

# Sheriff's Sales

# Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

## FIRST RUN

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 06-F-000729

The State of Ohio, County of Geauga, ss:  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF AMERIQUEST MORTGAGE SECURITIES, INC. ASSET BACKED PASS THROUGH CERTIFICATES, SERIES 2004-R12, UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2004, WITHOUT RECOURSE, Plaintiff vs. JENNIFER R. MULCAHY, 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 2nd day of July, 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 part of Lot 24, Tract 1 of said Township, bounded and described as follows: Beginning at a point in the center line of Mulberry Road so called, said point being the said Lincks land 602.17 feet to an iron pin in the Northerly line of the land in the name of H.B. McNally; thence S. 76 deg. 41' 55" E., along the Northerly line of McNally lands 215.38 feet to an iron pin; thence N. 1 deg. 21' 45" E., and parallel to said Lincks Easterly line 638.13 feet to the center line of the said Mulberry Road and passing thru an iron pin set 30 feet therefrom; thence N. 86 deg. 18' W. along the said center line of Mulberry Road 210.90 feet to the place of beginning and containing 3 acres of land, be the same more nor less, but subject to all legal highways.

Excepting and reserving therefrom the said following described premises: Situated in the Township of Chester, County of Geauga and State of Ohio and being known as part of Lot 24 in Tract 1, forming a parcel of land bounded and described as follows: Beginning at a point in the centerline of Mulberry Road, 60 feet wide, said point being the Northeastly corner of land conveyed to B. and J. Wigand by deed found in Volume 332, Page 305 of the Geauga County Deed Records; thence S. 1 deg. 21' 45" W., along the Easterly line of the said Wigand land, passing thru an iron pipe set 30.02 feet from said place of beginning, a distance of 602.17 feet to an iron pipe; thence S. 76 deg. 41' 55" E., a distance of 61.27 feet to an iron pipe; thence N. 1 deg. 21' 45" E., parallel with the said Easterly line of the Wigand land a distance of 612.40 feet to said centerline of Mulberry Road, passing thru an iron pipe set 30.02 feet from said centerline of Mulberry Road; thence N. 86 deg. 18' W., along the said centerline of Mulberry Road a distance of 60.00 feet the place of beginning, containing 0.836 acres, be the same more or less, but subject to all legal highways.

Parcel No.: 11-125400  
Deed Reference Number: dated February 10, 2003, filed February 28, 2003, recorded in Official Records Volume 1585, Page 84, Recorder's Office, Geauga County, Ohio.  
Said Premises Located at: 7873 MULBERRY ROAD, CHESTER TOWNSHIP, OH.  
Said Premises appraised at (\$180,000.00) and cannot be sold for less than two-thirds of that amount (\$120,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.  
TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

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

Angela D. Kirk, attorney  
May28 Jun4-11, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 07-F-000462

The State of Ohio, County of Geauga, ss:  
**WM SPECIALITY MORTGAGE LLC, WITHOUT RECOURSE, Plaintiff vs. WILLIAM A. BARBER, 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 2nd day of July, 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 Townships of Claridon and Hambden to-wit:

All that parcel of land in Township of Hambden/Claridon, Geauga County, State of Ohio, as more fully described in Deed Book 1218, Page 209, ID# 12002700, being known and designated as Lot 11 & 6, metes and bounds property.

Being parts of Lots 6 & 11, Bond Tract, in Hambden Township and part of Lot No. 1, Section No. 2, East Survey in Claridon Township, and described as follows: Beginning at an iron pipe on the westerly margin of the Middlefield/Concord Road (Old State Road, 66 feet wide) which bears South 3 degrees 30' 00" East 225.00 feet from the South-easterly corner of lands conveyed to Annie Rimes by deed recorded in Volume 179, Page 153 of Geauga County Records of Deeds; thence along said westerly road margin South 3 degrees 30' 00" East 224.32 feet to an iron pipe; Thence South 84 degrees 20' 30" West 926.18 feet to an iron pipe; Thence North 13 degrees 46' 20" East 282.52 feet to an iron pipe; thence North 87 degrees 13' 15" East 841.71 feet to the place of beginning, enclosing 5.0 acres as surveyed in July 1946 by Sperry & Roots, Registered Surveyors, Chardon, Ohio. Excepting and reserving 1.147 acres conveyed to William H. Dorsch and Irma Dorsch, as recorded in Volume 246 Page 589, Geauga County Records of Deeds; be the same more or less, but subject to all legal highways, approx. 3.65 acres in Hambden and .20 acres in Claridon.

Parcel Numbers: 15-002600, 12-002700  
Property Address: 11080 Old State Road, Chardon, OH 44024

Deed Reference Number: dated August 10, 2004, filed August 25, 2004, recorded in Official Records Volume 1740, Page 617, Recorder's Office, Geauga County, Ohio.

Said Premises Located at: 11080 OLD STATE ROAD, CLARIDON AND HAMBDEN TOWNSHIPS, OH.

