

# Sheriff's Sales

# Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

## SECOND 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 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 northeasterly 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 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.

## 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 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 21, 2009 – 10:00 A.M.

### AQUILLA VILLAGE

Case No. 08-F-001203 – U.S. Bank, N.A., etc. vs. Marileyda Pfister, et al., 11871 Aquilla Road (0.30 acres). PPN: 14-026975, 14-026976, 14-026977. Rebecca R. Shrader, atty. .... \$110,000.00 ..... \$73,334.00

### CHARDON CITY

Case No. 08-F-000797 – Greenpoint Mortgage Funding vs. Judy C. Eisler, et al., 214 South Oval Drive (Family Unit #3 S.O.W. of Burlington of Geauga Condominium, Phase No. 10) (condo). PPN: 10-164817. Robert R. Hoose, atty. .... \$110,000.00 ..... \$73,334.00

Case No. 08-F-000813 – Century Bank vs. Elm Street Properties, et al., Vacant lot on Wilson Mills Road (1.68 acres). PPN: 10-094200. Richard L. McNellie, atty. .... \$60,000.00 ..... \$40,000.00

Case No. 08-F-001043 – National City Bank vs. KCT Properties, Ltd., et al., 105 Water Street (0.20 acres). PPN: 10-021400. Charles J. Palmeri, atty. .... \$150,000.00 ..... \$100,000.00

### CHARDON TOWNSHIP

Case No. 07-F-001294 – U.S. Bank, N.A., etc. vs. Marlene T. Steele, et al., 10410 Auburn Road (1.40 acres). PPN: 06-082950. Stacy L. Hart, atty. .... \$125,000.00 ..... \$83,334.00

Case No. 08-F-000857 – Citimortgage, Inc., etc. vs. Paul C. Curd, et al., 9685 Robinson Road (6.14 acres). PPN: 06-120740, 06-120741. Douglas A. Mackinnon, atty. .... \$270,000.00 ..... \$180,000.00

Case No. 08-F-000926 – Aurora Loan Services, LLC vs. Eugene Coleman, et al., 9965 Ravenna Road (5.18 acres). PPN: 06-120402. Lorelei C. Bolohan, atty. .... \$360,000.00 ..... \$240,000.00

Case No. 08-F-000947 – Bank of New York, as Trustee, etc. vs. Nicki L. Behr, et al., 10570 Northwood Circle (2.27 acres). PPN: 06-031150. Erin M. Laurito, atty. .... \$185,000.00 ..... \$123,334.00

Case No. 08-F-000951 – Indymac Federal Bank, F.S.B., etc. vs. Robert X. Bruening, et al., 9634 Pine Manor Drive (5.00 acres). PPN: 06-001810. Craig A. Thomas, atty. .... \$1,100,000.00 ..... \$733,334.00

### CLARIDON TOWNSHIP

Case No. 06-F-000777 – Chase Home Finance, LLC, etc. vs. Glenn E. Luoma, et al., 11843 Taylor Wells Road (1.00 acres). PPN: 12-062500. Peter L. Mehler, atty. .... \$155,000.00 ..... \$103,334.00

### HAMB DEN TOWNSHIP

Case No. 07-F-001119 – HSBC Mortgage Services, Inc. vs. Peter G. Wood, et al., 15130 Regents Way (3.86 acres). PPN: 15-102296. Matthew J. Richardson, atty. .... \$240,000.00 ..... \$160,000.00

Case No. 08-F-000701 – JP Morgan Chase Bank, N.A., etc. vs. Scott D. Sharp, et al., 14840 Crimson King Trail (3.41 acres). PPN: 15-102497. Erin E. Bjerkaas, atty. .... \$285,000.00 ..... \$190,000.00

Case No. 08-F-000990 – HSBC Mortgage Services, Inc. vs. Jessica Marszal, et al., 14015 Radcliffe Road (3.00 acres). PPN: 15-061750. Edward M. Kochalski, atty. .... \$180,000.00 ..... \$120,000.00

### MUNSON TOWNSHIP

Case No. 08-F-000762 – U.S. Bank, N.A., as Trustee, etc. vs. Joseph P. Bolan, et al., 12060 Pheasant Court (9.70 acres). PPN: 21-176940. Robert R. Hoose, atty. .... \$680,000.00 ..... \$453,334.00

Case No. 08-F-000865 – LaSalle Bank National Association, as Trustee, etc. vs. Jack R. Scott, et al., 11835 Tall Pines Drive (2.72 acres). PPN: 21-176577. Maria Divita, atty. .... \$360,000.00 ..... \$240,000.00

