

# Sheriff's Sales

# Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

## FIRST RUN

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 05-F-001069**

The State of Ohio, County of Geauga, ss:  
**PRAMCO III, LLC, Plaintiff vs. JEFFREY T. BACON, ET AL., Defendant**  
In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 4th day of June, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Auburn to-wit:

Parcel One:  
Situated in the Township of Auburn, County of Geauga, and State of Ohio; and known as being part of Original Auburn Township Section No. 4, Tract Two, and bounded and described as follows:

Beginning in the center line of Ravenna Road (State Route 44) at a point which is distant Southerly 150 feet, measured along said center line from its intersection with the Northerly line of said Tract Two; Thence Easterly, parallel with the Northerly line of said Tract Two, a distance of 780 feet; Thence Southerly, parallel with the center line of Ravenna Road, a distance of 150 feet; Thence Westerly, parallel with the Northerly line of said Tract Two, a distance of 780 feet to the center line of Ravenna Road; Thence Northerly, along the center line of Ravenna Road, a distance of 150 feet to the place of beginning and containing 2.67 acres of land, be the same more or less, but subject to all legal highways. Legal description prepared by Braun-Prenosil Associates, Inc. from records. Be the same more or less, but subject to all legal highways.

Parcel Two:  
Situated in the Township of Auburn, County of Geauga, and State of Ohio; and known as being part of Original Auburn Township Section No. 4, Tract Two, and bounded and described as follows:

Beginning in the center line of Ravenna Road (state Route 44) at a point which is distant Southerly 150 feet, measured along said center line, from its intersection with the Northerly line of said Tract Two; Thence Easterly, parallel with the Northerly line of said tract Two, a distance of 780 feet to the principal place of beginning of the land herein intended to be described; Thence continuing Easterly, parallel with the Northerly line of said Tract Two, a distance of approximately 435 feet to a Westerly line of land described in deed to Mary Ann Juh and recorded in Volume 417; Page 723 of Geauga County Deed Records. Thence Southerly along a Westerly line of land so described in Deed to Mary Ann Juh, a distance of approximately 149 feet; Thence Westerly, parallel with the Northerly line of said Tract Two, a distance of 453 feet but to a point which is distant Easterly 780 feet measured, along a line parallel with the Northerly line of said Tract Two, from its intersection with the center line of Ravenna Road; Thence Northerly parallel with the Center line of Ravenna Road, a distance of 150 feet to the principal place of beginning and containing 1.52 acres of land, be the same more or less, but subject to all legal highways. Legal description prepared by Braun-Prenosil Associates, Inc. from records. Be the same more or less, but subject to all legal highways.

Parcel Numbers: 01-117298 and 01-117297  
Said Premises Located at: 17215 RAVENNA ROAD, AUBURN TOWNSHIP, OH.  
Said Premises appraised at (\$90,000.00) and cannot be sold for less than two-thirds of that amount (\$60,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.  
**TERMS OF SALE:** "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
**Sheriff Geauga County, Ohio**

Larry R. Rothenberg, attorney  
Apr30 May7-14, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 07-F-000283**

The State of Ohio, County of Geauga, ss:  
**BANK OF AMERICA, N.A., Plaintiff vs. DONALD J. LAMBERT, AKA DONALD JOHN LAMBERT, ET AL., Defendant**

In pursuance of an Alias Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 4th day of June, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chester to-wit:

Situated in the Township of Chester, County of Geauga and State of Ohio, and known, bounded and described as follows:

And known as being a part of Original Lot No. 4 of Tract No. 3, within said Township and described as follows:

Beginning at a point in the center line of Cedar Road, so called, and South 83° 10' East (along the said road centerline) a distance of 509.5 feet from the north-easterly corner of a triangular parcel of land conveyed Sept. 24th, 1927 to Frank C. Newcomer, by deed recorded at Vol. 180, Page 430, and subsequently conveyed as Parcel No. 3, Sept. 25th, 1941 to the Cherodan Corp. by deed recorded at Vol. 208, Page 373 of Geauga County Records of Deeds; Thence South 83° 10' East along the said Cedar Road line, a distance of 140 feet, thence South 5° 5' 42" West, a distance of 1556.6 feet, thence North 83° 10' West, a distance of 140 feet; thence North 5° 5' 42" East, a distance of 1556.6 feet to the place of beginning and containing 5 acres, excepting therefrom 4 acres of land deeded to Baldwin and Kenealy Company, Inc., by deed dated August 19, 1955, Vol. 278 and Page 475, Geauga County Records of Deeds, as follows:

Situated in the Township of Chester, County of Geauga and State of Ohio; and known as being a part of Original Lot No. 4 of Tract No. 3, within the said Township and described as follows; Beginning at a point in the centerline of Cedar Road, so called, and South 83° 10' East (along the said road center line) a distance of 509.5 feet from the north-easterly corner of a triangular parcel of land conveyed Sept. 24th, 1927 to Frank C. Newcomer, by deed recorded at Vol.

## SHERIFF'S BULLETIN

Sheriff's land sales are held at 10:00 A.M. on Thursday or date scheduled at the GEAUGA COUNTY COMMON PLEAS COURT HOUSE, 100 SHORT COURT STREET, CHARDON, OHIO, 1st floor lobby by the doors of the Court House. Open bids, no personal checks accepted. 10% down payment of successful bid in the form of cash, bank check or certified check at time of bid. Balance due 30 days from confirmation.

- Opening bids start at 2/3 of the appraisal value (this is a verbal bid). No property can be sold for less than 2/3 of the appraisal value.
- Terms: 10% deposit at the time of bid, (if you do not have down payment, property will be re-bid) balance due (CASH, BANK CHECK OR CERTIFIED CHECK) in 30 days after Confirmation.
- NO PERSONAL CHECKS** accepted by Sheriff's Office. 10% down payment of successful bid, **CASH, BANK CHECK, or CERTIFIED CHECK at time of bid.** Checks can be made payable to the Geauga County Sheriff or to yourself and endorsed over to the Sheriff if you get the bid.
- Deeds are issued after the Confirmation of Sale and the balance of the purchase price is received by the Sheriff's Office. When the deed is received, it must be transferred by the **PURCHASER** to show ownership. Contact the Recorder's Officer for more information.
- You cannot see the inside of the properties for sale as they are owned by the defendants. You **"BUY AS IS."**
- Information about the lot size, number of rooms, year built, etc. can be obtained from the Auditor's Office for a small fee using the permanent parcel number. Federal tax liens are filed in the Geauga County Recorder's Office, Courthouse Annex – 1st floor, 231 Main Street, Chardon, Ohio. Case Files are located in the Clerk of Courts Office, Courthouse - 2nd floor, 100 Short Court Street, Chardon, Ohio or visiting [www.co.geauga.oh.us](http://www.co.geauga.oh.us) click on Departments & Offices) and can be researched in the respective offices. Legal Descriptions for Delinquent Tax Land can be found in the Clerk of Courts Office.
- Delinquent Tax Properties are NOT appraised. They are sold for DELINQUENT TAXES, COSTS, AND PENALTIES. The property is offered for sale two (2) times. If it is not sold on the first sale date, it will be offered again at a later date.
- The Purchaser is responsible for a \$50.00 Deed Fee to be paid to the Sheriff.
- Sheriff's Land Sales are held at 10:00 A.M. on Thursdays or date scheduled at the Geauga County Courthouse, 100 Short Court Street, Chardon, OH., First Floor Lobby.

## DATE OF SALE: THURSDAY, MAY 7, 2009 – 10:00 A.M.

### AUBURN TOWNSHIP

Case No. 08-F-000196 – The Mortgage Banc Corp., etc. vs. Roger B. Buxton, et al.,  
16644 Munn Road (2.00 acres). PPN: 01-085110. Kim M. Hammond, atty. .... \$210,000.00 ..... \$140,000.00

Case No. 08-F-000243 – HSBC Mortgage Services, Inc. vs. Dan Powers, et al.,  
17781 Auburn Road (0.65 acres). PPN: 01-031950. Robert R. Hoose, atty. .... \$125,000.00 ..... \$83,334.00

### NEWBURY TOWNSHIP

Case No. 07-F-001032 – Citimortgage, Inc. vs. Brian A. Behler, et al.,  
14474 Bass Lake Road (3.88 acres). PPN: 23-084230. S. Scott Martin, atty. .... \$100,000.00 ..... \$66,667.00

Case No. 08-F-00015 – Suntrust Mortgage vs. Bartholomew Romano, et al.,  
11214 Music Street (5.02 acres). PPN: 23-147500. Jeffrey R. Helms, atty. .... \$200,000.00 ..... \$133,334.00

Case No. 08-F-000528 – Citimortgage, Inc., etc. vs. Jenean M. Ford, et al.,  
14698 Westfield Drive (0.21 acres). PPN: 23-101830, 23-101840, 23-101850. Erin A. Jochim, atty. .... \$140,000.00 ..... \$93,334.00

Case No. 08-F-000744 – Wachovia Mortgage, F.S.B., etc. vs. Roberta Woodie, et al.,  
14715 Winfield Park Drive (2.50 acres). PPN: 23-307350. F. Peter Costello, atty. .... \$260,000.00 ..... \$173,334.00

Case No. 08-F-000960 – RBS Citizens, N.A., etc. vs. Anthony J. Miralia, et al.,  
9942 Woodruff Lane (2.17 acres). PPN: 23-385483. Johna M. Bella, atty. .... \$295,000.00 ..... \$196,667.00

### RUSSELL TOWNSHIP

Case No. 08-F-000504 – SALE WITHDRAWN.

### SOUTH RUSSELL VILLAGE

Case No. 08-F-000544 – The CIT Group/Consumer Finance, Inc. vs. Jammie N. Efford, et al.,  
18 West Belmeadow Lane (1.00 acres). PPN: 29-032300. Thomas J. Novack, atty. .... \$180,000.00 ..... \$120,000.00

Case No. 08-F-001150 – Citimortgage, Inc., etc. vs. Gerald L. Green, et al., 118 Fernwood Road  
(0.30 acres). PPN: 29-018200. Amanda B. Romanello, atty. .... \$133,000.00 ..... \$88,667.00

180, Page 430, and subsequently conveyed as parcel No. 3, Sept. 25th, 1941 to the Cherodan Corp. by deed recorded at Vol. 208, Page 373 of Geauga County Records of Deeds; Thence South 83° 10' East along the said Cedar Road Center line, a distance of 140 feet, Thence South 5° 5' 42" West, a distance of 311.30 feet to the place of beginning; thence continuing South 5° 5' 42" West a distance of 1245.2 feet to a point; thence North 83° 10' West, a distance of 140 feet to a point; thence North 5° 5' 42" East, a distance of 1245.2 feet to a point; thence South 83° 10' East a distance of 140 feet to the place of beginning, containing 4 acres more or less, but subject to all legal highways.

Parcel No.: 11-186500  
Prior Deed Reference: O.R. Vol. 845, Pg. 15  
Said Premises Located at: 8033 CEDAR ROAD, CHESTER TOWNSHIP, OH.