Said Premises appraised at (\$190,000.00) and cannot be sold for less than two-thirds of that amount (\$126,667.00). 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

Kelly A. Long, attorney  
May28 Jun4-11, 2009

## SHERIFF'S BULLETIN

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

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

## DATE OF SALE: THURSDAY, JUNE 4, 2009 – 10:00 A.M.

### AUBURN TOWNSHIP

Case No. 05-F-001069 – Pramco III, LLC vs. Jeffrey T. Bacon, et al., 17215 Ravenna Road (4.19 acres). PPN: 01-117297, 01-117298. Larry R. Rothenberg, atty. .... \$90,000.00 ..... \$60,000.00

### BAINBRIDGE TOWNSHIP

Case No. 07-F-000755 – Bank of New York, as Trustee, etc. vs. Thomas M. Batya, et al., 17373 Wood Acre Trail (1.58 acres). PPN: 02-305850. Karl H. Schneider, atty. .... \$210,000.00 ..... \$140,000.00

Case No. 07-F-001251 – U.S. Bank, N.A. vs. Narasimhulu Sarma, et al., 9540 Stafford Road (4.03 acres). PPN: 02-092430, 02-092432. Jennifer E. Powers, atty. .... \$400,000.00 ..... \$266,667.00

Case No. 08-F-000079 – American Home Mortgage Servicing, Inc. vs. John Spivey, et al., 16770 Knolls Way (a.k.a. Unit #8 in the Chagrin Knolls Condominium, Phase VI) (condo). PPN: 03-019023. Benjamin N. Hoen, atty. .... \$300,000.00 ..... \$200,000.00

Case No. 08-F-000463 – JP Morgan Chase Bank, as Trustee, etc. vs. Dominic A. DiFranco, et al., 9545 Nighthawk Drive (5.02 acres). PPN: 02-420157. Rachel A. Leier, atty. .... \$950,000.00 ..... \$633,334.00

### CHESTER TOWNSHIP

Case No. 07-F-000283 – Bank of America, N.A. vs. Donald J. Lambert, a.k.a., et al., 8033 Cedar Road (1.00 acres). PPN: 11-186500. Bill L. Purtell, atty. .... \$100,000.00 ..... \$66,667.00

Case No. 08-F-000428 – Wells Fargo Bank, N.A. vs. Elaine Sills McAfee, et al., 12555 Woodside Drive (0.70 acres). PPN: 11-315050. Bill L. Purtell, atty. .... \$125,000.00 ..... \$83,334.00

Case No. 08-F-000664 – Cardinal Community Credit Union vs. Salvatore D. Martines, et al., 11104 Walnut Ridge Road (1.00 acres). PPN: 11-170100. Robert H. Young, atty. .... \$160,000.00 ..... \$106,667.00

Case No. 08-F-000728 – The Bank of New York Trust Company, N.A., etc. vs. Salvatore Charlillo, et al., 12554 Ward Drive (0.48 acres). PPN: 11-171750. Olivia K. Smith, atty. .... \$135,000.00 ..... \$90,000.00

### MONTVILLE TOWNSHIP

Case No. 08-F-000267 – Citimortgage, Inc. vs. Douglas Andrykovitch, a.k.a., et al., 17154 Leggett Road (6.00 acres). PPN: 20-071071, 20-026350. Craig A. Thomas, atty. .... \$185,000.00 ..... \$123,334.00

### RUSSELL TOWNSHIP

Case No. 07-F-000469 – Chase Home Finance, LLC, etc. vs. Gerald J. Cortland, et al., 7981 Kinsman Road (1.00 acres). PPN: 26-167800. Stacy L. Hart, atty. .... \$193,000.00 ..... \$128,667.00

Case No. 08-F-001074 – HSBC Mortgage Services, Inc. vs. Ruth Ann Leslie, et al., 14961 Surrey Downs (1.76 acres). PPN: 26-102101. Stephen D. Miles, atty. .... \$240,000.00 ..... \$160,000.00

Case No. 08-F-001221 – Citimortgage, Inc., etc. vs. Stephen R. Gibson, et al., 8516 Sugar Tree Drive (1.54 acres). PPN: 26-085900. Patrick D. Hendershott, atty. .... \$170,000.00 ..... \$113,334.00

### THOMPSON TOWNSHIP

Case No. 07-F-000659 – Deutsche Bank National Trust Company, etc. vs. Jodee A. Hulme, et al., 7210 Dewey Road (3.75 acres). PPN: 30-095103. Susana E. Lykins, atty. .... \$290,000.00 ..... \$193,334.00

Case No. 07-F-001067 – Wells Fargo Bank National Association, etc. vs. Jeffrey Toth, a.k.a., et al., 6235 Ledge Road (2.18 acres). PPN: 30-095016. Elizabeth S. Brashear, atty. .... \$150,000.00 ..... \$100,000.00

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 07-F-000860

The State of Ohio, County of Geauga, ss:  
**BANK OF AMERICA, N.A., Plaintiff vs. BETTY JANE MAYEROS, 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 2nd day of July, 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 Parkman to-wit:

Situated in the Township of Parkman, County of Geauga and State of Ohio: And known as being part of Lot No. 5 in Section No. 25 in said Township and is bounded and described as follows: Beginning at a point on the centerline of Reynolds Road which is westerly along said centerline, 600.00 feet from the Southwesterly corner of land conveyed to Charles E. and Kathleen K. Sahyers by Deed recorded in Volume 582, Page 99 of Geauga County Records; Thence North 1 degree 11' 25" East, parallel to the Westerly line of said land so conveyed to Sahyers, 1196.83 feet to a point in the Southerly line of land conveyed to Louis E. and Phyllis J. Rosecart by Deed recorded in Volume 520, Page 945 of Geauga County Records; Thence Easterly along the Southerly line of land conveyed to Rosecart, 200.01 feet to a point which is 400.01 feet Westerly from the Northwest corner of land conveyed to Sahyers; Thence South 1 degree 11' 25" West parallel to the Westerly line of land conveyed to Sahyers 1197.35 feet to a point in the center line of Reynolds Road; Thence Westerly along the centerline of Reynolds Road 200.00 feet to the place of beginning, containing about 5.496 acres of land, be the same more or less, but subject to all legal highways.

