF

ONCE WE HAVE RECEIVED THE ORANGE RECEIPT AND YOUR FINAL PAYMENT, WE WILL RECORD YOUR DEED.

SALES TO THE PLAINTIFF

AS DISCUSSED IN THE GENERAL INFORMATION SECTION, THE DEPOSIT IS 10% OF THE APPRAISED VALUE OF THE PROPERTY, NOT TO EXCEED \$3,000.00, AND IS DUE IMMEDIATELY AT THE SALE, ALONG WITH THE PURCHASER INFORMATION FORM. THE SHERIFF'S OFFICE WILL ACCEPT LAW FIRM CHECKS FROM PLAINTIFFS FOR THE DEPOSIT, IN ADDITION TO CASHIER'S CHECKS OR MONEY ORDERS. TAXES ARE STILL PAYABLE DIRECTLY TO THE TREASURER, AND THE SHERIFF'S OFFICE STILL NEEDS THE ORIGINAL ORANGE RECEIPT FROM THE TREASURER. **PLAINTIFFS SHOULD NOW GO TO THE TREASURER'S OFFICE AND PAY THE PROPERTY TAXES IMMEDIATELY AFTER THE SALE.** IF YOU HAVE ANY QUESTIONS REGARDING THIS CHANGE, PLEASE CONTACT THE TREASURER'S OFFICE DIRECTLY AT 330-740-2460, EXT. 7774

PROPERTY DESCRIPTION PRE-APPROVAL FORMS ARE **NOT** REQUIRED IN MAHONING COUNTY.

PLAINTIFFS WILL PREPARE DEEDS FOR PROPERTIES WHICH SOLD ON AND AFTER SEPTEMBER 30, 2008. FOR PROPERTIES THAT SOLD PRIOR TO SEPTEMBER 30, 2008, THE SHERIFF'S OFFICE WILL CONTINUE TO PREPARE DEEDS AND MAIL THEM BACK TO THE PLAINTIFF AS WE HAVE DONE PRIOR TO THE PASSAGE OF HB #138. PLEASE DO NOT SEND US DEEDS FOR THESE OLD CASES, AS WE DO NOT HAVE FUNDS ON HAND TO RECORD THEM.

WHEN PLAINTIFFS BEGIN DEED PREPARATION, THEY ARE ENCOURAGED TO USE A DEED MODELED AFTER THE SHORT FORM DEED RECOMMENDED BY THE BUCKEYE SHERIFFS ASSOCIATION. ANY QUESTIONS REGARDING THE FORMATTING OF SHERIFF'S DEEDS MAY BE DIRECTED TO COURT SERVICES AT 330-480-5010.

PER THE RECOMMENDATIONS OF THE BUCKEYE SHERIFFS ASSOCIATION, WE ARE REQUESTING THAT PLAINTIFFS SUBMIT A COMPLETED CONVEYANCE FORM TO THE MAHONING COUNTY SHERIFF'S OFFICE ALONG WITH THE DEED.

DURING THIS PERIOD OF TRANSITION, PLEASE CHECK THIS BULLETIN BEFORE EACH SALE FOR UPDATES TO MAHONING COUNTY SHERIFF SALE PROCEDURE.

****SHERIFF'S SALES MAY BE CANCELED DUE TO INCLEMENT WEATHER OR OTHER COUNTY EMERGENCY. IN SUCH CASES, THE SALE WILL BE HELD UPON THE REOPENING OF THE MAHONING COUNTY COURTHOUSE AFTER THE EMERGENCY HAS PASSED. REPUBLICATION WILL NOT TAKE PLACE. HOWEVER, NOTICE OF THE NEW SALE DATES WILL BE POSTED ON THE INTERNET. ****