Said Premises appraised at (\$100,000.00) and cannot be sold for less than two-thirds of that amount (\$66,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

**TERMS OF SALE:** "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
**Sheriff Geauga County, Ohio**

Bill L. Purtell, attorney  
Apr30 May7-14, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 07-F-000469**

The State of Ohio, County of Geauga, ss:  
**CHASE HOME FINANCE, LLC, SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION, Plaintiff vs. GERALD J. CORTLAND, ET AL., Defendant**

In pursuance of an Alias Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 4th day of June, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Russell to-wit:

Situated in the Township of Russell, County of Geauga and the State of Ohio; And known as being a part of Lot No. 12, Middle Division, Tract No. 2 in the said Township and described as follows:

Beginning at a point in the centerline of Kinsman Road, so called, running in an easterly and westerly direction along the northerly side of the said lot. Said point also being the northeasterly corner of lands in Lot No. 15, Middle Division, conveyed by Jennie Burnett et al. November 15, 1888, to Marshall A. Lewis as recorded in Volume 96, Page 86 of the Geauga County Records of Deeds. Thence along the center line of the said Kinsman road the following courses and distances:

1. North 73 deg. 13' East, a distance of two hundred thirty-six and two tenths (236.2) feet to an angle point.  
2. South 75 deg. 23' 30" East, a distance of one hundred sixty-one and three tenths (161.3) feet to an angle point.

3. South 85 deg. 23' 30" East a distance of fifty-four and seventy-three one hundredths (54.73) feet to the principal place of beginning of this land described.

4. Thence South 4 deg. 36' 30" West and at right angles to the said Kinsman Road and through an iron pipe thirty (30) feet therefrom, a distance of one hundred sixty-five and five-tenths (165.5) feet to an iron pipe.

5. Thence South 85 deg. 23' and 30" East and parallel to the said Kinsman Road a distance of two hundred and sixty-three and two-tenths (263.2) feet to an iron pipe;

6. Thence North 4 deg. 36' 30" East and at right angles to the said Kinsman Road a distance of one hundred sixty-five and five-tenths (165.5) feet to the center line of said Kinsman Road and through an iron pipe thirty (30) feet therefrom.

7. Thence North 85 deg. 23' 30" West along the said Kinsman Road center line a distance of two hundred sixty-three and two-tenths (263.2) feet to the place of beginning and containing one acre, be the same more or less, but subject to all legal highways.

Parcel No.: 26-167800  
Said Premises Located at: 7981 KINSMAN ROAD, RUSSELL TOWNSHIP, OH.

Said Premises appraised at (\$193,000.00) and cannot be sold for less than two-thirds of that amount (\$128,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

**TERMS OF SALE:** "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
**Sheriff Geauga County, Ohio**

Stacy L. Hart, attorney  
Apr30 May7-14, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 07-F-000659**

The State of Ohio, County of Geauga, ss:  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF16, ASSET-BACKED CERTIFICATES, SERIES 2006-FF16, Plaintiff vs. JODEE A. HULME, ET AL., Defendant**

In pursuance of an Alias Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 4th day of June, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Thompson to-wit:

Situated in the Township of Thompson, County of Geauga and State of Ohio: Part of Lands of Kuntz Properties, Inc., as recorded in Deed Volume 1246, Page 1150, Situated in Lot 15, Thompson Township, Geauga County, Ohio: Lot 1 on Map:

Beginning at a point in the centerline of Dewey Road (60 feet wide); at the Southeast corner of Linda M. Wright (818-708); Course 1: Thence South 02 degrees 27 minutes 08 seconds East along the centerline of Dewey Road,

215.29 feet to a point; Course 2: Thence North 86 degrees 59 minutes 31 seconds West (passing through a 5/8" capped iron pin set in the West line of Dewey Road) a total distance of 792.28 feet to a 5/8" capped iron pin set in the East line of Barbara Nagy (667-1207); Course 3: Thence North 03 degrees 04 minutes 04 seconds East along the East line of Nagy and the East line of H. Jack and Jean Klingner (486-0040), 203.86 feet to a 1 1/2" iron pipe found at the Southwest corner of Wright; Course 4: Thence South 87 degrees 46 minutes 04 seconds East along the South line of Wright (passing through a 1 1/2" iron pipe found in the West line of Dewey Road) a total distance of 771.65 feet to the place of beginning and containing 3.7545 acres, more or less.

Bearings are to an assumed meridian and indicate angles only. As per survey of Jerry Slay, Ohio Surveyor No. 5298 dated November 18, 1999. Be the same more or less, but subject to all legal highways.

Parcel Number: 30-095103  
Prior Deed Reference: O.R. Volume 1764, Page 1763

Said Premises Located at: 7210 DEWEY ROAD, THOMPSON TOWNSHIP, OH.

Said Premises appraised at (\$290,000.00) and cannot be sold for less than two-thirds of that amount (\$193,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

**TERMS OF SALE:** "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
**Sheriff Geauga County, Ohio**

Susana E. Lykins, attorney  
Apr30 May7-14, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 07-F-000755**

The State of Ohio, County of Geauga, ss:  
**BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, INC. ASSET-BACKED CERTIFICATE SERIES 2005-8, Plaintiff vs. THOMAS M. BATYA, ET AL., Defendant**

In pursuance of an Alias Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 4th day of June, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Bainbridge to-wit:

Situated in the Township of Bainbridge and Auburn, County of Geauga and State of Ohio; and known as being Sublot No. 41 in Land in The Woods Subdivision of a part of Original Bainbridge Township Lot No. 1 and Lot No. 2, Tract No. 1 and Section No. 1, Tract No. 2, as shown by the recorded plat of said subdivision in Volume 11 of Maps, Page 33 of Geauga County Records, be the same more or less, but subject to all legal highways.

Parcel No.: 02-305850  
Said Premises Located at: 17373 WOOD ACRE TRAIL, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$210,000.00) and cannot be sold for less than two-thirds of that amount (\$140,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

**TERMS OF SALE:** "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
Sheriff Geauga County, Ohio

Karl H. Schneider, attorney  
Apr30 May7-14, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 07-F-001067**

The State of Ohio, County of Geauga, ss:

**WELLS FARGO BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2003-FFH1, Plaintiff vs. JEFFREY TOTH, AKA JEFFREY E. TOTH AND LAURIE TOTH, ET AL., Defendant**

In pursuance of an Alias Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 4th day of June, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Thompson to-wit:

Situated in the Township of Thompson, County of Geauga and State of Ohio:

And known as being part of Lot 30, Thompson Township Number 10, Range VI in the Connecticut Western Reserve, County of Geauga, State of Ohio, and being lands to 1st Class Construction, Inc. as recorded in Volume 1106, Page 1275 in the Office of the County Records further described.

Beginning at a point to mark the centerline of Underledge Road (60 feet wide) said point being located from an iron pin found to mark the centerline intersection of Moseley Road (East) with said (Under) Ledge Road, North 04 degrees 51' 12" East, 504.27 feet.

Thence through the lands of the grantors herein the following (5) courses and distances. North 04 degrees 51' 12" East, along said centerline of Ledge Road, a distance of 109.17 feet to an iron pipe found to mark the centerline intersection of Moseley Road (West).

Thence North 04 degrees 56' 10" East, still along said centerline of Ledge Road, a distance of 90.84 feet to mark a point in said centerline.

Thence South 87 degrees 32' 29" East, (thru a capped 5/8" iron pin set at 30.00 feet) a total distance of 474.56 feet to a capped 5/8" iron pin set to mark a point in the West line of lands to Beryl Y. Wheeler, et al. as recorded in Volume 828, Page 38.

Thence South 04 degrees 57' 00" West, along said West line of Beryl Y. Wheeler, a distance of 200.02 feet to a capped 5/8" iron pin set to mark a point.

Thence North 87 degrees 32' 29" West, (thru a capped 5/8" iron pin set at 434.35 feet) a total distance of 474.35 feet to the point and place of beginning and containing 2.177 acres. As surveyed and described in June 1997 by Timothy E. Stocker, P.S. 7245 Crabbs' Surveying Order No. 1605. Basis of bearings are to an assumed meridian along the centerline of Ledge Road North 04 degrees 56' 10" East. Be the same more or less.

PPN: 30-095016

Prior Instrument No.: Book 1628, Page 215  
Said Premises Located at: 6235 LEDGE ROAD, THOMPSON TOWNSHIP, OH.

Said Premises appraised at (\$150,000.00) and cannot be sold for less than two-thirds of that amount (\$100,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

**TERMS OF SALE:** "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
Sheriff Geauga County, Ohio

Elizabeth S. Brashear, attorney  
Apr30 May7-14, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 07-F-001251**

The State of Ohio, County of Geauga, ss:

**U.S. BANK, N.A., Plaintiff vs. NARASIMHULU SARMA, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 4th day of June, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Bainbridge to-wit:

Situated in the Township of Bainbridge, County of Geauga, and State of Ohio, and known as being part of Original Bainbridge Township Lot No. 3, Tract One, and Bounded and described as follows:

Beginning at a point in the centerline of Stafford Road, (60 feet wide), which is distant south 88 degrees 12' 01" East 1589.89 feet measured along said centerline from its intersection with the centerline of Snyder Road, (60 feet wide); Thence North 1 degree 57' 59" East a distance of 727.70 feet; Thence North 12 degrees 18' 16" West a distance of 412.10 feet to the Northerly line of said Original Lot No. 3; Thence North 89 degrees 50' 59" East along the northerly line of said Original Lot No. 3 a distance of 412.02 feet; Thence South 1 degree 47' 59" West a distance of 1141.39 feet to the centerline of Stafford Road; Thence North 88 degrees 12' 01" West along the centerline of Stafford Road a distance of 311.35 feet to the place of beginning and being further known as Sublots 4 and 5 in Dibiasi Subdivision as recorded in Volume 12, Page 40 of Geauga County Plat Records, be the same more or less, but subject to all legal highways.

Parcel No: 02-092430 & 02-092432  
Prior Deed Reference: OR 1735 Page 2123 and OR 1847 Page 2919.

Said Premises Located at: 9540 STAFFORD ROAD, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$400,000.00) and cannot be sold for less than two-thirds of that amount (\$266,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

**TERMS OF SALE:** "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
Sheriff Geauga County, Ohio

Jennifer E. Powers, attorney  
Apr30 May7-14, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000079**

The State of Ohio, County of Geauga, ss:

**AMERICAN HOME MORTGAGE SERVICE, INC., Plaintiff vs. JOHN SPIVEY, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 4th day of June, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Bainbridge to-wit:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio:

And known as being Unit No. Eight (8) in the Chagrin Knolls Condominium Phase No. VI, whose Drawings are recorded in Volume 36 of Condominium Maps, Page 48 of Geauga County Records, and as further described by the Declaration of Condominium Ownership and Bylaws attached thereto recorded in Volume 1279, Page 843 of Geauga County Records, together with an undivided percentage interest in and to all the Common Areas and Facilities appurtenant to said Unit as set forth in the Declaration of Condominium Ownership, as the same may be amended from time to time, which percentage shall automatically change in accordance with the Amendments to the Declaration as the same are filed of record pursuant to the provisions of said Amendments and will attach to the Common Areas and Facilities in the percentages set forth in such Amendments to the Declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amendments to the Declaration as though conveyed hereby.