Parcel No.: 25-039110  
Prior Deed Reference: Vol. 1193, pg 835  
Said Premises Located at: 17620 REYNOLDS ROAD, PARKMAN 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

Patricia K. Block, attorney  
May28 Jun4-11, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 07-F-001099

The State of Ohio, County of Geauga, ss:  
**DLJ MORTGAGE CAPITAL, INC., Plaintiff vs. DANIEL G. MORRIS, ET AL., Defendant**

In pursuance of a 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 2nd day of July, 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 a part of Lot No. 5, Section No. 8 in Tract No. 1, in the said Township and described as follows: Beginning at an iron pipe which is known as the principal point of beginning and is described as follows: Beginning at a point at the intersection of the center lines of the Chillicothe Road, so called, and North Woodland Road, so called. This point of center line intersection also being the northwesterly corner of the said Lot No. 5; thence South 4 deg. 48' 50" West along the center line of the said Chillicothe Road, a distance of 434.78 feet to an iron pipe at an angle point and thence further South 3 deg. 17 min. 50" West a distance of 357.7 feet to a point at the intersection of the center line of the said Chillicothe Road with the center line of a private right of way 30.0 feet in width and running easterly from the said Chillicothe Road; thence South 86 deg. 42' 10" East and at right angles to the center line of the said Chillicothe Road and along the center line of the said private right of way, a distance of 540.0 feet to an iron pipe and the

principal point of beginning, and being the northwesterly corner of the parcel herein to be conveyed; thence South 86 deg. 42' 10" East and on a continuation of the center line of the said private right of way a distance of 246.45 feet to an iron pipe; thence South 3 deg. 17' 50" West and parallel to the last mentioned course of the said Chillicothe Road a distance of 271.8 feet to an iron pipe; thence North 86 deg. 42' 10" West and parallel to the center line of the said private right of way, a distance of 246.45 feet to an iron pipe; thence North 3 deg. 17' 50" East a distance of 271.8 feet to the place of beginning, and containing 1.537 acres, and known as Lot No. 17 in the Kent Subdivision as recorded in Plat Book 3, Pages 11 and 12.

Together with an undivided one-sixth interest in the following described parcel: Beginning at a point which is on the centerline of the above mentioned private right of way and North 86 deg. 42' 10" West a distance of 219.4 feet from the northwesterly corner of the above mentioned parcel herein conveyed; thence North 3 deg. 17' 50" East and at right angles to the center line of the said private right of way, and thru an iron pipe 15.0 feet therefrom, a total distance of 269.43 feet to the center line of the Chagrin River, and thru an iron pipe 42.43 feet therefrom; thence South 38 deg. 36' 20" East along the center line of the said River, a distance of 30.86 feet to a point; thence North 81 deg. 47' 10" East, along the center line of said River, a distance of 81.01 feet to a point; thence South 3 deg. 17' 50" West, and parallel to the first course of this parcel a total distance of 142.62 feet to an iron pipe, thru an iron pipe 93.85 feet therefrom; thence North 86 deg. 42' 10" West, and at right angles to the last mentioned course, a distance of 90.0 feet to an iron pipe; thence South 3 deg. South 17' 50" West, and at right angles to the last mentioned course, a total distance of 120.0 feet and thru an iron pipe 15.0 feet therefrom; thence North 86 deg. 42' 10" West, a distance of 10.0 feet to the place of beginning, and containing 0.338 of an acre of land, but reserving for road and drive purposes a strip of land 15.0 feet in width across the most southerly end of the last described parcel.

But subject to all the right and privileges of fishing, boating, and bathing (on land hereabove described and covered by the waters of the said Chagrin River) to all persons holding

title to (all or a part thereof) of the following described lands:

Being a part of the said Lot No. 1, Section No. 7 and Lot No. 5, Section No. 8, Tract No. 1, in the said Township, and described as follows: Beginning at the intersection of the center lines of the two roads as described above in this parcel conveyed; thence South 4 deg. 48' 50" West along the center line of the said Chillicothe Road, a distance of 434.78 feet to an iron pipe at an angle point in the said road; thence South 3 deg. 17' 50" West along the center line of the said Chillicothe Road, a distance of 629.5 feet; thence South 86 deg. 42' 10" East and at right angles to the center line of the said Chillicothe Road and thru an iron pipe 30.0 feet therefrom a distance of 1298.85 feet to an iron pipe on the westerly line of lands in the said Lot No. 1, Section No. 7, conveyed by Mortimor Tambling April 20, 1887 to Minnie L. Gates, as recorded in Vol. 94, Page 237, of Geauga County Records of Deeds; thence North 3 deg. 2' 17" East along the westerly line of the said lands of Minnie L. Gates, a distance of 1065.3 feet to the center line of the said North Woodland Road and thru an iron pipe 22.5 feet therefrom; thence generally in a westerly direction along the center line of the said North Woodland Road, the following courses and distances; North 85 deg. 57' West and crossing the said Chagrin River, a distance of 556.23 feet to an iron pipe at an angle point; South 66 deg. 37' 50" West a distance of 180.0 feet to an iron pipe at an angle point; North 76 deg. 31' 40" West a distance of 154.1 feet to an iron pipe at an angle point; North 67 deg. 6' 50" West a distance of 130.01 feet to an iron pipe at an angle point; North 86 deg. 26' West a distance of 290.86 feet to the place of beginning.