Case No. 08-F-000890 – Deutsche Bank National Trust Company, as Trustee, etc. vs. Jack R. Scott, et al., 11805 Tall Pines Drive (2.56 acres). PPN: 21-176578. Kyle E. Timken, atty. ... \$260,000.00 ..... \$173,334.00

### THOMPSON TOWNSHIP

Case No. 08-F-000916 – HSBC Mortgage Services, Inc. vs. Jacqueline C. Storms, et al., 6956 Dewey Road (8.24 acres). PPN: 30-054600. Robert R. Hoose, atty. .... \$180,000.00 ..... \$120,000.00

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:

- North 73 deg. 13' East, a distance of two hundred thirty-six and two tenths (236.2) feet to an angle point.
- South 75 deg. 23' 30" East, a distance of one hundred sixty-one and three tenths (161.3) feet to an angle point.
- 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.
- 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.
- 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;
- 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.
- 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 02 degrees 04 minutes 04 seconds East along the East line of Nagy and the East line of H. Jack and Jean Klinger (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-S, 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  
Carl 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-FPH1, 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: Being a part of Lot 35, Tract No. 3 within said Township; and described as follows:

Beginning in the easterly margin of Woodside Drive, at a point which is South 04 deg. 26' 10" West along said margin, 161.47 feet from an iron pin at the intersection of said margin with the Southerly margin of Maple Drive. Thence South 86 deg. 12' 20" East 203.08 feet to the westerly line of the Ward Drive Allotment; Thence South 0 deg. 36' 54" East along said westerly line a distance of 152.48 feet to an iron pin; Thence North 83 deg. 01' 15" West, 216.71 feet to an iron pin in the easterly margin of Woodside Drive; Thence North 04 deg. 26' 10" East along said easterly margin, 140.0 feet to the place of beginning, containing 0.702 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 Northeastly 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

**LEGAL NOTICES**

**NOTICE OF PUBLIC HEARING  
APPEAL FOR VARIANCE TO  
BURTON TOWNSHIP  
ZONING RESOLUTION**

Notice is hereby given that the Burton Township Board of Zoning Appeals will conduct a public hearing on an application of an appeal for a variance to the Burton Township Zoning Resolution on the 20th day of May, 2009 at 7:00 p.m. at the Burton Township Administration Building, 14821 Rapids Road, Burton, Ohio.

This application, submitted by Michael Combs asks that he be granted a variance from Article IV - District Regulations, Section 402.7 A.2 Minimum Side Yard setback requirement of 40 ft. He is requesting permission to construct a 28 ft. x 32 ft. garage with a setback of 22 ft. in a R-5 District. He asks that this be granted for the property located at 14480 Georgia Road, Burton, OH.

**Carol Varga, Secretary**

May7, 2009

**PUBLIC NOTICE  
PASSAGE OF ORDINANCES**

Notice is hereby given that the Council of the City of Chardon, duly passed and/or adopted the following legislation:

**ORDINANCE NO. 2510**

AN ORDINANCE AMENDING ORDINANCE NO. 2445 REQUIRING A CONTRACTOR TO REGISTER WITH THE CITY OF CHARDON BEFORE PERFORMING WORK WITHIN THE MUNICIPALITY AND ESTABLISHING

REQUIREMENTS FOR THE ISSUANCE AND SUSPENSION OF A CONTRACTOR'S CERTIFICATE OF REGISTRATION.

An ordinance amending the contractor registration ordinance by eliminating or reducing many current requirements.

PASSED AND ADOPTED THIS 12TH DAY OF MARCH, 2009.

**ORDINANCE NO. 2515**

AN ORDINANCE AMENDING ORDINANCE NO. 2452 AND THE COMPREHENSIVE PLAN OF THE CITY OF CHARDON.

An ordinance to amend Ordinance No. 2452 and the Comprehensive Plan to add "Priority Development Areas" and "Priority Conservation Areas" to the "Specific Recommendations" of both the "Open Space" and "Community Image and Economic Development" sections.

PASSED AND ADOPTED THIS 12TH DAY OF MARCH, 2009.

The complete text of these ordinances may be viewed or obtained at the office of the Clerk of Council, 111 Water Street, Chardon, Ohio, during regular business hours.

By order of the Council of the City of Chardon, Ohio.

