

Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

FIRST RUN

NOTICE OF SALE UNDER JUDGEMENT OF FORECLOSURE OF LIENS FOR DELINQUENT LAND TAX Revised Code, Sec. 5721.19.1

Case No. 06-F-000291

CHRISTOPHER P. HITCHCOCK, TREASURER OF GAUGA COUNTY, OHIO, Plaintiff vs. JOHN E. MCGHEE, ET AL., Defendants

Whereas, judgment has been rendered against certain parcels of real property for taxes, assessments, penalties, costs and charges as follows:

Parcel No(s): 02-002670 - 0.06 acres; 02-002671 - 0.06 acres; 02-002672 - 0.06 acres; 02-002673 - 0.06 acres.

Address: known on the tax duplicate as 16727 FRANKLIN STREET, BAINBRIDGE TOWNSHIP, OH.

Description: "As Geauga County has adopted a permanent parcel number system, it has been determined that publication of the complete legal description is not necessary to provide reasonable notice of the foreclosure sale to potential bidders. The complete legal description can be located in the Court's file located at the Geauga County Clerk of Court's office, located on the 3rd floor of the Geauga County Courthouse, 100 Short Court, Chardon, Ohio 44024."

Last known owner: JOHN E. MCGHEE, P.O. BOX 23232, CHAGRIN FALLS, OH 44023. MINIMUM BID: \$26,028.31

Whereas, such judgment orders such real property to be sold by the undersigned to satisfy the total amount of said judgment;

Now, therefore, public notice is hereby given that Daniel C. McClelland, Sheriff of Geauga County, Ohio, will sell such real property at public auction, for cash to the highest bidder of an amount sufficient to satisfy the judgment against each parcel at 10:00 o'clock A.M. at the door of the Court House in the City of Chardon, Ohio on **THURSDAY, THE 18TH DAY OF JUNE, 2009** and if any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and conditions of the first sale and at the same time of day and at the same place, on **THURSDAY, THE 2ND DAY OF JULY, 2009** for an amount sufficient to satisfy the judgment against the parcel.

Public notice is hereby given that all such real property to be sold at public auction may be subject to a federal tax lien that may not be extinguished by the sale, and purchasers of any such real property are urged to search the Federal Tax Lien index that is kept by the County Recorder to determine if notice of a federal tax lien has been filed with respect to any such real property.

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

Bridey Matheney, attorney
May14-21-28, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 06-F-000595

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., Plaintiff vs. DINO T. MESSINA, 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 18th 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 Newbury to-wit:

Situated in the Township of Newbury, County of Geauga and State of Ohio: and known as being part of Original Newbury Township Lot 28, Tract 1 and bounded and described as follows: Beginning at an iron pin set in the center line of Bass Lake Road (60 feet wide) which bears south 28 degs. 19' 40" west 604.87 feet, measured along said center line from an iron pin in the northerly line of Newbury Township Lot 28; thence south 00 degs. 36' 20" east along the centerline of Bass Lake Road, a distance of 208.50 feet to the principal place of beginning of the land here intended to be described; thence continuing south 00 degs. 36' 20" east along the centerline of Bass Lake Road, a distance of 250.00 feet to the northwesterly corner of land conveyed to Frank Damanti Builders by deed recorded in Volume 553, Page 878 of Geauga County Deed Records; thence north 88 degs. 14' 00" east along the northerly line of land so conveyed to Frank Damanti Builders, passing through an iron pipe found in the easterly line of Bass Lake Road and along the northerly line of land conveyed to M. and S. Dittrick by deed recorded in Volume 532, Page 826 of Geauga County Deed Records a total distance of 1037.64 feet to an iron pin set; thence north 00 degs. 36' 20" west a distance of 250.00 feet to an iron pin set; thence south 88 degs. 14' 00" west, passing through an iron pin set in the easterly line of Bass Lake Road, a total distance of 1037.64 feet to the principal place of beginning and containing 5.954 acres of land according to the survey of September 1973 by Braun, Prenosil & Associates, be the same more or less, but subject to all legal highways.