Be the same more or less, but subject to all legal highways.  
PPN: 03-019023

Said Premises Located at: 16770 KNOLLS WAY (A.K.A. UNIT NO. 8 IN THE CHAGRIN KNOLLS CONDOMINIUM PHASE NO. VI), BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$300,000.00) and cannot be sold for less than two-thirds of that amount (\$200,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

**TERMS OF SALE:** "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
Sheriff Geauga County, Ohio

Benjamin N. Hoen, attorney  
Apr30 May7-14, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000267**

The State of Ohio, County of Geauga, ss:

**CITIMORTGAGE, INC., Plaintiff vs. DOUGLAS ANDRYKOVITCH, AKA DOUGLAS A. ANDRYKOVITCH, ET AL., Defendant**

In pursuance of an Alias Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 4th day of June, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Montville to-wit:

Parcel 1:

Situated in the Township of Montville, County of Geauga and State of Ohio, known as being part of Section 4 in said township, bounded as follows: Beginning at a point in the centerline of Leggett Road at the southeast corner of land conveyed to Frank Kresinski et al, by deed recorded in Volume 574, Page 59 of Geauga County Deed Records; thence North along the east line of said Kresinski land 544.5 feet to a point; thence East on a line parallel to the centerline of Leggett Road 240 feet to a point; thence South on a line parallel to the east line of land conveyed to Kresinski aforementioned 544.5 feet to the centerline of Leggett Road; thence West along said road centerline 240 feet to the place of beginning, containing about 3 acres of land.

Parcel 2:

Situated in the Township of Montville, County of Geauga and State of Ohio, being part of Section No. 4 within said township and further described as follows: Beginning at a 5/8 inch iron pin set in the east line of land conveyed to Candia Kish by deed recorded in Vol. 1139, Page 1206, of the Geauga County Records of Deeds, at a point which is North 00° 18' 04" East, along the east line of the said Kish land, a distance of 544.50 feet from the centerline of Leggett Road, said point of beginning also being the northwest corner of land conveyed to Joseph A. Hrouda by deed recorded in Vol. 611, Page 435 of the Geauga County Records of Deeds; Thence North 00° 18' 04" East, continuing along the east line of the said Kish land, a distance of 544.51 feet to a 5/8 inch iron pin set; Thence South 89° 51' 40" East, a distance of 240.00 feet to a 5/8 inch iron pin set; Thence South 00° 18' 04" West, a distance of 544.51 feet to a 5/8 inch iron pin set at the northeast corner of the aforementioned Hrouda land; Thence North 89° 51' 40" West along the north line of the said Hrouda land, a distance of 240.00 feet to the place of beginning, containing within said bounds 3.000 acres of land according to the survey of J. Arthur Temple, Registered Surveyor No. 4761 dated May 2002. Bearings shown herein are based on as assumed meridian and are used to indicate angles only.

Parcel Nos. 20-026350 and 20-071071  
Said Premises Located at: 17154 LEGGETT ROAD, MONTVILLE TOWNSHIP, OH.

Said Premises appraised at (\$185,000.00) and cannot be sold for less than two-thirds of that amount (\$123,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

**TERMS OF SALE:** "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
Sheriff Geauga County, Ohio

Craig A. Thomas, attorney  
Apr30 May7-14, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000428**

The State of Ohio, County of Geauga, ss:

**WELLS FARGO BANK, N.A., Plaintiff vs. ELAINE SILLS MCAFFEE, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 4th day of June, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chester

to-wit: Situated in the Township of Chester, County of Geauga, and State of Ohio, and known as being a part of Original Chester Township Lot No. 35 Tract 3 and is further bounded and described as follows: Beginning in the centerline of Ward Drive (as shown by the recorded plat in Volume 4, Pages 17 and 18 of Geauga County Plat Records) at the Northeasterly corner of a parcel of land conveyed to Paul H. Spellman by deed dated August 12, 1950 and recorded in Volume 242, Page 92 of Geauga County Deed Records; thence North 0 deg. 04' 50" West 80.00 feet along the said center line of Ward Drive; thence North 84 deg. 54' 50" West, 259.82 feet to the Easterly line of a parcel of land conveyed to B.W. Heath by deed dated August 16, 1984 and recorded in Volume 206, Page 296 of Geauga County Deed Records; thence South 0 deg. 5' 25" West, 79.98 feet along the said Easterly line of the parcel of land so conveyed to B.W. Heath, to the Northwesterly corner of the parcel of land, conveyed to Paul H. Spellman as aforesaid; then South 84 deg. 54' 50" East, 260.06 feet along the Northerly line of the parcel of land conveyed to Paul Spellman as aforesaid, to the said center line of Ward Drive and the place of beginning, containing 0.476 acres of land, be the same more or less, but subject to all legal highways.

Parcel No.: 11-315050  
Prior Deed Reference: Vol. 1580, Pg. 130  
Said Premises Located at: 12555 WOODSIDE DRIVE, CHESTER TOWNSHIP, OH.

Said Premises appraised at (\$125,000.00) and cannot be sold for less than two-thirds of that amount (\$83,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

**TERMS OF SALE:** "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
Sheriff Geauga County, Ohio

Bill L. Purtell, attorney  
Apr30 May7-14, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000463**

The State of Ohio, County of Geauga, ss:

**JP MORGAN CHASE BANK, AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2004-AR7 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-AR7, Plaintiff vs. DOMINIC A. DIFRANCO, ET AL., Defendant**

In pursuance of an Alias Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 4th day of June, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Bainbridge to-wit:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio:  
And known as being Sublot No. 25 in the Edgewater Reserve Subdivision, of part of Original Bainbridge Township Lot Nos. 3 and 4, Tract 3, as shown by the recorded plat in Volume 22 of Maps, Pages 53-56 of Geauga County Records, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No. 02-420157  
Deed Reference Number: dated August 17, 2004, filed August 31, 2004, recorded in Official Records Volume 1740, Page 2921, Recorder's Office, Geauga County, Ohio or Volume 1763, Page 2107, Recorder's Office, Geauga County, Ohio.

Said Premises Located at: 9545 NIGHTHAWK DRIVE, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$950,000.00) and cannot be sold for less than two-thirds of that amount (\$633,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

**TERMS OF SALE:** "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
Sheriff Geauga County, Ohio

Rachel A. Leier, attorney  
Apr30 May7-14, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000664**

The State of Ohio, County of Geauga, ss:

**CARDINAL COMMUNITY CREDIT UNION, Plaintiff vs. SALVATORE D. MARTINES, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 4th day of June, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chester to-wit:

Situated in the Township of Chester, County of Geauga, State of Ohio, and described as follows:

And being Sublot No. 39 in Lyle and Belle Battles Walnut Ridge Allotment, said plat being recorded at Volume 8, Page 21 of the Geauga County Records of Plats and Surveys, be the same more or less, but subject to all legal highways.

PPN: 11-170100  
Said Premises Located at: 11104 WALNUT RIDGE ROAD, CHESTER TOWNSHIP.

Said Premises appraised at (\$160,000.00) and cannot be sold for less than two-thirds of that amount (\$106,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

**TERMS OF SALE:** "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
Sheriff Geauga County, Ohio

Robert H. Young, attorney  
Apr30 May7-14, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000728**

The State of Ohio, County of Geauga, ss:

**THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE, Plaintiff vs. SALVATORE CHARLILLO, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 4th day of June, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chester

to-wit:

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being a part of Original Chester Township Lot No. 35 Tract 3 and is further bounded and described as follows: Beginning in the centerline of Ward Drive (as shown by the recorded plat in Volume 4, Pages 17 and 18 of Geauga County Plat Records) at the Northeasterly corner of a parcel of land conveyed to Paul H. Spellman by deed dated August 12, 1950 and recorded in Volume 242, Page 92 of Geauga County Deed Records; thence North 0 deg. 04' 50" West 80.00 feet along the said center line of Ward Drive; thence North 84 deg. 54' 50" West, 259.82 feet to the Easterly line of a parcel of land conveyed to B.W. Heath by deed dated August 16, 1984 and recorded in Volume 206, Page 296 of Geauga County Deed Records; thence South 0 deg. 5' 25" West, 79.98 feet along the said Easterly line of the parcel of land so conveyed to B.W. Heath, to the Northwesterly corner of the parcel of land, conveyed to Paul H. Spellman as aforesaid; then South 84 deg. 54' 50" East, 260.06 feet along the Northerly line of the parcel of land conveyed to Paul Spellman as aforesaid, to the said center line of Ward Drive and the place of beginning, containing 0.476 acres of land, be the same more or less, but subject to all legal highways.

Parcel No.: 11-171750

Prior Deed Reference: Book 1519, Page 1198  
Said Premises Located at: 12554 WARD DRIVE, CHESTER TOWNSHIP, OH.

Said Premises appraised at (\$135,000.00) and cannot be sold for less than two-thirds of that amount (\$90,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

**TERMS OF SALE:** "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
Sheriff Geauga County, Ohio

Olivia K. Smith, attorney  
Apr30 May7-14, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-001074**

The State of Ohio, County of Geauga, ss:

**HSBC MORTGAGE SERVICES, INC., Plaintiff vs. RUTH ANN LESLIE, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 4th day of June, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Russell to-wit:

Situated in the Township of Russell, County of Geauga and State of Ohio, known as being Sublot No. 7 of Surrey Downs Estates Subdivision as recorded in Vol. 9, pages 26 & 27 of Geauga County Plat Records, and further described as having a frontage of 160.00 feet on Easterly side of Surrey Downs Drive and being 604.19 feet on the Northerly line, 626.36 feet on the Southerly line and 90.00 feet on the rear line and containing 1.7557 acres of land according to W.E. Holland Engineering Co., Chagrin Falls, Ohio.

This Sublot No. 7 is subject to an Easement of 15.00 feet Southerly and parallel to the Northerly line of said Sublot No. 7 to be enjoyed solely by the owner of Sublot No. 8 for the purpose of landscaping, grading and below ground utilities and drainage pipes.

Parcel # 26-102101.

Said Premises Located at: 14961 SURREY DOWNS, RUSSELL TOWNSHIP.