**AMY E. DAY  
CLERK OF COUNCIL**

May7, 2009

**NOTICE OF PUBLIC HEARING  
REQUESTING A CONDITIONAL  
ZONING CERTIFICATE  
HUNTSBURG TOWNSHIP,  
GEAUGA COUNTY, OHIO**

The Huntsburg Township Board of Zoning Appeals will conduct a public hearing on an application, identified as number 2009-02, for Conditional Zoning Certificates, on Monday the 18th day of May 2009 starting

at 7:00 p.m. at the Huntsburg Town Hall located at 16534 Mayfield Road, Huntsburg Ohio.

**Application 2009-02** submitted by Tony Zalar, T & T Welding & Repair, request a Conditional Use Permit for a Commercial Business to operate a vehicle repair and sales business in the Commercial District for the property located at 16930 Mayfield Road Huntsburg Township. The hearing is scheduled for 7:00 pm. Commercial businesses are permitted under the Huntsburg Zoning Resolution Article 4 Section 403.3(D)(E).

Persons affected or wishing to comment may speak for or against either in person or by an attorney at said hearing.

**Eric Tapager, Chairman  
Board of Zoning Appeals**

May7, 2009

**NOTICE OF PUBLIC HEARING  
APPEAL FOR VARIANCE TO  
NEWBURY TOWNSHIP  
ZONING RESOLUTION**

Notice is hereby given that the Newbury Township Board of Zoning Appeals will conduct a public hearing for Sign Area Variance at 7:30 p.m. on Tuesday, the 19th day of May, 2009 at the Newbury Town Hall.

Eric Hart, agent for Buckeye Chocolate Co. LLC, requests an area variance to erect an additional ground sign at 14646 Ravena Road in the Newbury Industrial Park where there are 2 existing directory signs/variances (vs. Art. XII, Sec. 12.07 B&C that allows one ground (max. 24 sq. ft.) and one directory (max. 50 sq. ft.) sign per lot.)

**Marge Hrabak, Secretary  
Newbury Board of Zoning Appeals**

May7, 2009

**LEGAL NOTICE**

The Berkshire Board of Education meeting time has changed for the Monday, May 11, 2009 meeting. The time for the meeting is 5:00 p.m. The meeting will be held at the Berkshire Junior Senior High School Library, 14510 Main Street, Burton, Ohio.

**Karen Andrei, Treasurer**

May7, 2009

**LEGAL NOTICE  
NOTICE OF PUBLIC HEARING  
VARIANCE TO THE  
CHARDON TOWNSHIP  
ZONING RESOLUTION**

Notice is hereby given that the Chardon Township Board of Zoning Appeals will conduct a public hearing for a variance to the Chardon Township Zoning Resolution on Tuesday, May 19, 2009 at 7:30 o'clock p.m. at the Town Hall, 9949 Mentor Road, Chardon, Ohio.

**CASE 2009-3:** James Zdesar, 11795 Parkwood Drive, Chardon, Ohio, requests to construct an accessory building on the property located at 11795 Parkwood Drive. The proposed new structure would be located twenty-five (25) feet from the right side lot line. Section 500.06 Minimum Yards of the Chardon Township Zoning Resolution requires a minimum of fifty (50) feet on both side yard lot lines in the R-1 Residential District.

**Linda Kerry, Secretary  
Chardon Township  
Board of Zoning Appeals**

May7, 2009

# DUI Convictions

*Following is a list of Geauga County residents convicted for driving under the influence of alcohol in Chardon Municipal Court in March. The list does not include persons living outside Geauga County or convictions for physical control under the influence of alcohol or other alcohol-related charges.*

- Jason E. Hodina, 20, 8701 Mayfield Road, Chesterland. Second offense in last six years for incident Feb. 19. Sentenced to 180 days jail, 120 suspended. Fined \$575. License suspended 1,095 days. Jail time consecutive to another charge. (Chester PD)

- Trisha E. Carley, 20, 13041 Stafford Road, Troy Township. Sentenced to 10 days jail, 177 suspended. Fined \$375. License suspended 180 days. Mike Link driver intervention program. Active probation 365 days. (GCSO)

- Zachary F. Christ, 27, 12778 Bundysburg Road, Huntsburg. Sentenced to 180 days jail, 177 suspended. Fined \$375. License suspended 180 days. Inactive probation 365 days. (GCSO)

- Susan L. Hall, 55, 128 Highland Drive, Troy. Sentenced to 180 days jail, 177 suspended. Fined \$375. License suspended 730 days. Attend AA with proof to court. Counseling. Mike Link DIP. Active probation 730 days. (GCSO)