**SHERIFF SALE LIST
TUESDAY, DECEMBER 6, 2011 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
1. 06CV2851 US BANK NA VS. DANIEL & LIZABETH KLASE	6370 TARA COURT YOUNGSTOWN OH 44514 30-019-0-123-000	\$120,000.00	\$80,000.00 NO BID
2. 06CV3418 DEUTSCHE BANK VS. PAUL & TAMMY GAY	56 COUNTRY GREEN DR AUSTINTOWN OH 44515 48-092-0-040-000	\$114,000.00	\$76,000.00 PLAINTIFF
3. 06CV4739 NEW CENTURY MTG CORP VS. KRYSTYNA SHORTER	2354 MOUNT VERNON AVE YOUNGSTOWN OH 44502 53-241-0-219-000	\$33,000.00	\$22,000.00 PLAINTIFF
4. 07CV1841 WELLS FARGO BANK VS. TIMOTHY TIMLIN & TAMICA LEE	537 HYATT AVE CAMPBELL OH 44405 46-009-0-156-000	\$60,000.00	\$40,000.00 NO BID
5. 07CV3713 SAXON MTG SERVICES VS. CHARLES NELMS III	952 E. BOSTON AVE YOUNGSTOWN OH 44502 53-111-0-035-000	\$27,000.00	\$18,000.00 PLAINTIFF
6. 08CV2173 IRENE A. DENT VS. CHRISTINA SIMMONS	59 OSBORNE AVE YOUNGSTOWN OH 44509 53-170-0-222-000	\$30,000.00	\$20,000.00 NO BID
7. 08CV4730 LITTON LOAN SERVICING VS. LORYI PARTLOW	347 ERSKINE AVE YOUNGSTOWN OH 44512 29-009-0-115-000	\$48,000.00	\$32,000.00 PLAINTIFF
8. 09CV440 WELLS FARGO BANK VS. ADDIE M. SMITH	1849 5TH AVE YOUNGSTOWN OH 44504 53-015-0-168-000	\$75,000.00	\$50,000.00 PLAINTIFF
9. 09CV1326 CITIMORTGAGE INC VS. JAIME & PHILLIP COLE	3404 SANDALWOOD LANE YOUNGSTOWN OH 44511 48-003-0-066.00-0	\$81,000.00	\$54,000.00 PLAINTIFF
10. 09CV2709 US BANK NA VS. MICHAEL & DONNA VIGLIO	582 WILBUR AVE YOUNGSTOWN OH 44502 53-113-0-470-000	\$39,000.00	\$26,000.00 NO BID
11. 09CV3632 DEUTSCHE BANK VS. MARK & LIBERTY KING	319 PASADENA AVE YOUNGSTOWN OH 44507 53-114-0-143-000	\$24,000.00	\$16,000.00 RECALLED
12. 09CV3749 FIFTH THIRD MTG CO VS. MARK R. KING	61 E. FLORIDA AVE YOUNGSTOWN OH 44507 53-119-0-435-000	\$12,000.00	\$8,000.00 PLAINTIFF

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CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
13. 09CV3893 MIDFIRST BANK VS. LA'MARCUS C. WARE & MACHELLE GROVE	2036 ATKINSON AVE YOUNGSTOWN OH 44505 53-203-0-037-000 & 53-203-0-038-010	\$18,000.00	\$12,000.00 PLAINTIFF
14. 09CV3910 AURORA LOAN SERVICES VS. ROBERT & SHELLY SCHALL II	5286 S. SARATOGA AVE YOUNGSTOWN OH 44515 48-117-0-089-000	\$210,000.00	\$140,000.00 \$180,000.00 PLAINTIFF
15. 09CV4561 WELLS FARGO BANK VS. RUSSELL A. HAWKINS JR	102 MAPLEWOOD DR NEW MIDDLETOWN OH 44442 03-005-0-120-000	\$105,000.00	\$70,000.00 RECALLED
16. 09CV4763 CITIMORTGAGE INC VS. LONNIE R. MILLS	22033 ALDEN AVE ALLIANCE OH 44601 19-036-0-187-000, 19-036-0-188-000, 19-036-0-189-000, 19-036-0-190-000, 19-036-0-191-000, 19-036-0-192-000, 19-036-0-193-000, 19-036-0-194-000	\$45,000.00	\$30,000.00 PLAINTIFF
17. 10CV50 FIRST PLACE BANK VS. PEDRO COLON JR	454 MADERA AVE YOUNGSTOWN OH 44504 53-082-0-120.00-0	\$63,000.00	\$42,000.00 RECALLED
18. 10CV77 HOUSEHOLD REALTY CORP VS. EDMOND & BARBARA BROWN II	5781 OAK ST LOWELLVILLE OH 44436 42-035-0-013-000 & 42-035-0-014-000	\$141,000.00	\$94,000.00 PLAINTIFF
19. 10CV246 HUNTINGTON NATL BANK VS. MANDY & LUKE CUNNING	539 ALMYRA AVE YOUNGSTOWN OH 44511 53-129-0-029.00-0	\$12,000.00	\$8,000.00 RECALLED
20. 10CV907 CITIMORTGAGE INC VS. WILLIAM & KATHLEEN RUSU	3293 HERMOSA DR YOUNGSTOWN OH 44511 53-147-0-156-000	\$72,000.00	\$48,000.00 PLAINTIFF
21. 10CV1021 PRESIDENTAL SQUARE II CONDO ASSN VS. MICHAEL & PATRICIA MAGANA	7350-3 EISENHOWER DR BOARDMAN OH 44512 29-043-0-055.03	\$60,000.00	\$40,000.00 RECALLED & DISMISSED
22. 10CV1070 US BANK NA VS. LOUANN KING	3620 NEILSON AVE YOUNGSTOWN OH 44502 53-069-0-288-000 & 53-069-0-287-000	\$3,000.00	\$2,000.00 RECALLED & DISMISSED
23. 10CV1518 HSBC MTG SERVICES VS. CHRISTOPHER NEAPOLITAN	3851 BURKEY RD AUSTINTOWN OH 44515 48-007-0-037-000	\$90,000.00	\$60,000.00 PLAINTIFF
24. 10CV1942 DEUTSCHE BANK VS. CHERYL & DAVID FOWLER	123 AYLESBORO AVE YOUNGSTOWN OH 44512 29-066-0-342-000	\$66,000.00	\$44,000.00 PLAINTIFF