Parcel Number: 23-063000
Prior Deed Reference: Vol. 1338, Page 260
Said Premises Located at: 13599 BASS LAKE ROAD, NEWBURY TOWNSHIP, OH.

Said Premises appraised at (\$325,000.00) and cannot be sold for less than two-thirds of that amount (\$216,667.00). 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

Melanie D. Butler, attorney
May14-21-28, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 06-F-001004

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., Plaintiff vs. AMY L. RICHMOND, 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

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 07-F-000244

The State of Ohio, County of Geauga, ss:

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

County, on **Thursday, the 18th 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 Sublot #7 of Franklin Battles and Myrtle Battles Allotment in the Myrlin Heights Subdivision of a part of Original Chester Township Lot No. 26 Tract #3 by the recorded plat of said Subdivision in Volume 3 of Maps, Page 4 of Geauga County Records, be the same more or less, but subject to all legal highways.
Parcel No.: 11-114900
Prior Deed Reference: O.R. Volume 1416, Page 1060
Said Premises Located at: 12778 OPALOCKA DRIVE, CHESTER TOWNSHIP, OH.

Said Premises appraised at (\$115,000.00) and cannot be sold for less than two-thirds of that amount (\$76,667.00). 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

Kirk Sampson, attorney
May14-21-28, 2009

COUNTRYWIDE HOME LOANS, INC., Plaintiff vs. SURREY SUPPLY CO., ET AL., Defendant

In pursuance of a Second Pluries 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 18th 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 City of Russell Township, County of Geauga, State of Ohio, is described as follows:

And known as being part of Sublot No. 23 of Surrey Downs Estates Subdivision as recorded in Volume 9, Page 26 of Geauga County Map Records, being part of Lot 2 and 12, Tract No. 2, in said County, said parcel having frontage of 150.0 feet on the southerly side of Elmurwill Drive, a westerly line of 665.41 feet a southerly line of 634.93 feet and easterly line of 186.86 feet, a northeasterly line of 747.52 feet, containing approximately 7.45 acres of land, be the same more or less, but subject to all legal highways.

Easement for ingress and egress as recorded in Volume 809 Page 788 of Geauga County Records.

Parcel No.: 26-071700
Prior Deed Reference: Book 1799, Page 835-836, Instrument No. 200600744812. Book 1712, Page 1490-1491, Instrument No. 200300682733.

Said Premises Located at: 14934 SURREY DOWNS DRIVE, RUSSELL TOWNSHIP, OH.
Said Premises appraised at (\$340,000.00) and cannot be sold for less than two-thirds of that amount (\$226,667.00). 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."

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

Brian L. Bly, attorney
May14-21-28, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000043

The State of Ohio, County of Geauga, ss:
RINDLEWOOD LANE ASSOCIATION, Plaintiff vs. GENE SZUCH, 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 18th 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 No. 2 in the Rindlewood Subdivision as shown by the recorded plat in Volume 21, Pages 94 and 95 of Geauga County Records.

Parcel No.: 26-214021
Said Premises Located at: VACANT LOT ON RINDLEWOOD LANE, RUSSELL TOWNSHIP, OH.

Said Premises appraised at (\$170,000.00) and cannot be sold for less than two-thirds of that amount (\$113,334.00). 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

Darcy Mehling Good, attorney
 May14-21-28, 2009

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 08-F-000417

The State of Ohio, County of Geauga, ss:
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF LAKEWOOD, Plaintiff vs. JENNIFER A. WETZEL, 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 18th 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 Village of South Russell to-wit:

Situated in the Village of South Russell, County of Geauga and State of Ohio:

And known as being Sublot No. 9 Silver Springs Subdivision of part of Original Russell Township Lot No. 2, Tract No. 3, as shown by the recorded plat in Volume 16, Page 47 of Geauga, as appears by said plat, be the same more or less, but subject to all legal highways.