- Perry R. Heiden, 47, 9345 Old State Road, Hambden. Second offense in last six years for incident Dec. 29, 2008. Sentenced to 180 days jail, 160 suspended. Fined \$575. License suspended 730 days. Jail to run consecutive to another charge. Counseling. SCRAM. Active proba-

tion 1,095 days. (GCSO)

- Lee R. Pacholke, 52, 14482 Woodlawn Drive, Newbury. Sentenced to 180 days jail, 172 suspended. Fined \$325. Mike Link DIP. Inactive probation 1,095 days. (GCSO)

- Matthew B. Smith, 32, 101 Turner Drive, Aquilla. Second offense in last six years for incident Feb. 18. Sentenced to 180 days jail, 170 suspended. Fined \$750. License suspended 365 days. Counseling. Restricted plates. Active probation 365 days. (GCSO)

- Tashauna J. Thrower, 26, 16508 Leggett Road, Montville. Sentenced to 90 days jail, 87 suspended. Fined \$500. License suspended 180 days. Mike Link DIP. Active probation 365 days. (GCSO)

- Jennifer M. Christman, 25, 11669 Madison Road, Huntsburg. Sentenced to 90 days jail, 87 suspended. Fined \$500. License suspended 180 days. Mike Link DIP. Active probation 365 days. (Middlefield PD)

- John C. Dawson, 51, 8780 Crackel Road, Bainbridge. Sentenced to 180 days jail, 177 suspended. Fined \$400. License suspended 180 days. Counseling. Mike Link DIP. Active probation 365 days. (OHP)

- Christine M. Nowak, 36, 442 North St., Chardon. Sentenced to 180 days jail, 177 suspended. Fined \$375. License suspended 180 days. Mike Link DIP. Active probation 365 days. (OHP)

- Thomas M. Ganoe, 52, 13792 Cuyahoga Trail, Novelty. Sentenced to 180 days jail, 170 suspended. Fined \$750. License suspended 365 days. Counseling. Restricted plates. Active probation 365 days. (South Russell PD)

# Sheriff's Report

*The following is a sampling of the calls handled by the Geauga County Sheriff's Office April 26-May 3. In total, the sheriff's office handled 370 calls during this seven-day period.*

**BAD CHECK**

April 28  
8:52 a.m., Nash Road, Troy Township. Bad check for rent from renter who moved out. No forward address.

**CIVIL DISPUTE**

April 27  
5:41 p.m., View Drive, Newbury Township. There are six individuals at the above address that are shooting basketballs through a potato gun and one basketball hit the caller's house.

**FRAUD**

April 30  
1:04 p.m., Fowlers Mill Road, Munson Township. Has two checks, both for several thousands of dollars from National Lottery Foundation.

**HARASSMENT**

April 27  
12:50 p.m., Berkshire Drive, Aquilla Village. Neighbor children across the street are harassing my wife and harassing my daughter. They are even writing stuff on the road, saying female is crazy and it's on the road now.

**JUVENILE PROBLEM**

April 27  
4:35 p.m., Kidd Drive, Newbury Township. Teen just had a temper tantrum and threw a chair, which broke the countertop and table.

Juvenile did not take his medication; instead, he threw it across the room. Posing a hazard for younger occupants inside the residence. Juvenile returned to the home and went after his father with a lacrosse stick and then left the house again. Spoke with caller; no threats of violence. Caller with call probation tomorrow.

April 29  
4:54 p.m., Goredon Drive, Aquilla Village. Juvenile has just thrown rock through front door glass. Teenager, 12 to 17 years old, wearing white hooded sweatshirt. He ran from the house, direction unknown.

April 30  
5:23 p.m., Turner Drive, Aquilla Village. Would like to make a report for my 14-year-old son being bullied by another kid. Today the kid tried to attack him when they got off the school bus.

**THREATENING**

April 28  
2:43 p.m., Mayfield Road, Munson Township. Last night wife threatened to stab subject. They were arguing over drug abuse. Today she busted in the bedroom door and tore up the bedroom. The children saw her do this. She has left the residence. Caller also found text messages about 10 days ago that she wants the caller beat up. She has left with the children. Caller's father advises she left with them. The children were not in school again today. The school has sent a warning letter regarding them not being in school.

**VANDALISM**

April 28  
9:45 p.m., Kinsman Road, Newbury Township. Wants to file complaint reference putting sugar in her gas and sawdust in her oil, causing damage to the vehicle. Also at the residence wishing to file complaint against same subject as he believes he was run off the road by him today.

A weekly paper with a daily website!  
Check it out for daily updates and breaking news!

**www.geaugamapleleaf.com**