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

Parcel No.: 26-025500  
Said Premises Located at: 8537 KENT DRIVE, 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

Daniel A. Cox, attorney  
May28 Jun4-11, 2009

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

**Case No. 07-F-001293**

The State of Ohio, County of Geauga, ss:  
**LASALLE BANK, N.A., AS TRUSTEE FOR LEHMAN SASCO 2005-NC-1, Plaintiff vs. JACOB A. LESIAK, 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 2nd day of July, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chardon to-wit:

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

And being part of Chardon Township Lot 160, Tract 3, bounded and described as follows: Beginning in the centerline of Auburn Road at the Northwesterly corner of land conveyed to George L. Baker, Jr., et al., by deed recorded in Volume 505, Page 244, Geauga County Records of Deeds; thence North 3 deg. 30' East along the centerline of said Auburn Road 131 feet to a point; thence South 86 deg. 51' 00" East 461 feet to a point in the Westerly line of the aforesaid Baker land; thence South 02 deg. 51' 51" West about 132 feet along Baker's Westerly line to an angle point, said angle point being the intersection of Baker's Westerly and Northerly line; thence North 84 deg. 16' 40" West along Baker's Northerly line 462.7 feet to the centerline of Auburn Road and the point of beginning. Containing about 1.57 acres, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 06-108420  
Prior Deed Reference: Official Record Book 1740, page 1645.

Said Premises Located at: 11021 AUBURN ROAD, CHARDON TOWNSHIP, OH.

Said Premises appraised at (\$225,000.00) and cannot be sold for less than two-thirds of that amount (\$150,000.00). 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

Lori N. Wight, attorney  
May28 Jun4-11, 2009

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

**Case No. 08-F-000210**

The State of Ohio, County of Geauga, ss:  
**RBS CITIZENS, N.A., SUCCESSOR BY MERGER TO CHARTER ONE BANK, N.A., SUCCESSOR BY MERGER WITH THE CUYA-HOGA SAVINGS ASSOCIATION, Plaintiff vs. ESTATE OF GERALD E. LEVERT, 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 2nd day of July, 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: Being part of Original Lot Nos. 27 and 28 in Tract No. 3, bounded and described as follows:

Beginning at the intersection of the northerly line of said Lot No. 28 with the centerline of Auburn Road (60 feet wide); Thence South 17 deg. 30' West along said centerline 274.6 feet to the principal place of beginning; Thence continuing South 17 deg. 30' West along the centerline of said road, 400.0 feet to a point; Thence North 86 deg. 30' West 2,857.1 feet to a point; Thence North 3 deg. 30' East along the westerly line of said Original Lot No. 27, 388.1 feet to a point; Thence South 86 deg. 30' East, 2,953.9 feet to the principal place of beginning, containing 25.888 acres of land, including 0.275 acres of land occupied by the present road. Excepting and reserving 16.957 acres, to Todd M. Kestranek, and Dawn M. Kestranek in Volume 925, Page 691 of Geauga County Records, be the same more or less, but subject to all legal highways.

Parcel No.: 23-219600  
Said Premises Located at: 15806 ARBOR TRAIL, NEWBURY TOWNSHIP, OH.

Said Premises appraised at (\$510,000.00) and cannot be sold for less than two-thirds of that amount (\$340,000.00). 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

Roger W. Goranson, attorney  
May28 Jun4-11, 2009

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

**Case No. 08-F-000213**

The State of Ohio, County of Geauga, ss:  
**INDYMAC BANK, F.S.B., Plaintiff vs. LINDA R. PIGNATIELLO, 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 2nd day of July, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chardon to-wit:

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

And known as being Sublot No. 10 in Hosmer Subdivision No. 1 of part of Original Chardon Township Lot Nos. 12 and 13, Tract No. 1 as appears on the recorded plat of said subdivision in Volume 14, Page 69 of Geauga County Records of Plats.

Parcel Number: 06-120777  
Said Premises Located at: 11170 CLARK ROAD, CHARDON TOWNSHIP, OH.

Said Premises appraised at (\$220,000.00) and cannot be sold for less than two-thirds of that amount (\$146,667.00). 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

Peter L. Mehler, attorney  
May28 Jun4-11, 2009

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

**Case No. 08-F-000344**

The State of Ohio, County of Geauga, ss:  
**GMAC MORTGAGE, LLC, Plaintiff vs. KIM-BERLY BLAKEY, 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 2nd day of July, 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:

Parcel No. 1

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being the whole of Lots Nos. 12 and 13 in the Henry Furnace and Foundry Company's Moncrief Subdivision being part of Original Bainbridge Township, Lot No. 48 in Tract 1 in said Township and recorded in Record of Plats and Surveys No. 2, Geauga County at Page No. 5 said Lot No. 12 has a frontage along the center line of Bainbridge Road of 50 feet and is 50 feet wide in the rear with a depth on each side of 225 feet from the centerline of said road said Lot No. 13 has a frontage along the center line of Bainbridge of 44.98 feet and is 50 feet wide in the rear with a depth of 225 feet on the Southeast side thereof and a depth of 220.94 feet on the Northwesterly side thereof with a frontage also of 6.43 feet along the Northerly line of land conveyed by R.G. Gardner et al to the Henry Furnace and Foundry Co. by deed dated 11/24/20, and recorded in Volume 157, Page 202, Geauga County Records, said front and rear line being parallel and said Southeasterly and Northwesterly lines being parallel.