Permanent Parcel Number: 29-107772

Said Premises Located at: 116 SILVER SPRINGS TRAIL, VILLAGE OF SOUTH RUSSELL, 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

Manbir S. Sandhu, attorney
 May14-21-28, 2009

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 08-F-000476

The State of Ohio, County of Geauga, ss:
THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, Plaintiff vs. CHRISTOPHER O. GIBBS, 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 18th 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 County of Geauga, State of Ohio and in the Township of Chesterland and being more particularly bounded and described as follows:

And known as being Sublot No. 84 in the Chester Estates Subdivision No. 1, being a part of Original Chester Township Lot Nos. 14 and 24, Tract No. 3, as shown by the recorded plat in Volume 7 of Maps, Page 32 of Geauga County Records, be the same more or less, but subject to all legal highways.

Premises commonly known as: 12944 Cherry Lane, Chesterland, OH 44026.

Parcel No.: 11-170900
 Said Premises Located at: 12944 CHERRY LANE, CHESTER TOWNSHIP, OH.

Said Premises appraised at (\$130,000.00) and cannot be sold for less than two-thirds of that amount (\$86,667.00). 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

Dean K. Hegyes, attorney
 May14-21-28, 2009

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 08-F-000501

The State of Ohio, County of Geauga, ss:
PARK VIEW FEDERAL SAVINGS BANK, Plaintiff vs. WHISPERING WOODS FARM, INC., 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 18th 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 being known as part of Original Russell Township Lot 3, Tract 3, and being bounded and described as follows:

Beginning at the center line of Music Street (60 feet wide) at the Northeastly corner of land conveyed to Jamie M. Alick by deed dated October 5, 1989 and recorded in Volume 838, Page 1338 of Geauga County Deed Records; Thence South 4 deg. 57 min. 34 sec. West, along the Easterly line of land so conveyed to Jamie M. Alick, a distance of 1100.00 feet to a point; Thence North 87 deg. 16 min. 00 sec. West, along a line parallel to said center line of Music Street, a distance of 350.00 to a point; Thence North 4 deg. 57 min. 34 sec. East a distance of 1100.00 feet to a point in said center line of Music Street; Thence South 87 deg. 16 min. 00 sec. East along said center line of Music Street a distance of 350.00 feet to the place of beginning and containing 8.8384 acres of land as described by Hedrick & Associates, Inc., September 1990. Be the same more or less, but subject to all legal highways.

PPN: 26-213929
 Street Address: 9565 Music Street, Novelty, OH 44072

Said Premises Located at: 9565 MUSIC STREET, RUSSELL TOWNSHIP, OH.
 Said Premises appraised at (\$850,000.00) and cannot be sold for less than two-thirds of that amount (\$566,667.00). 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
 May14-21-28, 2009

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 08-F-000520

The State of Ohio, County of Geauga, ss:
PARK VIEW FEDERAL SAVINGS BANK, Plaintiff vs. JAMIE M. ALICK, 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 18th 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 being known as part of Original Russell Township Lot 3, Tract 3 and being bounded and described as follows:

Parcel 1:
 Beginning at the center line of Music Street (60 feet wide) at the Northwesterly corner of land conveyed to M. Mohr by deed recorded in Volume 512, Page 475 of Geauga County Deed Records; Thence South 4 deg. 57 min. 34 sec. West along the Westerly line of land so conveyed to M. Mohr, a distance of 2565.72 feet to a stone pile on the Southerly line of said Original Lot 3; Thence North 89 deg. 12 min. 42 sec. East along said Southerly line of said Original Lot 3, a distance of 1740.50 feet to an iron pin at the Southeastly corner of said Original Lot 3, which point is on the Easterly line of said Russell Township; Thence North 5 deg. 58 min. 44 sec. East along said Easterly line of said Russell Township being also said Easterly line of Lot 3, a distance of 809.42 feet an iron pin; Thence North 87 deg. 16 min. 00 sec. West, a distance of 1047.46 feet to an iron pin; Thence North 4 deg. 57 min. 34 sec. East a distance of 550.00 feet to a point; Thence North 87 deg. 16 min. 00 sec. West, along a line parallel to said center line of Music Street, a distance of 350.00 feet to a point; Thence North 4 deg. 57 min. 34 sec. East a distance of 1100.00 feet to a point in said center line of Music Street; Thence North 87 deg. 16 min. 00 sec. West along said center line of Music Street, a distance of 350.00 feet to the place of beginning and containing 52.0686 Acres of land as described by Hedrick & Associates, Inc., September, 1990, be the same more or less, but subject to all legal highways.