Said Premises appraised at (\$240,000.00) and cannot be sold for less than two-thirds of that amount (\$160,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

**TERMS OF SALE:** "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
Sheriff Geauga County, Ohio

Stephen D. Miles, attorney  
Apr30 May7-14, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-001221**

The State of Ohio, County of Geauga, ss:

**CITIMORTGAGE, INC., SUCCESSOR BY REASON OF MERGER WITH CITIFINANCIAL MORTGAGE COMPANY, INC., Plaintiff vs. STEPHEN R. GIBSON, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 4th day of June, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Russell to-wit:

Situated in the Township of Russell, County of Geauga and State of Ohio, And known as being Sublot Number One (1) of Sugar Tree Subdivision as recorded in Maps, Volume 7, Page 24, Geauga County Records, and being part of Original Lot Number 12, Tract Number 3, and bounded and described as follows:

Commencing at the intersection of the North line of property owned and recorded by Mr. A.T. Herriott and the South line of property owned by Mr. Steve J. Fekete and the center line of Chillicothe Road; thence S. 85° 43' 00" E. 30 feet to the point of beginning; thence S. 5° 43' 00" E. 312.46 feet to a point; thence N. 4° 17' 00" W. 252.83 feet to a point; thence N. 72° 7' 17" W. 89.50 feet along a chord of a curved section to a point; thence N. 77° 50' 50" W. 218.31 feet along the chord of a curved section to a point; thence N. 1° 41' 50" E. along the East line of Chillicothe Road 202.12 feet to the point of beginning. Be the same more or less, but subject to all legal highways.

Permanent Parcel No.: 26-085900

Said Premises Located at: 8516 SUGAR TREE DRIVE,

**THIRD RUN**

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 06-F-000777**

The State of Ohio, County of Geauga, ss:  
**CHASE HOME FINANCE LLC, SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION, Plaintiff vs. GLENN E. LUOMA, ET AL., Defendant**

In pursuance of an Alias Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 21st day of May, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Claridon to-wit:

Parcel No. 1:  
Situating in the Township of Claridon, County of Geauga and State of Ohio:  
And known as being a part of Lot 7 Holmes Tract in said Township and is bounded and described as follows: beginning in the center line of Taylor Wells Road at a point which is located south 1 deg. 34' west a distance of 60.00 feet measured along said center line from the southwesterly corner of land conveyed to Charlotte E. Nixon by deed recorded in Volume 367, Page 345 of Geauga County Records of Deeds; thence by a line parallel with the southerly line of land of said Nixon south 88 deg. 26' east a distance of 271.17 feet to a point in the westerly line of land now or formerly owned by A & A Trask by deed recorded in Volume 251, Page 485 of Geauga County Records of Deeds; thence along the westerly line of land of said Trask south 20 deg. 59' west a distance of 146.05 feet to a point; thence by a line which bears south 70 deg. 28' 10" west a distance of 238.61 feet to a point in the center line of Taylor-Wells Road; thence along the centerline of said road north 1 deg. 34' east a distance of 223.62 feet to the place of beginning and containing 1.000 acre of land as calculated and described by Fullerton, Kerr and Associates, Registered Engineers and Surveyors, be the same more or less, but subject to all legal highways.

Parcel No. 2:  
Situating in the Township of Claridon, County of Geauga and State of Ohio: And known as being a part of Lot 7 Holmes Tract in said Township and is bounded and described as follows: beginning at a point on the easterly line of land conveyed to Norman Riffett, Jr. by deed recorded in Volume 513, Page 275 of Geauga County Records at the southwesterly corner of land conveyed to Gary Kimmerling by deed recorded in Volume 556, Page 1259 of Geauga County Records; thence south 20 deg. 59' 00" west along Riffett's easterly line a distance of 119.00 feet to a point; thence south 86 deg. 38' 21" east a distance of 200.53 feet to a point; thence north 20 deg. 59' 00" east a distance of 97.00 feet to the southerly line of said land conveyed to Kimmerling; thence north 80 deg. 28' 00" west along Kimmerling's southerly line a distance of 195.00 feet to the place of beginning; be the same more or less, but subject to all legal highways.

Parcel No. 12-062500 and 12-062510  
Said Premises Located at: 11843 TAYLOR WELLS ROAD, CLARIDON TOWNSHIP, OH.  
Said Premises appraised at (\$155,000.00) and cannot be sold for less than two-thirds of that amount (\$103,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.  
TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
Sheriff Geauga County, Ohio

Peter L. Mehler, attorney  
Apr16-23-30, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 07-F-001119**

The State of Ohio, County of Geauga, ss:  
**HSBC MORTGAGE SERVICES INC., Plaintiff vs. PETER G. WOOD, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 21st day of May, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Hambden to-wit:

Situating in the Township of Hambden, County of Geauga and State of Ohio:  
And known as being Sublot No. 30 in Regent's Greene Subdivision Phase Three, of a part of Original Hambden Township Lot No. 3, Tract 2 and recorded in Volume 31 of Maps, Page 50 of Geauga County Records. Be the same more or Less, but subject to all legal highways.

Parcel No.: 15-102296  
Said Premises Located at: 15130 REGENTS WAY, HAMB DEN TOWNSHIP, OH.  
Said Premises appraised at (\$240,000.00) and cannot be sold for less than two-thirds of that amount (\$160,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.  
TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
Sheriff Geauga County, Ohio

Matthew J. Richardson, attorney  
Apr16-23-30, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 07-F-001294**

The State of Ohio, County of Geauga, ss:  
**U.S. BANK NATIONAL ASSOCIATION, Plaintiff vs. MARLENE T. STEELE, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 21st day of May, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chardon to-wit:

Situating in the Township of Chardon, County of Geauga and State of Ohio: Being part of Lot No. 154, Tract No. 3, within the said Township and described as follows:  
Beginning in the center line of Auburn Road at a point which is S. 02° 49' 00" W along said

centerline 315.0 feet from the southeasterly corner of land conveyed to Josef and Mary Jonke by deed recorded in Volume 188, page 198 of Geauga County Records of Deeds; thence N 86° 51' 20" W through an iron pipe 30.0 feet from said place of beginning, a total distance of 581.34 feet to an iron pipe in the easterly line of land conveyed to John and Mary Henke by Deed Recorded in Volume 156, page 54; Thence S 02° 22' 40" W along easterly line 105.01 feet to an iron pipe; Thence S 86° 51' 20" E. 580.54 feet to the center line of Auburn Road, and through an iron pipe 30.0 feet therefrom; Thence N. 02° 49' 00" E along said road centerline 105.0 feet to the place of beginning, containing 1.400 acres. Be the same more or less.

Property Address: 10410 Auburn Road, Chardon, OH 44024  
Parcel No.: 06-082950  
Prior Deed Reference: book 1734, page 2265  
Said Premises Located at: 10410 AUBURN ROAD, CHARDON TOWNSHIP, OH.  
Said Premises appraised at (\$125,000.00) and cannot be sold for less than two-thirds of that amount (\$83,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.  
TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
Sheriff Geauga County, Ohio

Stacy L. Hart, attorney  
Apr16-23-30, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000701**

The State of Ohio, County of Geauga, ss:  
**JP MORGAN CHASE BANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR1, Plaintiff vs. SCOTT D. SHARP, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 21st day of May, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Hambden to-wit:

Situating in the Township of Hambden, County of Geauga and State of Ohio:  
And Known as being Sublot No. 11 in the Sugarbush Woods Subdivision, as shown by the recorded Plat in Volume 37 of Maps, Page 84 of Geauga County Records, as appears by said Plat.

Property Address: 14840 Crimson King Trail, Chardon, OH 44024  
Parcel No: 15-102497  
Prior Deed Reference: O.R. Vol. 1757 Page 1508  
Said Premises Located at: 14840 CRIMSON KING TRAIL, HAMB DEN TOWNSHIP, OH.  
Said Premises appraised at (\$285,000.00) and cannot be sold for less than two-thirds of that amount (\$190,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.  
TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
Sheriff Geauga County, Ohio

Erin E. Bjerkaas, attorney  
Apr16-23-30, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000762**

The State of Ohio, County of Geauga, ss:  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF GSR 2006-SF, Plaintiff vs. JOSEPH P. BOLAN, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 21st day of May, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Munson to-wit:

Situating in the Township of Munson, County of Geauga and State of Ohio and known as being a part of Lot Nos. 7 and 10, Tract No. 2 and further known as being Sublot No. 15 of Lakeview Subdivision as recorded in Volume 26, Page 9 of Geauga County Records of Plats, be the same more or less, but subject to all legal highways.

Parcel No. 21-176940  
Prior Deed Info: Quit Claim Deed, Book 1769, Page 2100, Instrument No. 200500723021  
Said Premises Located at: 12060 PHEASANT COURT, MUNSON TOWNSHIP, OH.  
Said Premises appraised at (\$680,000.00) and cannot be sold for less than two-thirds of that amount (\$453,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.  
TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
Sheriff Geauga County, Ohio

Robert R. Hoose, attorney  
Apr16-23-30, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000797**

The State of Ohio, County of Geauga, ss:  
**GREENPOINT MORTGAGE FUNDING, Plaintiff vs. JUDY C. EISLER, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 21st day of May, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the City of Chardon to-wit:

Situating in the City of Chardon, County of Geauga and State of Ohio and known as being Family Unit 3 S.O.W., of Burlington of Geauga Condominiums Phase No. 10 whose drawings are recorded in Volume 18, Page 13 of Geauga County Records, and as further described by the Declaration of Condominium Ownership and Bylaws attached thereto and recorded in Volume 726, Page 1131 of Geauga County

**SHERIFF'S SALE RESULTS**

**DATE OF SALE: THURSDAY, APRIL 23, 2009**

**BURTON TOWNSHIP**

Case No. 08-F-000377 – RBS Citizens, N.A., etc. vs. James H. Simpson, et al., 13680 Osmond Road (1.42 acres). PPN: 04-129920. SOLD TO PLTF. FOR \$86,667.00.

**CLARIDON TOWNSHIP**

Case No. 08-F-000564 – Citimortgage, Inc., etc. vs. William L. Woods, et al., 12370 Old State Road (2.48 acres). PPN: 12-048400. SOLD TO PLTF. FOR \$96,667.00.

**HUNTSBURG TOWNSHIP**

Case No. 08-F-000430 – Deutsche Bank National Trust Company, etc. vs. Denise M. Johnston, et al., 12540 Clay Street (6.00 acres). PPN: 16-078121. SOLD TO MARY WALSH FOR \$127,000.00.

**MIDDLEFIELD VILLAGE**

Case No. 07-F-001338 – Bayview Loan Servicing, LLC, etc. vs. Ricky Ladow, et al., 15010 South State Avenue (0.50 acres). PPN: 19-013530. WITHDRAWN – ORDER OF COURT.

Case No. 08-F-000643 – Countrywide Home Loans, Inc. vs. Richard A. Judd, et al., 15134 Sawgrass Lane (0.23 acres). PPN: 19-091067. WITHDRAWN – ORDER OF COURT.

**NEWBURY TOWNSHIP**

Case No. 07-F-000496 – Nationstar Mortgage LLC vs. Don Andrew Bell, et al., 11101 Kimmeridge Trail (0.82 acres). PPN: 23-195200. WITHDRAWN – ORDER OF COURT.

**PARKMAN TOWNSHIP**

Case No. 07-F-000860 – Bank of America, N.A. vs. Betty Jane Mayeros, et al., 17620 Reynolds Road (5.50 acres). PPN: 25-039110. WITHDRAWN – ORDER OF COURT.

Case No. 08-F-000294 – GMAC Mortgage, LLC vs. Robert J. Kesegich, et al., 15875 Main Market Road (4.00 acres). PPN: 25-030300. SOLD TO PLTF. FOR \$96,667.00.