Parcel No. 2  
Situating in the Township of Bainbridge, County of Geauga and State of Ohio and known as being Lot No. 11 in Moncrief Subdivision of Original Township Lot No. Forty-Eight (48) in Tract No. One (1), as recorded in Volume 2 of Plats, Page 5, Records of Geauga County, Ohio, be the same more or less, but subject to all legal highways.

Parcel No.: 02-164800, 02-164900, 02-165000  
Prior Deed Reference: Book 1196, Page 743  
Said Premises Located at: 7247 CHAGRIN ROAD, BAINBRIDGE 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

Pamela A. Fehring, attorney  
May28 Jun4-11, 2009

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

**Case No. 08-F-000351**

The State of Ohio, County of Geauga, ss:  
**CHASE HOME FINANCE LLC, SUCCESSOR MERGER TO CHASE BANK USA, N.A., Plaintiff vs. CHRISTINA P. ASHBURN, 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 2nd day of July, 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:

Situated in the Township of Auburn, County of Geauga, State of Ohio: and known as being a part of Original Lot No. 2 in Section No. 3 in Tract No. 1 and further being known as part of a 88.2953 acre parcel of land conveyed to Auburn Springs Ltd., by deed recorded in Volume 1150, Page 677 of Geauga County Deed Records, further bounded and described as follows:

Beginning at a monument box with a one inch pin found in the centerline of Munn Road, 60 feet wide, at the Northeast corner of said Original Lot No. 2 also being the Southeast corner of land conveyed to E.K. Bergstrom Trustee by deed recorded in Volume 1029, Page 514 of Geauga County Deed Records;

Thence South 4 degrees 28' 32" West along said centerline of Munn Road, a distance of 1287.40 feet to a monument box with a one inch pin found at an angle point therein;

Thence South 5 degrees 00' 00" West continuing along said centerline of Munn Road, a distance of 282.84 feet to a point at the Southeast corner of land conveyed to Herbert Luxenberg by deeds recorded in Volume 1136, Page 533 and Volume 1137, Page 1215 of Geauga County Deed Records and the principal place of beginning of the premises herein intended to be described;

COURSE I: Thence South 5 degrees 00' 00" West continuing along said centerline of Munn road, a distance of 222.84 feet to a point at the Northeast corner of land conveyed to Roger M. and Roseann Fugman by deed recorded in

Volume 945, Page 510 of Geauga County Deed Records;

COURSE II: Thence North 86 degrees 26' 00" West along the Northerly line of land so conveyed to Roger M. and Roseann Fugman and its Westerly prolongation passing through a 5/8 inch iron pin found at 30.01 feet and passing through a 5/8 inch iron pin found at the Northwesterly corner thereof at 390.00 feet, a total distance of 604.23 feet to a 5/8 inch iron pin set;

COURSE III: Thence North 3 degrees 36' 52" East a distance of 229.88 feet to a 5/8 inch iron pin found at the Southwesterly corner of land conveyed to Herbert Luxenberg.

COURSE IV: Thence South 85 degrees 45' 54" East along the Southerly line of land so conveyed to Herbert Luxenberg, passing through a 5/8 inch iron pin found 579.65 feet, a total distance of 609.65 feet to the principal place of beginning and containing 3.1536 acres of land (3.0000 acres of land excluding the area within the right of way of Munn Road) as surveyed, calculated and described in March, 1998 by Ruby E. Schwartz No. 7193, be the same more or less but subject to all legal highways and easements of record. Bearings used herein refer to assumed meridian and are intended to indicate angles only.

Parcel No.: 01-118315  
Said Premises Located at: 16780 MUNN ROAD, AUBURN TOWNSHIP, 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

Kelly A. Long, attorney  
May28 Jun4-11, 2009

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

**Case No. 08-F-000399**

The State of Ohio, County of Geauga, ss:  
**COUNTRYWIDE HOME LOANS, INC., Plaintiff vs. DEBBIE J. MASEK, 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 2nd day of July, 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 part of Lot No. 3 Tract No. 3 in said Township and further known as being all of Sublot No. 3, Caves Road Subdivision as same is recorded in Volume 6, Page 173 of Geauga County Records of plats to which reference is made for a more complete description. Said Sublot No. 3 has a frontage of 120.54 feet along the centerline of Caves Road and extends westerly between parallel lines a distance of 451.90 feet and contains 1.250 acres of land as surveyed and described by Fullerton and Kerr, Registered Engineers and Surveyors, be the same more or less, but subject to all legal highways.

Parcel No.: 11-275250  
Prior Deed Reference: Volume 1061, Page 603  
Said Premises Located at: 13432 CAVES 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

Douglas A. Mackinnon, attorney  
May28 Jun4-11, 2009

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

**Case No. 08-F-000491**

The State of Ohio, County of Geauga, ss:  
**CITIBANK, N.A., AS TRUSTEE, Plaintiff vs. JOHN W. GILES, ADMINISTRATOR OF THE ESTATE OF RICHARD M. GILES, 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 2nd day of July, 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. 66 in Spring Valley Park Subdivision of part of Original Bainbridge Township Lot Nos. 11 and 14, Tract No. 3 as shown by the recorded plat in Volume 7, Page 80 of Geauga County Records, and being 139.56 feet front on the Southerly curved side of North Spring Valley Park Drive, and extending back 414.87 feet on the Westerly line, 436.00 feet on the Easterly line, and having a rear line of 221.56 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No. 02-412900  
Said Premises Located at: 8663 NORTH SPRING VALLEY PARK DRIVE, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$120,000.00) and cannot be sold for less than two-thirds of that amount (\$80,000.00). 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