PPN: 26-119300
 Street Address: 9555 Music Street, Novelty, OH 44072

Said Premises Located at: 9555 MUSIC STREET, RUSSELL TOWNSHIP, OH.
 Said Premises appraised at (\$2,300,000.00) and cannot be sold for less than two-thirds of that amount (\$1,533,334.00). 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 H. Young, attorney
 May14-21-28, 2009

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 08-F-000639

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY CAPITAL 1 INC. TRUST 2004-0F1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-0P1, Plaintiff vs. ERIC R. VEV-ERKA, 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 18th 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:
 Known as being a part of Lot No. 14, Tract No. 1 in said Township, and further described as follows: Being the Easterly 117 feet of Sublot No. 10, and the Westerly 33 feet of Sublot No. 11, between parallel lines. Said parcel having a frontage of 150.00 feet on Mulberry Road and a depth of 290.40 feet between parallel lines. Said Sublots Nos. 10 and 11 being a part of Gail Jacobs Subdivision No. 1, as recorded in Volume 8, Page 35 of Geauga County Map Records.

Parcel No.: 11-043900
 Said Premises Located at: 7834 MULBERRY ROAD, CHESTER TOWNSHIP, OH.

Said Premises appraised at (\$140,000.00) and cannot be sold for less than two-thirds of that amount (\$93,334.00). 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

Ronald J. Chernek, attorney
 May14-21-28, 2009

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 08-F-000731

The State of Ohio, County of Geauga, ss:
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF LAKEWOOD, Plaintiff vs. GREGG J. TOKAR, 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 18th 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 Village of South Russell to-wit:

Situated in the Village of South Russell, County of Geauga and State of Ohio:
 Sublot Number 45 in Kensington Green Subdivision No. 2 of part of Original Township Lot No. 8, Tract No. 3, as shown by the recorded plat in Volume 15, Page 109 of Geauga County Records.

Permanent Parcel No. 29-107688
 Said Premises Located at: 55 FAIRFAX DRIVE, VILLAGE OF SOUTH RUSSELL, OH.
 Said Premises appraised at (\$330,000.00) and cannot be sold for less than two-thirds of that amount (\$220,000.00). 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

Manbir S. Sandhu, attorney
 May14-21-28, 2009

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 08-F-000774

The State of Ohio, County of Geauga, ss:
FIRST PLACE BANK, Plaintiff vs. DONNA M. MYERS, 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 18th 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 Unit No. C now known as Unit 11, as recorded in Vol. 20, Pg. 119, of the Hillbrook Condominium, as shown by the Declaration and By-Laws recorded in Volume 559, Page 742 of Geauga County Deed Records and Drawings Recorded in Volume 10, Page 39 of Geauga County Condominium Map Records, with amendments, if any, be the same more or less, but subject to all legal highways.

Property Address: 14661 North Hillbrook Lane Unit 11, Russell Township, Ohio 44022
 Parcel No.: 26-144960
 Prior Instrument No.: 200100608804 - OR Book 1403, page 587

Said Premises Located at: 14661 NORTH HILLBROOK LANE (UNIT 11 IN THE HILLBROOK CONDOMINIUM), RUSSELL TOWNSHIP, OH.