**SHERIFF SALE LIST
TUESDAY, DECEMBER 6, 2011 AT 1:30 P.M.
MAHONING COUNTY COMMISSIONERS' HEARING ROOM**

CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
25. 10CV2070 HUNTINGTON NATL BANK VS. DEP INVESTMENTS LTD, DAVID & LORI DICKENS	134 E. INDIANA AVE SEBRING OH 44672 21-003-0-484-000	\$30,000.00	\$20,000.00 PLAINTIFF
26. 10CV2268 US BANK NA VS. JOHN R. MESSER	603 S. RACCOON RD UNIT #17 AUSTINTOWN OH 44515 48-012-0-013-230	\$108,000.00	\$72,000.00 PLAINTIFF
27. 10CV2393 FIRST NATL BANK OF PA VS. YEO FARMS LLC & EDWIN YEO III	2704 BEDFORD RD LOWELLVILLE OH 44436 41-104-0-001.00-0 & 41-104-0-033.00-0	\$525,000.00	\$350,000.00 RECALLED
28. 10CV2687 HSBC MTG SERVICES VS. TONY & FRANCES SFERRA	7563 RED FOX COURT YOUNGSTOWN OH 44512 29-101-0-115-070	\$183,000.00	\$122,000.00 RECALLED
29. 10CV2777 PROVIDENT FUNDING ASSN VS. CANDICE & LARRY PERROTTA	328 E. FLORIDA AVE YOUNGSTOWN OH 44507 53-116-0-422-000	\$21,000.00	\$14,000.00 \$31,000.00 PLAINTIFF
30. 10CV2853 CITIMORTGAGE INC VS. JUNE A. WAUGH	851 PASADENA AVE YOUNGSTOWN OH 44502 53-113-0-265-000	\$42,000.00	\$28,000.00 PLAINTIFF
31. 10CV3006 BANK OF NEW YORK MELLON VS. DAMON & TAMI PETRICH	65 BROOKLYN AVE YOUNGSTOWN OH 44507 53-119-0-285-000	\$15,000.00	\$10,000.00 PLAINTIFF
32. 10CV3030 WELLS FARGO BANK VS. ROBERT & LORI SLEPSKY	5892 YORKTOWN LANE YOUNGSTOWN OH 44515 48-126-0-020-000	\$114,000.00	\$76,000.00 RECALLED
33. 10CV3139 FIRST PLACE BANK VS. CHERYL A. DAY EXECUTRIX OF EST OF MARY E. BOLEN	7722 YNG-PITTSBURGH RD & VACANT LOTS POLAND OH 44514 35-046-0-011.00-0, 35-046-0-012.00-0, 35-046-0-013.00-0, 35-046-0-014.00-0, 35-046-0-015.00-0	\$69,000.00	\$46,000.00 \$46,100.00 FRANK & ANNETTE DIVITO
34. 10CV3178 EVERHOME MTG CO VS. DAVID & SHIRLEY JOHNSON	716 PENHALE AVE CAMPBELL OH 44405 46-017-0-267-000, 46-017-0-268-000, 46-017-0-269-000	\$90,000.00	\$60,000.00 PLAINTIFF
35. 10CV3222 GREEN TREE SERVICING VS. EDWARD F. GREY	4220 BURKEY RD AUSTINTOWN OH 44515 48-095-0-025.00-0	\$12,000.00	\$8,000.00 PLAINTIFF
36. 10CV3333 FIRST PLACE BANK VS. DAVID & LAUREN SAVON	17-19 RHODA AVE YOUNGSTOWN OH 44509 53-171-0-261-000	\$30,000.00	\$20,000.00 PLAINTIFF