Susana E. Lykins, attorney  
May28 Jun4-11, 2009

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

**Case No. 08-F-000668**

The State of Ohio, County of Geauga, ss:  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET-BACKED SECURITIES TRUST 2006-AM2, Plaintiff vs. ELLEEN MARIE FIER, AKA ELLEEN M. FIER, 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 2nd day of July, 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:

Situated in the Township of Montville,

County of Geauga and the State of Ohio: Being part of Original Section No. 9 within said township of further described as follows:

Beginning in the centerline of Hart Road at the southwest corner of land conveyed to James J. Brown by deed recorded in Vol. 883, Page 599 of the Geauga County Records of Deeds; Thence North 00 deg. 27' 52" West along the west line of the said Brown land, passing through an iron pin found at 30.00 feet, and passing through an iron pin found at 545.14 feet, being the northwest corner of the said Brown land and continuing along the northerly prolongation thereof for a total distance of 1023.69 feet to an iron pin; Thence South 90 deg. 00' 00" West a distance of 486.45 feet to an iron pin set; Thence South 06 deg. 20' 26" East a distance of 1029.96 feet to the centerline of Hart Road, passing through an iron pin set 30.18 feet therefrom; Thence North 90 deg. 00' 00" East along the centerline of Hart Road a distance of 381.00 feet to the place of beginning, containing within said bounds 10.193 acres of land according to the survey of J. Arthur Temple, Registered Surveyor No. 4761 dated August 23, 1993.

Prior Deed Reference: OR 1823, Page 441.  
Parcel No.: 20-070819

Said Premises Located at: 16180 HART ROAD, MONTVILLE 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

Channing L. Ulbrich, attorney  
May28 Jun4-11, 2009

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

**Case No. 08-F-000739**

The State of Ohio, County of Geauga, ss:  
**COUNTRYWIDE HOME LOANS, INC., Plaintiff vs. ALLISON BENCIS, 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 2nd day of July, 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 Sublot No. 27 in W.A. Eaton's Dalebrook Estates Subdivision of Original Bainbridge Township Lot No. 24, Tract No. 1 as shown by the recorded plat in Volume 7 of Plats, Page 8 of Geauga County Records and bounded and described as follows:

Beginning at the Southwesterly corner of said Sublot No. 27 and the Northerly margin of Tulip Lane (60 feet wide); Thence North 1 deg. 04' 08" West a distance of 479.48 feet to a point in the Westerly line of said Sublot No. 27; Thence North 88 deg. 55' 51" East a distance of 159.17 feet to a point in the Easterly line of said Sublot No. 27; Thence South 1 deg. 04' 08" East a distance of 438.37 feet to the Southeast corner of said Sublot No. 27 and the Northerly margin of Tulip Lane; Thence Southwesterly along the margin of Tulip Lane as are distance of 164.52 feet, to the place of beginning and containing 1.671 acres of land, be the same more or less, but subject to all legal highways.

Parcel No.: 02-095100  
Said Premises Located at: 8210 TULIP LANE, BAINBRIDGE 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

Stacy L. Hart, attorney  
May28 Jun4-11, 2009

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

**Case No. 08-F-000780**

The State of Ohio, County of Geauga, ss:  
**BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF COWAL, INC. ALTERNATIVE LOAN TRUST 2005-46CB MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-46CB, Plaintiff vs. HOLLY H. TEAGUE, 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 2nd day of July, 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:

**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:

Situated in the Township of Auburn, County of Geauga and State of Ohio; and known as being part of Original Lot No. 23, Tract No. 3 in said township, more fully bounded and described as follows: Beginning at an iron pipe at the intersection of the centerlines of Bartholomew Road and Thorpe Road, 60 feet wide; thence S. 00 deg. 37' 37" W. along the centerline of Thorpe Road 1344.61 feet to a point and the principal place of beginning; Thence N. 89 deg. 42' 38" E. passing over an iron pin set at 30.00 feet for a distance of 1136.54 feet to an iron pin on the Easterly line of said Original Lot No. 23; Thence S. 00 deg. 30' 14" W. along the Easterly line of Lot 23 for a distance of 224.99 feet to a point; Thence S. 89 deg. 42' 38" W. 1137.02 feet to the centerline of Thorpe Road; Thence N. 00 deg. 37' 37" E. along the centerline of Thorpe Road 225.00 feet to the principal place of beginning, containing 5.8717 acres of land as surveyed May 22, 1972 by Karl Stonebraker, Registered Ohio Surveyor No. 5588, be the same more or less, but subject to all legal highways.

Parcel No.: 01-043480  
Prior Instrument No.: Volume 1129, Page 1070

Said Premises Located at: 18771 THORPE ROAD, AUBURN TOWNSHIP, OH.