Said Premises appraised at (\$152,000.00) and cannot be sold for less than two-thirds of that amount (\$101,334.00). 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

Elizabeth S. Brashear, attorney
 May14-21-28, 2009

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 08-F-000831

The State of Ohio, County of Geauga, ss:
THE HUNTINGTON NATIONAL BANK, FKA SKY BANK, Plaintiff vs. PAUL M. PETRAS, 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 18th 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 Newbury to-wit:

Situated in the Township of Newbury, County of Geauga, and State of Ohio:
 And known as being a part of Original Lot No. 34, Tract No. 3 and further being known as part of a parcel of land conveyed to Lena Kapalin by deed recorded in Volume 611, Page 632 of Geauga County Deed Records, further bounded and described as follows:

Beginning at a 3/4 inch iron pin found buried 0.50 feet deep at an angle point in the centerline of Snow Road, 60 feet wide at its intersection with the Westerly line of Burton Township; Thence North 78 deg. 09' 17" West along said centerline of Snow Road a distance of 246.34 feet to the Northwesterly corner of land conveyed to Robert D. and Carolyn Ward by deed recorded in Volume 589, Page 469 of Geauga County Deed Records and the principle place of beginning of the premises herein intended to be described:

Course I: Thence South 9 deg. 31' 35" West along the Westerly line of land so conveyed to Robert D. and Carolyn Ward, passing through the Southerly sideline of Snow Road at 30.02 feet. (Witness a one inch iron pipe found at 25.28 feet and 0.39 feet West of line) a total distance of 530.27 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at the Southwesterly corner thereof, also being the Northwesterly corner of land conveyed to Anthony and Michelle Lombardo by deed recorded in Volume 977, Page 121 of Geauga County Deed Records;

Course II: Thence North 80 deg. 35' 09" West, a distance of 549.30 feet to a 5/8 inch iron pin set in the Easterly line of land conveyed to Andrew F. and Roselee S. Ule by deed recorded in Volume 524, Page 939 of Geauga County Deed Records;

Course III: Thence North 9 deg. 36' 33" East along said Easterly line of land so conveyed to Andrew F. and Roselee S. Ule, passing through a one inch iron pipe found at 528.74 feet, a total distance of 553.56 feet to said centerline of Snow Road;

Course IV: Thence South 78 deg. 09' 17" East along said centerline of Snow Road, a distance of 548.95 feet to the principle place of beginning and containing 6.8288 acres of land (6.4508 acres of land excluding the area within the right-of-way of Snow Road) as surveyed, calculated and described on November 12, 2004 by Rudy E. Schwartz, P.S. 7193 be the same more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

Parcel No.: 23-156300
 Said Premises Located at: 12401 SNOW ROAD, NEWBURY TOWNSHIP, OH.

Said Premises appraised at (\$165,000.00) and cannot be sold for less than two-thirds of that amount (\$110,000.00). 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 H. Young, attorney
 May14-21-28, 2009

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 08-F-000842

The State of Ohio, County of Geauga, ss:
FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, Plaintiff vs. DOROTHY J. WESTON, 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 18th 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 Township of Russell County of Geauga and State of Ohio: and known as being part of Original Lots Nos. 11 and 12 of Tract No. 3 in said Township and bounded and described as follows: Beginning in the center line of Walters Road at a point which bears South 85

deg. 40' 20" East 1161.36 feet, measured along said center line, from the Southeastly corner of land conveyed to Leonard V. Matthews by deed recorded in Volume 212, Page 209 of Geauga County Records of Deeds; Thence continuing along said road center line a distance of 463.47 feet; Thence North 04 deg. 12' 40" East a distance of 440.0 feet; Thence South 85 deg. 40' 20" East a distance of 150.00 feet; Thence South 04 deg. 12' 40" West a distance of 440.0 feet to the center line of Walters Road; Thence North 85 deg. 40' 20" West along the center line of said Walters Road to the place of beginning, containing approximately 1.50 acres of land, be the same more or less, but subject to all legal highways. Further known as the Southerly 440.0 feet of Sublot No. 6 in the Cloverleaf Subdivision as recorded in Volume 7, Page 87 of Geauga County Plat Records. 26-205000