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CASE NO.	LOCATION	APPRAISED	2/3 MINIMUM BID
37. 10CV3356 FIRST PLACE BANK VS. DAVID J. SAVON	148 S. WHITNEY AVE YOUNGSTOWN OH 44509 53-065-0-095.000	\$48,000.00	\$32,000.00 PLAINTIFF
38. 10CV3360 US BANK NA VS. JAMES D. HETRICK	3504 BELDEN AVE YOUNGSTOWN OH 44502 53-060-0-111-000	\$27,000.00	\$18,000.00 PLAINTIFF
39. 10CV3487 BENEFICIAL OHIO ONC VS. ARTHUR TREHARNE	141 WOODLAND DR NEW MIDDLETOWN OH 44442 03-005-0-130-000	\$90,000.00	\$60,000.00 PLAINTIFF
40. 10CV3535 AMERICAN GENERAL FINANCIAL SERV VS. DONANNA SUDIMAK	127 S. MAIN ST YOUNGSTOWN OH 44515 48-011-0-412-000 & 48-011-0-413-000	\$72,000.00	\$48,000.00 PLAINTIFF
41. 10CV3615 MIDFIRST BANK VS. DAVID & PAMELA BRADY	1220 BEXLEY DR YOUNGSTOWN OH 44515 48-118-0-070-000	\$72,000.00	\$48,000.00 NO BID
42. 10CV3631 DEUTSCHE BANK VS. JOAN L. LUMAN	3642 SHELBY RD YOUNGSTOWN OH 44511 53-132-0-141-00	\$69,000.00	\$46,000.00 PLAINTIFF
43. 10CV3764 EVERBANK VS. JOHN H. PAXTON JR & JOHN H. PAXTON SR.	3657 MONACA AVE YOUNGSTOWN OH 44511 48-001-0-084-000	\$75,000.00	\$50,000.00 \$87,305.68 PLAINTIFF
44. 10CV3786 CITIMORTGAGE INC VS. GERALD & LORIANN IHRIG	1998 TRIUMPH AVE LAKE MILTON OH 44429 33-028-0-100-000	\$84,000.00	\$56,000.00 PLAINTIFF

TAX LIEN & TREASURER SALES

CASE NO.	LOCATION	MINIMUM BID
45. 10CV606 AMERICAN TAX FUNDING LLC VS. EUGENE ROLLINS JR. et al	109 GREELEY LANE YOUNGSTOWN OH 44505 53-246-0-156.00-0	\$12,000.00 PLUS COSTS NO BID
46. 10CV1185 AMERICAN TAX FUNDING LLC VS. MICHAEL K. ROBERTS et al	584 IDORA AVE YOUNGSTOWN OH 44511 53-130-0-206.00-0	\$10,300.00 PLUS COSTS NO BID
47. 10CV1284 TREASURER MAHONING CTY OH VS. JAMES V. DELUCA et al	247 SUPERIOR ST YCL# 8258 YOUNGSTOWN OH 53-087-0-266.00	\$10,279.82 PLUS COSTS NO BID YOUNGSTOWN CITY LANDBANK
48. 10CV1390 AMERICAN TAX FUNDING LLC VS. JAMES T. COZZA et al	14887 HOFMEISTER RD PETERSBURG OH 44454 01-055-0-007.00-0	\$35,000.00 PLUS COSTS NO BID

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TAX LIEN & TREASURER SALES

CASE NO.	LOCATION	MINIMUM BID
49. 10CV1925 AMERICAN TAX FUNDING LLC VS. ARLIE GORDON DORMAN JR. et al	497 SEXTON ST STRUTHERS OH 44471 38-016-0-200.00-0	\$25,000.00 PLUS COSTS NO BID
50. 10CV1928 AMERICAN TAX FUNDING LLC VS. MILLENNIUM ENTERPRISES LLC et al	14 NARCISSA AVE STRUTHERS OH 44471 38-010-0-002.00-0 & 38-010-0-003.00-0 PARCELS TO BE SOLD COLLECTIVELY	\$9,000.00 PLUS COSTS NO BID
51. 10CV2120 AMERICAN TAX FUNDING LLC VS. ARTHUR W. LEWIS et al	1514 CHATTANOOGA AVE YOUNGSTOWN OH 44514 53-194-0-220.00-0	\$12,500.00 PLUS COSTS NO BID
52. 10CV2400 TREASURER MAHONING CTY OH VS. CHERYL PETERSON et al	OAKLAND AVE YCL# 43081 & 7303 YOUNGSTOWN OH 53-078-0-198.00 & 53-078-0-199.00	\$23,851.42 PLUS COSTS NO BID

YOUNGSTOWN CITY LANDBANK

NEXT SHERIFF SALE: TUESDAY, DECEMBER 20, 2011.

NEXT AVAILABLE SHERIFF SALE LIST: TUESDAY, DECEMBER 13, 2011.