Case No. 08-F-000558 – Citimortgage, Inc., etc. vs. Samuel Troyer, aka, et al., 18345 Hobart Road (1.75 acres). PPN: 25-078700. WITHDRAWN – ORDER OF COURT.

Records, together with an undivided percentage interest in and to all the Common Areas and facilities appurtenant to said Unit as set forth in the Declaration of Condominium Ownership as the same may be from time to time amended, which percentage shall automatically change in accordance with the Amendment(s) to Declaration as the same are filed of record pursuant to the provisions of said Declaration and will attach to the additional common areas and facilities in the percentages set forth in such Amendment(s) to Declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amendment(s) to Declaration as though conveyed hereby, be the same more or less but subject to all legal highways.

Parcel Number(s): 10-164817  
Prior Deed Info: General Warranty Deed, OR Book 1349, Page 848, filed March 23, 2001  
Said Premises Located at: 214 SOUTH OVAL DRIVE (A.K.A. FAMILY UNIT NO. 3 S.O.W. OF BURLINGTON OF GAUGA CONDOMINIUM, PHASE NO. 10), CITY OF CHARDON, OH.  
Said Premises appraised at (\$110,000.00) and cannot be sold for less than two-thirds of that amount (\$73,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.  
TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
Sheriff Geauga County, Ohio

Robert R. Hoose, attorney  
Apr16-23-30, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000813**

The State of Ohio, County of Geauga, ss:  
**CENTURY BANK, Plaintiff vs. ELM STREET PROPERTIES, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 21st day of May, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the City of Chardon to-wit:

Situating in the Village of Chardon, now City of Chardon, County of Geauga, and State of Ohio: and being known as being part of Lot 137, in said Chardon Village and being further described as follows- Bounded- Beginning at a point in the center line of the road leading from said Village of Chardon to Munson running in a northeasterly and southwesterly direction through said Lot No. 137, said point being the northeasterly corner of a five (5) acre parcel in the said Lot No. 137, conveyed to George Trebisky, January 6, 1925 to Harry Harrison as recorded in Volume 170, Page 301 of Geauga County Records of Deeds; thence North 62 degrees 09' West and thru an iron pipe 30.4 feet therefrom, and along the northerly line of said lands to Harry Harrison, a distance of 625.6 feet to an iron pipe; thence North 1 degree and 28' East and parallel with the easterly line of lands in the said Lot No. 137 conveyed to L.B. Nichols, et al., January 8, 1924 to Harry S. Hart as recorded in Volume 169, Page 51 of Geauga County Records of Deeds, a distance of 145.35 feet to an iron pipe; thence South 62 degrees 09' East and parallel to the first described course, a distance of 712.35 feet to the center line of the aforementioned road, and thru an iron pipe 30.4 feet therefrom; thence South 37 degrees 30' West along the center line of the said road, a distance of 132.1 feet to the place of beginning, be the same more or less, but subject to all legal highway.

Excepting and reserving 0.32 acres conveyed to G. & C. Koerner by deed recorded in Volume 597, Page 830, Containing 1.68 acres.  
Premises commonly known as: Vacant land on Wilson Mills Road, Part of Lot 137, Chardon, Ohio.

Parcel No.: 10-094200  
Said Premises Located at: VACANT LOT ON WILSON MILLS ROAD, CITY OF CHARDON, OH.  
Said Premises appraised at (\$60,000.00) and cannot be sold for less than two-thirds of that

amount (\$40,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
Sheriff Geauga County, Ohio

Richard L. McNellie, attorney  
Apr16-23-30, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000857**

The State of Ohio, County of Geauga, ss:  
**CITIMORTGAGE INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff vs. PAUL C. CURD, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 21st day of May, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chardon to-wit:

Situating in the Township of Chardon, County of Geauga and State of Ohio:  
Parcel No. 1  
And known as being a part of Lot 32, Tract 2 in said township if further bounded and described as follows:

Beginning in the easterly line of said lot 32 at the northeasterly corner of land of Timothy P. and Linda R. McKelvey; Thence North 86 deg. 36' 10" West along the northerly line of land of said McKelvey, a distance of 200.00 feet to the northwesterly corner thereof; Thence South 3 deg. 55' West along the westerly line of land of said McKelvey, a distance of 76.85 feet to an iron pipe stake; Thence North 85 deg. 31' West and passing through an iron pipe stake in the easterly line of Robinson Road, a distance of 833.09 feet to a point in the westerly line of land conveyed to Phillip S. and Hulda M. Merkel by deed recorded in Volume 266, Page 550 of Geauga County Record of Deeds. Said point located North 3 deg. 54' East along the westerly line of land of said Merkel, a distance of 306.29 feet from an iron pin monument in the centerline of Woodin Road; Thence North 3 deg. 54' East along the westerly line of land of said Merkel, a distance of 60.00 feet; Thence 65 deg. 31' East a distance of 522.72 feet to an iron pipe stake; Thence North 3 deg. 54' East and passing through an iron pipe at 166.67 feet and at 333.34 and at 583.34 feet a distance of 708.34 feet to an iron pipe stake at the southwesterly corner of land conveyed to A. Grennan by deed recorded in Volume 552, Page 555 of Geauga County Record of Deeds; Thence South 85 deg. 31' East along a southerly line of land of said Grennan, a distance of 310.80 feet to the easterly line of said lot 32; Thence South 3 deg. 55' West along the easterly line of lot 32, a distance of 687.70 feet to the place of beginning and containing 5.835 acres of land as surveyed and described by Milton A. Boomhower, Registered Surveyor No. 4247.

Be the same more or less, but subject to all legal highways.

Parcel No. 2  
The following described triangular parcel of land situated in the Township of Chardon, County of Geauga, and State of Ohio and known as being a part of lot 32, tract 2 in said township, is further bounded and described as follows:

Beginning in the centerline of Woodin Road at an iron pin monument at the southwesterly corner of land conveyed to Phillip S. Merkel and Hulda M. Merkel by deed recorded in Volume 266, Page 550 of Geauga County Records of Deeds; thence North 3 deg. 54' East along the westerly line of land of said Merkel, a distance of 366.29 feet; Thence South 85 deg. 31' East a distance of 522.72 feet to an iron pipe stake at the principal place of beginning. Said place of beginning further located South 3 deg. 54' West a distance of 333.34 feet on the prolongation southerly of the easterly line of land conveyed to Richard E. Manett and Colleen D. Manett by deed recorded in Volume 619, Page 713 of Geauga County Record of Deeds; Thence

from the place of beginning, North 3 deg. 54' East along said prolongation a distance of 170.00 feet to a point, Thence South 46 deg. 31' 24" West a distance of 226.88 feet to a point; Thence South 85 deg. 31' East a distance of 155.00 feet to the place of beginning and containing 0.302 of an acre of land as surveyed and described by Milton A. Boomhower, Registered Surveyor No. 4247.

Be the same more or less, but subject to all legal highways.

Parcel No: 06-120740 and 06-120741  
Prior Deed Reference: OR 1510, Page 203  
Said Premises Located at: 9685 ROBINSON ROAD, CHARDON TOWNSHIP, OH.

Said Premises appraised at (\$270,000.00) and cannot be sold for less than two-thirds of that amount (\$180,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
**Sheriff Geauga County, Ohio**

Douglas A. Mackinnon, attorney  
Apr16-23-30, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26

**Case No. 08-F-000856**

The State of Ohio, County of Geauga, ss:  
**LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-H1, Plaintiff vs. JACK R. SCOTT, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 21st day of May, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Munson to-wit:

Situated in the Township of Munson, County of Geauga, and State of Ohio:

And known as being a part of Section One, East Division and known as being Sublot No. 10 of Brookwood Subdivision as recorded in Volume 21, Page 60 of Geauga County Records of Plats, be the same more or less but subject to all legal highways.

Property Address: 11835 Tall Pines Drive Chardon, OH 44024

Parcel No: 21-176577  
Prior Deed Reference: O.R. Vol. 1830, Pg. 1397

Said Premises Located at: 11835 TALL PINES DRIVE, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$360,000.00) and cannot be sold for less than two-thirds of that amount (\$240,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
**Sheriff Geauga County, Ohio**

Maria Divita, attorney  
Apr16-23-30, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26

**Case No. 08-F-000890**

The State of Ohio, County of Geauga, ss:  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2005-FFH4, ASSET-BACKED CERTIFICATES, SERIES 2005-FFH4, Plaintiff vs. JACK R. SCOTT, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 21st day of May, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Munson to-wit:

Situated in the Township of Munson, County of Geauga and State of Ohio:

And known as being a part of Section One, East Division and known as being Sublot No. 11 of Brookwood Subdivision as recorded in Volume 21, Page 60 of Geauga County Records of Plats, be the same more or less, but subject to all legal highways.

Parcel Number: 21-176578  
Property Address: 11805 Tall Pines Drive, Chardon, OH 44024

Deed Reference Number: dated October 12, 2005, filed October 14, 2005, recorded in Official Records Volume 1777, Page 682, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 11805 TALL PINES DRIVE, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$260,000.00) and cannot be sold for less than two-thirds of that amount (\$173,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
**Sheriff Geauga County, Ohio**

Kyle E. Timken, attorney  
Apr16-23-30, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26

**Case No. 08-F-000916**

The State of Ohio, County of Geauga, ss:  
**HSBC MORTGAGE SERVICES, INC., Plaintiff vs. JACQUELINE C. STORMS, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 21st day of May, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Thompson to-wit:

Situated in the Township of Thompson, County of Geauga and State of Ohio: And known as being a part of Lots 9 and 16 in said Township and bounded and described as follows:

Beginning at a point in the centerline of Dewey Road, said point being the Northeast

corner of that part of land of Rose Miklavcic lying West of the centerline of said road, as recorded in Vol. 212, Page 47, Geauga County Records of Deeds. Thence along the North line of land of said Miklavcic and along the North line of land of Mary Hotchkiss westerly a distance of about 1260.00 feet to a point in the southeast corner of land of J.F. Strava. Thence along the East line of land of said Strava, northerly a distance of 285.00 feet to a point. Thence easterly parallel with the North line of lands of Miklavcic and Hotchkiss a distance of about 1260 feet to a point in the centerline of Dewey Road. Thence along the centerline of Dewey Road southerly a distance of 285.00 feet to the place of beginning and containing 8.244 acres of land, be the same more or less.

NOTE: Legal description in Warranty Deed, Book 1768, Page 3111 contains a scrivener's error; should reference "land of said Miklavcic and along the North" instead of "land of said Milkavcic and along the North." Said error does not materially affect the integrity or insurability of the transfer of title to the grantee.

Parcel Number: 30-054600  
Prior Deed Info: Warranty Deed, OR Book 1768, Page 3111, filed July 26, 2005

Said Premises Located at: 6956 DEWEY ROAD, THOMPSON TOWNSHIP, OH.