Property Address: 8444 Cloveridge Road, Chagrin Falls, OH 44022
 Parcel No.: 26-205000
 Prior Deed Reference: Book 395 Page 625
 Said Premises Located at: 8444 CLOVERIDGE ROAD, RUSSELL TOWNSHIP, OH.

Said Premises appraised at (\$145,000.00) and cannot be sold for less than two-thirds of that amount (\$96,667.00). 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
 May14-21-28, 2009

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 08-F-001132

The State of Ohio, County of Geauga, ss:
CHASE HOME FINANCE, LLC, Plaintiff vs. DAVID A. COSENTINO, 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 18th 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. A59 in Pilgrim Village Subdivision, as shown by the recorded plat in Volume 8, Page 68 of Geauga County Records and being 170 feet front on the Westerly side of Alden Street, as extending back of equal width 350 feet, as appears by said plat.

Parcel No.: 02-314027
 Said Premises Located at: 17994 ALDEN STREET, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$200,000.00) and cannot be sold for less than two-thirds of that amount (\$133,334.00). 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

Elizabeth S. Brashear, attorney
 May14-21-28, 2009

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 08-F-001225

The State of Ohio, County of Geauga, ss:
THE HUNTINGTON NATIONAL BANK, Plaintiff vs. LEONARD J. COSENTINO, 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 18th 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 Village of South Russell to-wit:

Situated in the Village of South Russell, County of Geauga and State of Ohio and known as being Sublot Number 46 in Cedric W. Morrison Subdivision Number 3, on Forest Drive and being part of Original Lot Number 16, Tract Number 3, as shown by the plat recorded in Volume 6, Page 215 of Geauga County Record of Plats.

Subject to all easements, covenants, conditions, reservations, leases and restrictions of record, all legal highways, all rights of way, all zoning, building and other laws, ordinances and regulations, all rights of tenants in possession, and all real estate taxes and assessments not yet due and payable.

Being the same property conveyed by deed recorded in Volume 1121, Page 579, of the Geauga County, Ohio Records.

PPN 29-018400
 Said Premises Located at: 14 FOREST DRIVE, VILLAGE OF SOUTH RUSSELL, OH.

Said Premises appraised at (\$230,000.00) and cannot be sold for less than two-thirds of that amount (\$153,334.00). 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 H. Young, attorney
 May14-21-28, 2009

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 08-F-001345

The State of Ohio, County of Geauga, ss

Said Premises Located at: 8706 SOUTH SPRING VALLEY PARK DRIVE, BAINBRIDGE 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

Benjamin D. Carnahan, attorney
May14-21-28, 2009

THIRD 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-tended 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 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.

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 Klingler (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 TOT, AKA JEFFREY E. TOT, AND LAURIE TOT, 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

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
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,

SHERIFF'S SALE RESULTS

DATE OF SALE: THURSDAY, MAY 7, 2009

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. WITHDRAWN – BANKRUPTCY.

Case No. 08-F-000243 – HSBC Mortgage Services, Inc. vs. Dan Powers, et al., 17781 Auburn Road (0.65 acres). PPN: 01-031950. SOLD TO PLTF. FOR \$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. SOLD TO PLTF. FOR \$66,667.00.

Case No. 08-F-00015 – Suntrust Mortgage vs. Bartholomew Romano, et al., 11214 Music Street (5.02 acres). PPN: 23-147500. WITHDRAWN – ORDER OF COURT.

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. SOLD TO PLTF. FOR \$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. WITHDRAWN – ORDER OF COURT.

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. WITHDRAWN – ORDER OF COURT.