Said Premises appraised at (\$175,000.00) and cannot be sold for less than two-thirds of that amount (\$116,667.00). 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

Jill L. Fealko, attorney  
May28 Jun4-11, 2009

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 2nd day of July, 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. 130 in Tanglewood Reserve Subdivision No. 6 of part of Original Bainbridge Township Lot No. 11, Tract No. 1 as shown by the recorded plat in Volume 9 of Maps, Page 65F Geauga County Records, and being 113.01 feet front on the Easterly side of Long Meadow Trail, and extending back 184.94 feet on the Northerly line 182.40 feet on the Southerly line and having a rear line of 110.0 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No. 02-373050  
Said Premises Located at: 17375 LONG MEADOW TRAIL, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$205,000.00) and cannot be sold for less than two-thirds of that amount (\$136,667.00). 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

Anita L. Maddix, attorney  
May28 Jun4-11, 2009

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

Revised Code, Sec. 2329.26  
Case No. 08-F-000911

The State of Ohio, County of Geauga, ss:  
**AURORA LOAN SERVICES, LLC, Plaintiff**

**vs. BARBARA K. MILLER, 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 2nd day of July, 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 Sublot No. 6 in Tract No. 1 and bounded and described as follows:

Beginning at a stake and stones standing in the Southwest corner of said Sublot No. 6, which is the principal place of beginning; Thence Easterly along the Southerly line of the said Sublot No. 6 about 40.33 chains to the center of the North and South Road for the Southeast corner of the said Sublot No. 6. Thence Northerly along the center of the said North and South road about 3.1025 chains. Thence Westerly and parallel with the Southerly line of said Sublot No. 6, 40 and 36/100ths chains to the Westerly line of said lot. Thence Southerly along the Westerly line of said Sublot No. 6 about 3.1025 chains to the place of beginning and containing about 12-1/2 acres of land, be the same more or less, but subject to all legal highways.

Parcel No. 02-099100  
Said Premises Located at: 16510 SNYDER ROAD, BAINBRIDGE TOWNSHIP, OH.

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

Peter L. Mehler, attorney  
May28 Jun4-11, 2009

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

Revised Code, Sec. 2329.26  
Case No. 08-F-001064

The State of Ohio, County of Geauga, ss:  
**JPMORGAN CHASE BANK, N.A., Plaintiff**

**vs. EDWARD CARPENTER, AKA EDWARD L. CARPENTER, 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 2nd day of July, 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. 20 in Weatheravane Subdivision of part of Original Bainbridge Township Lots Nos. 16, 17, and 18, Tract No. 2, as shown by the recorded plat in Volume 20 of Maps, Page 33 of Geauga County Records, and containing 5.573 acres of land as appears by said plat.

Parcel No.: 02-419888  
Prior Deed Reference: Volume 1813 Page 1  
Said Premises Located at: 17980 WINDY LAKES CIRCLE, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$825,000.00) and cannot be sold for less than two-thirds of that amount (\$550,000.00). 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

Susana E. Lykins, attorney  
May28 Jun4-11, 2009

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

Revised Code, Sec. 2329.26  
Case No. 08-F-001150

The State of Ohio, County of Geauga, ss:  
**INDYMAC FEDERAL BANK, F.S.B., Plaintiff**

**vs. RICHARD B. SCHULTZ, 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 2nd day of July, 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. 4 in the Timber Trails Subdivision of part of Original Bainbridge Township Lots Nos. 13, 14, 19 and 20, Tract No. 3, as shown by the recorded plat of said Subdivision in Volume 12 of Maps, Page 72, Amended Plat recorded in Volume 13 of Maps, Page 37 of Geauga County Records, be the same more or less, but subject to all legal highways.

Parcel No.: 02-313104  
Said Premises Located at: 19124 CHILLICOTHE ROAD, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$190,000.00) and cannot be sold for less than two-thirds of that amount (\$126,667.00). 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

Peter L. Mehler, attorney  
May28 Jun4-11, 2009

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

Revised Code, Sec. 2329.26  
Case No. 08-F-001316

The State of Ohio, County of Geauga, ss:  
**GREENPOINT MORTGAGE FUNDING, INC., Plaintiff**

**vs. MELISSA S. VOINOVICH NERONE, AKA MELISSA S. VOINOVICH, 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 2nd day of July, 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:

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being Sublot No. 20 in Indian Hills Subdivision as shown by the recorded plat in Volume 11, Page 25 of Geauga County Records, be the same more or less, but subject to all legal highways.

Instrument Reference: O.R. Book 1792, Page 2130

Parcel Number: 01-067421  
Said Premises Located at: 17578 INDIAN HILLS DRIVE, AUBURN 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 R. Hoose, attorney  
May28 Jun4-11, 2009

## THIRD 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 Matheny, attorney  
May14-21-28, 2009

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

Revised Code, Sec. 2329.26  
Case No. 06-F-000505

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 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

## SHERIFF'S SALE RESULTS

DATE OF SALE: THURSDAY, MAY 21, 2009

### 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. SOLD TO PLTF. FOR \$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. SOLD TO PLTF. FOR \$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. SOLD TO PLTF. FOR \$60,000.00.

Case No. 08-F-001043 – National City Bank vs. KCT Properties, Ltd., et al., 105 Water Street (0.20 acres). PPN: 10-021400. SOLD TO PLTF. FOR \$132,000.00.

### 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. SOLD TO PLTF. FOR \$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. SOLD TO PLTF. FOR \$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. NO BID. NO SALE.

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. WITHDRAWN – ORDER OF COURT.

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. WITHDRAWN – ORDER OF COURT.

### 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. WITHDRAWN – ORDER OF COURT.

### 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. WITHDRAWN – ORDER OF COURT.

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. WITHDRAWN – ORDER OF COURT.

Case No. 08-F-000990 – HSBC Mortgage Services, Inc. vs. Jessica Marszal, et al., 14015 Radcliffe Road (3.00 acres). PPN: 15-061750. WITHDRAWN – ORDER OF COURT.

### 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. WITHDRAWN – ORDER OF COURT.

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. WITHDRAWN – ORDER OF COURT.

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. WITHDRAWN – ORDER OF COURT.