Said Premises appraised at (\$180,000.00) and cannot be sold for less than two-thirds of that amount (\$120,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
**Sheriff Geauga County, Ohio**

Robert R. Hoose, attorney  
Apr16-23-30, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26

**Case No. 08-F-000926**

The State of Ohio, County of Geauga, ss:  
**AURORA LOAN SERVICES, LLC, Plaintiff vs. EUGENE COLEMAN, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 21st day of May, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chardon to-wit:

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No. 27 in Tract No. 2 and further being known as part of Parcel No. 3 of lands conveyed to Joseph P. and Judith E. Bolan by deed recorded in Volume 840 Page 1332 of Geauga County Deed Records, further bounded and described as follows:

Beginning at a point in the centerline of Painesville-Ravenna Road, 60 feet wide at the Southwest corner of land conveyed to Glen A. and Gayle A. Farris by deed recorded in Volume 601 Page 32 of Geauga County Deed Records, also being the Northwest corner of said Parcel No. 3, and said point lying South 19 degrees 42' 30" East, along said centerline, a distance of 650.58 feet from a monument box with one inch iron pin found at its intersection with the centerline of Woodin Road;

Thence South 19 degrees 42' 30" East, along said centerline of Painesville-Ravenna Road, a distance of 250.05 feet to a point and the Principal Place of beginning of the premises herein intended to be described;

Course I: Thence North 71 degrees 24' 59" East passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 901.19 feet to a 5/8 inch iron pin set;

Course II: Thence South 19 degrees 42' 30" East a distance of 250.05 feet to a 5/8 inch iron pin set

Course III: Thence South 71 degrees 24' 59" West passing through a 5/8 inch iron pin set at 871.19 feet, a total distance of 901.19 feet to said centerline of Painesville-Ravenna Road;

Course IV: Thence North 19 degrees 42' 30" West, along said centerline of Painesville-Ravenna Road, a distance of 250.05 feet to the Principal Place of beginning and containing 5.1722 acres of land (5,000 acres excluding the area within the right of way of Painesville-Ravenna Road) as surveyed, calculated and described in February, 1996 by Rudy E. Schwartz, P.S. No. 7193 of LDC, Inc. Bearings used herein refer to an assumed meridian and are intended to indicate angles only, be the same more or less, but subject to all legal highways and easements of record.

Parcel No. 06-120402  
Said Premises Located at: 9965 RAVENNA ROAD, CHARDON TOWNSHIP, OH.

Said Premises appraised at (\$360,000.00) and cannot be sold for less than two-thirds of that amount (\$240,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
**Sheriff Geauga County, Ohio**

Lorelei C. Bolohan, attorney  
Apr16-23-30, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26

**Case No. 08-F-000947**

The State of Ohio, County of Geauga, ss:  
**BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2004-30CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-30CB, Plaintiff vs. NICKI L. BEHR, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 21st day of May, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chardon to-wit:

Situated in the Township of Chardon, County of Geauga, and State of Ohio: And known as being Sublot No. 13 in the Forest Oaks Subdivision on North Woods Circle, containing 2.268 acres of land, and recorded in Volume 11, Page 2 of Geauga County Record of Plats.

Parcel No. 06-031150  
Said Premises Located at: 10570 NORTHWOOD CIRCLE, CHARDON TOWNSHIP, OH.

Said Premises appraised at (\$185,000.00) and cannot be sold for less than two-thirds of that amount (\$123,334.00). Please note: The appraisals are based on an exterior appraisal

of property only, unless otherwise noted.

TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
**Sheriff Geauga County, Ohio**

Erin M. Laurito, attorney  
Apr16-23-30, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26

**Case No. 08-F-000951**

The State of Ohio, County of Geauga, ss:  
**INDYMAC FEDERAL BANK, F.S.B., SUCCESSION OPERATION OF LAW TO INDYMAC BANK, F.S.B., Plaintiff vs. ROBERT X. BRUNING, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 21st day of May, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chardon to-wit:

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Lot Number 25, Tract Number 2 within said Township: And bounded and described as follows: Beginning at a point in the centerline of the Painesville-Ravenna Road at the Southeasterly corner of land conveyed to Lynn H. Hosford by deed as recorded in Volume 169, Page 59 of the Geauga County Records of Deeds; Thence South 18 degrees 45' 00" East along the centerline of said Painesville-Ravenna Road a distance of 456.40 feet to an angle therein; Thence South 17 degrees 23' 00" East continuing along said centerline a distance of 149.54 feet to a point, said point being the true place of beginning of this survey; thence South 66 degrees 39' 30" West a distance of 1148.41 feet to a point; Thence South 2 degrees 27' 54" East, a total distance of 448.11 feet to an iron pin, passing through an iron pin at 30.00 feet; thence North 65 degrees 14' 16" East a distance of 581.52 feet to an iron pin; thence North 19 degrees 50' 30" West a total distance of 395.01 feet to a point; passing through an iron pin at 375.01 feet Thence North 66 degrees 39' 30" East a distance of 701.63 feet to a point in the centerline of said Painesville-Ravenna Road; thence North 17 degrees 23' 00" West along the centerline of said Ravenna Road a distance of 10.05 feet to the true place of beginning containing 5.0 acres of land as surveyed by W.W. Welch S-5463., be the same more or less, but subject to all legal highways.

Parcel No. 06-001810  
Said Premises Located at: 9634 PINE MANOR DRIVE, CHARDON TOWNSHIP, OH.

Said Premises appraised at (\$1,100,000.00) and cannot be sold for less than two-thirds of that amount (\$733,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
**Sheriff Geauga County, Ohio**

Craig A. Thomas, attorney  
Apr16-23-30, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26

**Case No. 08-F-000990**

The State of Ohio, County of Geauga, ss:  
**HSBC MORTGAGE SERVICES, INC., Plaintiff vs. JESSICA MARSZAL, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 21st day of May, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Hambden to-wit:

Situated in the Township of Hambden, County of Geauga and State of Ohio: and known as being a part of Lot No. 6 in the Parker Tract in said Township; beginning at the Northwest corner of Sublot No. 6 of the Sula Subdivision as recorded in Volume 8, Page 64 of Geauga County Records of Plat:

1. Thence S. 0 deg. 29' 21" E. along the West line and to the Southwest corner of Sublot No. 6, a distance of 333.01 feet to a point;

2. Thence S. 89 deg. 45' 00" W. a distance of 392.42 feet to a point;

3. Thence N. 0 deg. 29' 21" W. a distance of 333.01 feet to a point on the center line of Radcliffe Road (60 feet wide);

4. Thence N. 89 deg. 45' 00" E. along said center line of Radcliffe Road a distance of 392.42 feet to the place of beginning and containing 3.00 acres of land, subject to all legal highways, as calculated and described by William R. Gray Associates, Inc., Registered Engineers and Surveyors.

Parcel Number: 15-061750  
Said Premises Located at: 14015 RADCLIFFE ROAD, HAMB DEN TOWNSHIP, OH.

Said Premises appraised at (\$180,000.00) and cannot be sold for less than two-thirds of that amount (\$120,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
**Sheriff Geauga County, Ohio**

Edward M. Kochalski, attorney  
Apr16-23-30, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26

**Case No. 08-F-001043**

The State of Ohio, County of Geauga, ss:  
**NATIONAL CITY BANK, Plaintiff vs. KCT PROPERTIES, LTD., ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 21st day of May, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the City of Chardon to-wit:

Situated in the Village of Chardon, County of Geauga, and State of Ohio: And known as and being a part of Original Lots 40 and 41 within said Villages and described as follows: Beginning at a point in the Northerly line of

said Lot 40, the same being the Southerly margin of Water Street, so called, it also being the Northwesterly corner of lands conveyed June 29th, 1946, to Carl A. Brinkman, et al. by deed recorded in Volume 226 Page 572 of Geauga County Records of Deeds; Thence along the Westerly line of the said Brinkman lands: Southerly along the Westerly line of the Brinkman Theater Building, a distance of 18.0 feet; Thence Westerly a distance of 6.0 feet, then Southerly a distance of 133.16 feet to the Southwesterly corner of said Brinkman lands; Thence Easterly, along the Southerly line of the said Brinkman land, a distance of 55.76 feet to the South-Easterly corner, thereof, and the Southwesterly corner of lands conveyed Mar. 11th, 1939 to John Vese et al. by deed recorded in Volume 203, Page 377 of the Geauga County Records of Deeds; Thence Easterly along the Southerly line of the said Vese lands, a distance of 54.0 feet the Southeasterly corner thereof, and the Westerly margin of South Street, so called; Thence Southerly along the said South Street margin, a distance of 12.0 feet to the Northeasterly corner of lands conveyed to W.G. Fielding et al. by deed recorded at Volume 221, Page 435 of Geauga County Records of Deeds; Thence Westerly along the Northerly line of the said Fielding lands, a distance of 153.0 feet to the Southeasterly corner of lands conveyed Jan. 7, 1949, to Hal S. Burr by deed recorded at Volume 233, Page 40 of Geauga County Records of Deeds; Thence Northerly along the Easterly line of said Burr lands, a distance of 163.0 feet to the Southerly margin of the aforementioned Water Street; Thence Easterly along the said Water Street, margin, a distance of 51.0 feet to the place of beginning, and containing 0.197 acres. Be the same more or less, but subject to all legal highways.

EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND DESCRIBED AS FOLLOWS: Situated in the Village of Chardon, County of Geauga, and State of Ohio: And known as part of Lots Nos. 39, 40 and 41, in said Village: Beginning at an iron pipe on the Easterly line of the said Lot No. 41 and the Westerly margin of South Street, so called, said iron pipe being the Southeasterly corner of lands in the said Lots Nos. 40 and 41, conveyed by Earl L. Johnson, et al. April 10, 1926 to F. Umbstaetter as recorded in Volume 173, Page 492 of Geauga County Records of Deeds. It also being 163.0 feet Southerly (along the said Westerly margin of South Street) from the Northeasterly corner of the said Lot No. 41; Thence Westerly (and parallel to the Northerly line of the said lots) along the Southerly line of said Umbstaetter lands, and lands in the said Lot No. 40, conveyed by Ray McNish, et al. May 10, 1926, to Harry M. Burr, et al., as recorded in Volume 177, Page 45 of Geauga County Records of Deeds, a total distance of 198.0 feet to an iron pipe on the Easterly line of the said Lot No. 39 and lands in the said Lot conveyed by Mary E. Converse August 30, 1920, to Dexter D. Davis, as recorded in Volume 459, Page 93 of the Geauga County Records of Deeds; Thence Southerly along the Easterly line of said Lot and Davis lands a distance of 46.0 feet to an iron pipe; Thence Westerly (and parallel to the first described line) and along the Southerly line of said Davis lands, a distance of 99.0 feet to an iron pipe on the Easterly line of Lot No. 38 and lands in the said Lot conveyed by John Murry 2nd, March 28, 1874; to Seth F. Eldredge as recorded in Volume 74, Page 341, Geauga County Records of Deeds; Thence Southerly along the said lot line, and the Easterly line of said Eldredge lands and lands of Archie Green, a total distance of 60.94 feet to an iron pipe at the Northwesterly corner of lands in the said Lots conveyed by Affidavit of Transfer, April 25, 1912 to Flora Avery Dean, as recorded in Volume 134, Page 309 of Geauga County Records of Deeds; Thence Easterly and parallel to the first described line and along the Northerly line of the said Dean lands a distance of 297.0 feet to an iron pipe on the Westerly margin of said South Street; Thence Northerly along the said Westerly margin of South Street, a distance of 106.94 feet to the place of beginning, according to survey of F.R. Zethmayr, July, 1929, excepting therefrom land conveyed to Carrow Realty Company, Inc. by deed recorded in Volume 426, Page 463 of Geauga County Records. ALSO EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND DESCRIBED AS FOLLOWS: Situated in the Village of Chardon, County of Geauga and State of Ohio: Being part of Lot 40 within said Village and further described as follows: Beginning at the Southeast corner of a parcel conveyed to W.E. & C. Burns by deed recorded in Volume 551, Page 422 of the Geauga County Records of Deeds; Thence Southerly along the Southerly prolongation of the East line of the said Burns parcel a distance of 71.5 feet to a point; Thence Westerly along the line parallel to the South line of the said Burns parcel a distance of 46.0 feet to a point in the East line of a parcel conveyed to the Carrow Realty Company by deed recorded in Volume 426, Page 463 of the Geauga County Records of Deeds; Thence Northerly along the Easterly line of the said Carrow Realty Company parcel and along the East line of another parcel conveyed to the Carrow Realty Company by deed recorded in Volume 417, Page 581 of the Geauga County Records a total distance of 71.5 feet to a point in the South line of the aforementioned Burns Parcel; Thence Easterly along the South line of the said Burns parcel a distance of 46.0 feet to the place of beginning, containing within said bounds 0.0755 acres of land, be the same more or less, but subject to all legal highways. ALSO EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND DESCRIBED AS FOLLOWS: Situated in the Village of Chardon, County of Geauga and State of Ohio: And known and described as follows: And known as part of Lots Nos. 40 and 41, i.e. The Highland Hotel Lot. Commencing at the Southeast corner of said Lot; Thence North along West margin of South Street, a distance of 48 feet to a stake; Thence West and parallel with the South line of said Highland Hotel a lot distance of 54 feet to a stake; Thence South a distance of 36 feet parallel with the West margin of South Street to a stake set 12 feet North of the South line of the Highland Hotel lot; Thence East parallel with the South line of the Highland Hotel lot a distance of 54 feet to a stake set at the West margin of South Street, and being 12 feet from the Southeast corner of the said Highland Hotel lot; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: Situated in the Village of Chardon, County of Geauga and State of Ohio: And being a part of Village Lot No. 41 and describe as follows: Beginning at a Northeast corner of M. Fabec et al. as recorded in Volume 426, Page 622, Geauga County Records, in the Westerly margin of South Street; Thence Northerly along said Westerly margin line 36 feet to a point, said point being the Southeasterly corner of Farinacci Buick, Inc. as recorded in Volume 225, Page 581, Geauga County Records; Thence Westerly along the Southerly line of Farinacci Buick 54 feet to a point; Thence Southerly a distance of 36 feet parallel with the West margin of South Street to a point in a Northerly line of Fabec as aforesaid; Thence Easterly along

Fabec's Northerly line 54 feet to the place of beginning. Be the same more or less, but subject to all legal highways.

Property Address: 105 Water Street, Chardon, Ohio 44024  
P.P. # 10-021400

Said Premises Located at: 105 WATER STREET, CITY OF CHARDON, OH.

Said Premises appraised at (\$150,000.00) and cannot be sold for less than two-thirds of that amount (\$100,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
Sheriff Geauga County, Ohio

Charles J. Palmeri, attorney  
Apr16-23-30, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26

**Case No. 08-F-001203**

The State of Ohio, County of Geauga, ss:  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RASC 2005KS11, Plaintiff vs. MARILEYDA PFISTER, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 21st day of May, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Village of Aquilla to-wit:

Situated in the State of Ohio, County and Geauga and Township of Claridon:

Parcel No. 1  
And known as being Sublot No. 282 in the Tuxedo Land Company's Lake Aquilla Subdivision No. 1 of part of Original Lots 7, 8, 9 and 10 and Holmes Tract as shown by the plat recorded in Volume 1, pages 50 and 51 of Geauga County Records of Plats and Surveys.

Parcel No. 2  
And known as being Sublot No. 283 in the Tuxedo Land Company's Lake Aquilla Subdivision No. 1 of part of Original Lots 7, 8, 9 and 10, Holmes tract as shown by the plat recorded in Volume 1, pages 50 and 51 of Geauga County Records of Plats and Surveys.

Parcel No. 3  
And known as being Sublot No. 284 in the Tuxedo Land Company's Lake Aquilla Subdivision No. 1 of part of Original Lots 7, 8, 9 and 10, Holmes tract as shown by the plat recorded in Volume 1, pages 50 and 51 of Geauga County Records of Plats.

Parcel Number(s): 14-026975, 14-026976, 14-026977

Property Address: 11871 Aquilla Road, Chardon, OH 44024

Deed Reference Number: dated September 1, 2005, filed September 9, 2005, recorded in Official Records Volume 1773, Page 2609, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 11871 AQUILLA ROAD, VILLAGE OF AQUILLA, OH.

Said Premises appraised at (\$110,000.00) and cannot be sold for less than two-thirds of that amount (\$73,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

**DANIEL C. McCLELLAND,**  
Sheriff Geauga County, Ohio

Rebecca R. Shrader, attorney  
Apr16-23-30, 2009

## LEGAL NOTICES

### NOTICE OF PUBLIC HEARINGS

The Aquilla Village Council will hold public hearings on April 28, 2009 at 7:00 p.m. and May 5, 2009 at 7:00 p.m. The hearings will be held at Aquilla Village Hall, 65 Turner Drive, Chardon, Ohio. The purpose of the hearings will be to receive comments on proposed updated regulations known as Special Purpose Flood Damage Reduction with regards to building in areas of special flood hazard. The regulations are authorized under Section 307.37 of the Ohio Revised Code. Copies of the proposed regulations are available for review in the Aquilla Village Hall, 65 Turner Drive, Chardon, Ohio. Call 440-286-5511 for an appointment.

By order of the Aquilla Village Council,  
**Erin Knife, Clerk**

Apr23-30, 2009

### LEGAL NOTICE

The Newbury Board of Education's Financial Report for the 2007-2008 School Year is now on file at the Board of Education Office, 14775 Auburn Road, Newbury, OH. The Board Office is open from 8:00 a.m. to 4:00 p.m. Monday through Friday. The financial report will be available for viewing during these times.

**David M. Hoskin, Treasurer**

Apr30, 2009

### NOTICE OF PUBLIC HEARING ON A MOTION PROPOSING TO AMEND THE MUNSON TOWNSHIP ZONING RESOLUTION R. C. 519.12 (D)

Notice is hereby given that the Munson Township Zoning Commission will conduct a public hearing on a motion, which is an amendment, identified as number 2009-01 to the Munson Township Zoning Resolution at the Munson Town Hall, 12210 Auburn Road at 7 p.m. on Monday, May 18, 2009.

The motion proposing to amend the zoning resolution will be available for examination at the Munson Town Hall, 12210 Auburn Road from 9 o'clock a.m. to 3 o'clock p.m. from April 30, 2009 through May 18, 2009.

After the conclusion of the public hearing, the matter will be submitted to the board of township trustees for its action.

**Paula A. Frieberthaus, Secretary**  
**Munson Township Zoning Commission**  
Apr30, 2009

### NOTICE OF PUBLIC HEARING APPLICATION FOR A CONDITIONAL ZONING CERTIFICATE FOR PARKMAN TOWNSHIP ZONING RESOLUTION

Notice is hereby given that the Parkman Township Board of Zoning Appeals will conduct a public hearing on an application for a conditional use Zoning Certificate request on the 12th day of May, 2009 at 7:30 o'clock p.m. at the Community House.

This application, submitted by River Pines Recreational Village, Inc., c/o Stephen D. Holzer, Receiver, 1515 Bethel Road, Columbus, OH 43220, is requesting a conditional use Zoning Certificate from Parkman Township Zoning Resolution to operate a recreational campgrounds business on property located at 17000 Main Market Road, Parkman Township, Ohio. The previous Conditional Use Variance for this property was revoked on January 14, 2009 due to the fact that the certificate issued on December 3, 1999 was not renewed within five years (violating Parkman Township Zoning Resolution Section 503.0E), and the property ownership was transferred on June 28, 2006 (violating Parkman Township Zoning Resolution Section 503.0A and item #11 of the certificate which states "no change of ownership, except as occurs to consumers in the ordinary course of business or in the event that River Pines' secured lender forecloses on its collateral, or any lease agreement is permitted, unless prior approval for the transfer of the certificate has been granted by the Parkman Township Board of Zoning Appeals. Except as permitted herein, if there is a change of ownership or lease agreement without receiving the permission of the Township Board of Zoning Appeals, upon notice and hearing, the Board of Zoning Appeals may revoke this certificate. The term "consumer", as used herein, shall mean persons purchasing undivided interests or memberships in River Pines."

**Connie M. Hasman, Secretary**  
**Township Board of Zoning Appeals**

Apr30, 2009

### NOTICE OF PUBLIC HEARING

The City of Chardon Board of Zoning and Building Appeals will hold a Public Hearing to consider the application described below on Tuesday, May 12, 2009, at 7:30 p.m. in Council Chambers at the Municipal Center, 111 Water Street. The meeting is subject to adjournment or recess to a later date without another Notice of Public Hearing (ORC 3115.05(c)).

Jay Walker's Cafe & Catering, 540 Water Street, has made application for a conditional use permit to utilize 80 square feet of space immediately adjacent to and in front of their tenant space for outdoor dining purposes. The restaurant is located in a C-3 District; a restaurant outdoor dining facility is a conditional use requiring Board of Zoning and Building Appeals approval. C.O. Section 1119.11(b).

**Jackie Burkley, Clerk**

Apr30, 2009

### NOTICE OF PUBLIC HEARING APPLICATION FOR CONDITIONAL ZONING CERTIFICATE TROY TOWNSHIP

Notice is hereby given that the Troy Township Board of Zoning Appeals will conduct a public hearing on an application for a conditional zoning certificate on the 13th day of May, 2009 at 7:00 p.m. at the Troy Community Center, 13950 Main Market Road.

This application, submitted by William J. Byler, Jr., requests that: a conditional zoning certificate be granted for the property located at 14839 Nash Road.

**Kathleen Valerio, Secretary**

**Troy Township Board of Zoning Appeals**  
Apr30, 2009

### NOTICE OF PUBLIC HEARING

Notice is hereby given that the Auburn Township Board of Zoning Appeals will hold a public hearing, on Tuesday, the 12th day of May, 2009, at 7:00 P.M., at Auburn Township's Community Center, Adam Hall, located at 11455 E. Washington Street, Auburn Township, Ohio 44023. The following items will be on the agenda:

**BZA-09-04c** - a request for a conditional zoning certificate, submitted by Rev. Ronald J. Miller, for New Hope Christian Fellowship, for a church to be located at 11051 E. Washington Street, Auburn Township Ohio 44023 in an R-2 Zoning District.