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. SOLD TO PLTF. FOR \$120,000.00.

Case No. 08-F-001150 – Citimortgage, Inc., etc. vs. Gerald L. Green, et al., 118 Ferwood Road (0.30 acres). PPN: 29-018200. WITHDRAWN – ORDER OF COURT.

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 S. 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, RUSSELL TOWNSHIP.

Said Premises appraised at (\$170,000.00) and cannot be sold for less than two-thirds of that amount (\$113,334.00). 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
Patrick D. Hendershott, attorney
Apr30 May7-14, 2009

LEGAL NOTICES

LEGAL NOTICE IN THE COURT OF COMMON PLEAS GEAGA COUNTY, OHIO

08-F-001206 - GMAC Mortgage, LLC, Plaintiff vs. Victor Occhunzzi, et al., Defendants

Victor Occhunzzi, whose last known address is 12167 Valleyview Drive, Burton, OH 44021, and the unknown heirs, devisees, legatees, executors, administrators, spouses and assigns and the unknown guardians of minor and/or incompetent heirs of Victor Occhunzzi, all of whose residences are unknown and cannot by reasonable diligence be ascertained, will take notice that on the 30th day of October, 2008, GMAC Mortgage, LLC filed its Complaint in the Common Pleas Court of Geauga County, 100 Short Court, Chardon, OH in Case No. 08-F-001206, on the docket of the Court, and the object and demand for relief of which pleading is to foreclose the lien of plaintiff's mortgage recorded upon the following described real estate to wit:

Property Address: 12167 Valleyview Drive, Burton, OH 44021, and being more particularly described in plaintiff's mortgage recorded in Mortgage Book 1365, page 1009, of this County Recorder's Office.

The above named defendant is required to answer within twenty-eight (28) days after last publication, which shall be published once a week for three consecutive weeks, or they might be denied a hearing in this case.

GMAC MORTGAGE, LLC
By Lerner, Sampson & Rothfuss, Attorneys for Plaintiff, P.O. Box 5480, Cincinnati, Ohio 45201-5480. (513) 241-3100.
May14-21-28, 2009

NOTICE OF PUBLIC HEARING

Newbury Township Zoning Commission will hold a public hearing for Zoning Amendment 2009-1 to add General Welfare and temporary uses, revise home occupations, definitions, etc. on May 27, 2009 at 7:30 p.m. at the Newbury Town Hall.

Marge Hrabak, Secretary
Newbury Township Zoning Commission
May14, 2009

BID NOTICES

LEGAL NOTICE
Request for Proposals

Notice is hereby given that the Geauga County Job and Family Services is soliciting proposals for 3 new vehicles: compact van (7 passenger); midsize sedan, and compact sport utility vehicle.

DEADLINE FOR RECEIPT OF PROPOSALS: 3:00 P.M. on June 5, 2009.

Copies of the Request for Proposal and vehicle specifications are available in person, Monday - Friday, 8:00 A.M. to 4:30 P.M. at, or by mail request to: Geauga County Job and Family Services, Attn: P. Reiman, PO Box 309, 12480 Ravenwood Drive, Chardon, Ohio 44024. E-mail requests may be sent to reimap@odjfs.state.oh.us with "Vehicle RFP" in the subject line.

All proposals must be received on time and in compliance with the instructions contained in the RFP. Geauga County Job and Family Services reserves the right to reject any and all proposals and to waive any irregularities in the proposal.
May14-21, 2009

NOTICE TO BIDDERS
STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
Columbus, Ohio

Office of Contracts
Legal Copy Number: **090325**
Sealed proposals will be accepted from pre-qualified bidders at the ODOT Office of Contracts until 10:00 a.m. on June 3, 2009. Project 090325 is located in Geauga County, VA-TSG-FY2009 and is a SIGNALIZATION project. The date set for completion of this work shall be as set forth in the bidding proposal. Plans and Specifications are on file in the Department of Transportation.
May14-21, 2009