**BZA-09-05a** - an appeal, alleging error by the Auburn Township Zoning Inspector, submitted by Dale H. Markowitz, Attorney for Jay and Elizabeth Schabel. The notice of appeal alleges that the zoning inspector erred in determining that an addition to the single family dwelling, in an R-1 Zoning District, is not agriculturally exempt. The appeal is that an area within the addition is used to crush grapes for a winery, for property located at 9911 Shadow Wood Circle, Auburn Township, Ohio.

**BZA-09-07a** - a variance request, submitted by Jay and Elizabeth Schabel, from Article 4.03(k) of the Auburn Township Zoning Resolution, Residential District Schedule, minimum rear setback for a single-family (one-family) dwelling located at 9911 Shadow Wood Circle, Auburn Township, Ohio, in an R-1 Zoning District.

**BZA-09-07a** - an appeal alleging error by the Auburn Township Zoning Inspector, submitted by Dale H. Markowitz, Attorney for Jay and Elizabeth Schabel. The appeal

alleges that the zoning inspector erred in determining that an accessory structure in an R-1 Zoning District, is not agriculturally exempt, (the existing accessory structure's proposed use is for winery related activities), for property located at 9911 Shadow Wood Circle, Auburn Township, Ohio.

**BZA-09-08v** - a variance request, submitted by Jay and Elizabeth Schabel, from Article 5.02(a), of the Auburn Township Zoning Resolution, Accessory Buildings: No accessory building shall be located in a front yard, for property located at 9911 Shadow Wood Circle, Auburn Township, Ohio, in an R-1 Zoning District. An accessory building has been constructed in a front yard.

**BZA-09-09v** - a variance request, submitted by Jay and Elizabeth Schabel, from Article 4.03(h), of the Auburn Township Zoning Resolution, Maximum Building Heights: ...and no accessory building shall exceed a height of 23 feet, for an existing 24' accessory building located at 9911 Shadow Wood Circle, Auburn Township, Ohio, in an R-1 Zoning District.

**BZA-09-10a** - an appeal alleging error by the Auburn Township Zoning Inspector, submitted by Dale H. Markowitz, Attorney for Jay and Elizabeth Schabel. The appeal alleges that the zoning inspector erred in determining that an accessory structure, (a covered bridge) in an R-1 Zoning District, is not agriculturally exempt, for property located at 9911 Shadow Wood Circle, Auburn Township, Ohio.

**BZA-09-11v** - a variance request, submitted by Jay and Elizabeth Schabel, from the Auburn Township Zoning Resolution, 5.02(a) Accessory Buildings: No accessory building (a covered bridge) shall be located in a front yard on property located at 9911 Shadow Wood Circle, Auburn Township, Ohio, in an R-1 Zoning District.

**Jane Hardy, Secretary**  
**Board of Zoning Appeals**

Apr30, 2009

**BZA-09-12v** - a variance request, submitted by Jay Schabel and Elizabeth Schabel, from the Auburn Township Zoning Resolution, 5.02(a) Accessory Buildings: ...may be located in side or rear yards at least 15 feet from any lot line on property located at 9911 Shadow Wood Circle, Auburn Township, Ohio, in an R-1 Zoning District.

## BID NOTICES

### LEGAL NOTICE

**Geauga County**

Notice is hereby given that sealed bids will be received by the Board of Commissioners of Geauga County, 470 Center Street, Building 4, Chardon, Ohio 44024 until 1:45 P.M. official local time on Wednesday, May 20, 2009 for **The Widening and Asphalt Resurfacing of Section P of Auburn Road, CH 4 in Munson Township**. Bids will be publicly opened and read aloud at 2:00 P.M. for this project. The estimated construction cost for this project is \$275,000.00.

Copies of the plans and/or specifications may be obtained at the Geauga County Engineer's Office, 470 Center Street, Building 5, Chardon, Ohio 44024-1068. Digital sets can be provided to Bidders upon request to the Office of the County Engineer.

A copy of this legal notice is posted on the county's internet site on the world wide web. Go to <http://www.co.geauga.oh.us/Bids.aspx> and click on the project name to view this legal.

A bid guaranty in the amount of one hundred (100%) percent of the bid amount or a certified check, cashier's check or letter of credit pursuant to Chapter 1305 of the Ohio Revised Code in the amount of ten (10%) percent of the total bid amount shall accompany each bid. The bid shall be let upon a unit price basis.

Bids may be held by the Board of County Commissioners for a period not to exceed sixty (60) days from the date of opening, for the purpose of reviewing the bids and investigating the qualifications of bidders, prior to awarding the contract.

The Board of County Commissioners reserves the right to reject any and all bids, to waive any informalities or irregularities in the bids received, and to accept any bid or bids which are deemed most favorable to the Board at the time and under conditions stipulated, all in accord with the applicable provisions of laws of the State of Ohio governing the conduct of the Board of County Commissioners of Geauga County.

BY THE ORDER OF THE GEAUGA COUNTY BOARD OF COMMISSIONERS  
**Claudine Kozenko, Clerk**  
Apr30, 2009

### LEGAL NOTICE

**Geauga County**

Notice is hereby given that sealed bids will be received by the Board of Commissioners of Geauga County, c/o Claudine Kozenko, Clerk, 470 Center Street, Bldg. 4, Chardon, OH 44024 until 1:45 P.M. official local time on Wednesday, May 20, 2009. Bids received will be publicly opened and read aloud at 2:10 P.M. the same day for **The Reconstruction of a Portion of Section C of Georgia Road in Middlefield Township, Geauga County**. The estimated cost for this project is \$960,000.00.

Copies of the plans and/or specifications may be obtained at the Geauga County Engineer's Office, 470 Center Street, Building 5, Chardon, Ohio 44024. A digital set can be emailed to Bidders upon request to the Office of the County Engineer for free.

A copy of this legal notice is posted on the county's internet site on the world wide web. Go to <http://www.co.geauga.oh.us/Bids.aspx> and click on the project name to view this legal.

A bid guaranty in the amount of one hundred (100%) percent of the bid amount or a certified check, cashier's check or letter of credit pursuant to Chapter 1305 of the Ohio Revised Code in the amount of

ten (10%) percent of the total bid amount shall accompany each bid. The bid shall be let upon a unit price basis.

Bids may be held by the Board of County Commissioners for a period not to exceed sixty (60) days from the date of opening, for the purpose of reviewing the bids and investigating the qualifications of bidders, prior to awarding the contract.

The Board of County Commissioners reserves the right to reject any and all bids, to waive any informalities or irregularities in the bids received, and to accept any bid or bids which are deemed most favorable to the Board at the time and under conditions stipulated, all in accord with the applicable provisions of laws of the State of Ohio governing the conduct of the Board of County Commissioners of Geauga County.

BY THE ORDER OF THE GEAUGA COUNTY BOARD OF COMMISSIONERS  
**Claudine Kozenko, Clerk**

Apr30, 2009

### LEGAL NOTICE

**Geauga County**

Notice is hereby given that sealed bids will be received by the Board of Commissioners of Geauga County, 470 Center Street, Building 4, Chardon, Ohio 44024 until 1:45 P.M. official local time on Wednesday, May 20, 2009 for **The Asphalt Resurfacing of Sections A - E of Thompson Road, CH 7 in Thompson Township**. Bids will be publicly opened and read aloud at 2:05 P.M. for this project. The estimated construction cost for the project is \$360,000.00.

Copies of the plans and/or specifications may be obtained at the Geauga County Engineer's Office, 470 Center Street, Building 5, Chardon, Ohio 44024-1068. Digital sets can be provided to Bidders upon request to the Office of the County Engineer.

A copy of this legal notice is posted on the county's internet site on the world wide web. Go to <http://www.co.geauga.oh.us/Bids.aspx> and click on the project name to view this legal.

A bid guaranty in the amount of one hundred (100%) percent of the bid amount or a certified check, cashier's check or letter of credit pursuant to Chapter 1305 of the Ohio Revised Code in the amount of ten (10%) percent of the total bid amount shall accompany each bid. The bid shall be let upon a unit price basis.

All contractors and subcontractors involved with the project will, to the extent practicable, use Ohio products, materials, services, and labor in the implementation of their project. Bidders must comply with the prevailing wage rates on Public Improvements as determined by the Ohio Department of Industrial Relations.

DOMESTIC STEEL USE REQUIREMENTS AS SPECIFIED IN SECTION 153.011 OF THE OHIO REVISED CODE APPLIES TO THIS PROJECT. COPIES OF SECTION 153.011 OF THE REVISED CODE CAN BE OBTAINED FROM ANY OF THE OFFICES OF THE OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES.

Bids may be held by the Board of County Commissioners for a period not to exceed sixty (60) days from the date of opening, for the purpose of reviewing the bids and investigating the qualifications of bidders, prior to awarding the contract.

The Board of County Commissioners reserves the right to reject any and all bids, to waive any informalities or irregularities in the bids received, and to accept any bid or bids which are deemed most favorable to the Board at the time and under conditions stipulated, all in accord with the applicable provisions of laws of the State of Ohio governing the conduct of the Board of County Commissioners of Geauga County.

BY THE ORDER OF THE GEAUGA COUNTY BOARD OF COMMISSIONERS  
**Claudine Kozenko, Clerk**  
Apr30, 2009

### LEGAL NOTICE

**Dust Control**

The Huntsburg Township Board of Trustees will receive sealed proposals until 8:00 p.m. on May 19, 2009, at which time proposals will be opened and read aloud for the **Spraying of Calcium Chloride as Dust Control on Township Roads in Huntsburg Township**, during the 2009 construction season if the township decides it is necessary to use Calcium Chloride as a dust control method.

Bid proposals may be obtained by calling the Huntsburg Township Fiscal Officer at 440-636-5486 or mailing to P.O. Box 280, Huntsburg, Ohio 44046. All bid proposals shall be submitted on forms provided by the Board of Trustees.

A bid bond or certified check, cashier's check, or money order, on a solvent bank or savings and loan association, in the amount of five percent (5%) of the total bid amount, and liability insurance for injury to persons and/or damage to property in an amount not less than \$1,000,000.00 and property damage liability insurance in an amount not less than \$500,000.00, shall accompany each bid. The bid shall be let on a unit price basis.

The Huntsburg Township Board of Trustees reserves the right to reject any or all bids, waive any informalities or irregularities in the bids received, and to accept any bid or bids which are deemed most favorable to the Board at the time and under conditions stipulated, all in accord with the applicable provisions of the laws of the State of Ohio governing the conduct of the Board of Trustees.

Legal notice shall be considered as part of the bid specifications.

Address all bids to The Huntsburg Township Board of Trustees, P.O. Box 280 Huntsburg, Ohio 44046, and identify sealed envelopes as "Proposal for the Spraying of Calcium Chloride on Various Roads during the 2009 Construction Season".

By Order of the Huntsburg Township Board of Trustees.

**Michele A Saunders, Fiscal Officer**  
Apr30, 2009