### 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. WITHDRAWN – ORDER OF COURT.

being Sublot #7 of Franklin Battles and Myrtle Battles Allotment in the Myrlyn 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

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: **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."

**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 Northeasterly 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 Southeasterly 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 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

**PUBLIC NOTICE**

**NOTICE OF PUBLIC HEARING MEETING #2**

Geauga County intends to apply to the Ohio Department of Development, Office of Housing and Community Partnerships for funding under the FY-2009 Small Cities Community Development Block Grant Formula (CDBG) program, a federally funded program administered by the State. On January 8, 2009, the County conducted its first Public Hearing to inform citizens about the CDBG programs, how they may be used, what activities are eligible, and important program requirements. The applications for CDBG Formula funding are:

NO. APPLICANT	PROJECT	CDBG FUNDS REQUESTED
1. Geauga Metropolitan Housing Authority	Public Rehabilitation	\$20,400
2. City of Chardon	Public Rehabilitation	27,500
3. Restful Lake Community	Park and Recreation, Street Improvement	15,300
4. Maple Leaf Community Residences, Inc.	Rental Rehabilitation	21,000
5. Kiwanis Community Center	Neighborhood Facilities	15,820
6. Geauga County Historical Society	Sidewalk Improvements	6,000
7. Munson Township	Parks and Recreation	66,100
8. Geauga Habitat for Humanity	New Construction	20,000
9. Das Deutsch	Public Service	30,000
10. Geauga County Agricultural Society	Sidewalk Improvements	63,000
11. Geauga Lyric Cultural Arts Center	Public Rehabilitation	36,900
12. Geauga County Board of Commissioners	Public Rehabilitation	90,000
13. Aquilla Village	Parks and Recreation	33,700
14. Geauga County Board of Commissioners	Housing Dev./Info/Counseling	20,000
15. General Administration and Fair Housing	Fair Housing	48,400
<b>TOTAL REQUESTED</b>		<b>\$514,120</b>

Geauga County also intends to apply for Ohio Department of Development, Office of Housing and Community Partnerships funding under the FY-2009 Small Cities Community Development Block Grant Micro-Enterprise (CDBG) program, a federally funded program administered by the State or by waiving Program Income Funds from the CDBG Revolving Loan Fund. The application for Micro-Enterprise is:

PROJECT	CDBG FUNDS REQUESTED
Micro-Enterprise Business Development Loan Funds	\$100,000
General Administration	10,000
<b>TOTAL REQUESTED</b>	<b>\$110,000</b>

The purpose of the hearing is to provide citizens with an adequate opportunity to review and comment on the County's Formula application, including the proposed activities summarized above, before the County submits its application to the Ohio Department of Development. Citizens are encouraged to attend this meeting at 11:00 a.m. on Thursday, June 9, 2009, at the Geauga County Board of Commissioners Chamber at 470 Center Street, Building 4, Chardon, to express their views and comment on the County's application or submit written comments to Geauga County Community & Economic Development Office, 470 Center Street, Building 1-A, Chardon, Ohio 44024.

**William S. Young, President**  
**Geauga County Board of Commissioners**

May28, 2009

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 2004-0P1 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. Cherneck, 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 Southeast 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 440.00 feet; Thence South 85 deg. 40' 20" East a distance of 150.00 feet; Thence South 04 deg. 12' 40" West a distance of 440.00 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 440.00 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:  
**EVERHOME MORTGAGE COMPANY, Plaintiff vs. THOMAS J. GARDNER, 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 Lot No. 81 of Spring Valley Park Subdivision, a part of Tract 3, Lot Nos. 11 and 14, Bainbridge Township as shown by the recorded plat recorded in Volume 7, Page 80, 81 and 82 of Geauga County Records of Plats, be the same more or less, but subject to all legal highways.

Parcel No.: 02-333400  
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

## LEGAL NOTICES

### LEGAL NOTICE IN THE COURT OF COMMON PLEAS GEAUGA COUNTY, OHIO

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

Victor Oechunzzi, 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 Oechunzzi, 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

### LEGAL NOTICE IN THE COURT OF COMMON PLEAS GEAUGA COUNTY, OHIO

**09-F-000449 - CitiMortgage, Inc., successor by merger to ABN AMRO Mortgage Group, Inc., Plaintiff vs. Verlon R. Fuson, et al., Defendants**

Verlon R. Fuson, whose last known address is 30 Sugar Tree Branch, Bryants Store, KY 40921, and the unknown heirs, devisees, legatees, executors, administrators, spouses and assigns and the unknown guardians of minor and/or incompetent heirs of Verlon R. Fuson, all of whose residences are unknown and cannot by reasonable diligence be ascertained, will take notice that on the 17th day of April, 2009, CitiMortgage, Inc., successor by merger to ABN AMRO Mortgage Group, Inc. filed its Complaint in the Common Pleas Court of Geauga County, Ohio, 100 Short Court, Chardon, 44024, in Case No. 09-F-000449, 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: 18990 Auburn Road, Mantua, OH 44255, and being more particularly described in plaintiff's mortgage recorded in Mortgage Book 1525, page 344, 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.

CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC. By Lerner, Sampson & Rothfuss, Attorneys for Plaintiff, P.O. Box 5480, Cincinnati, Ohio 45201-5480, (513) 241-3100.  
May28 Jun4-11, 2009

SHERIFF'S SALE  
ORDER OF SALE  
Case No. 2008CV01865W

The State of Ohio, County of Stark, ss:  
**Broadway Bank vs. Elite Management & Investment, LLC**

By virtue of an ORDER OF SALE issued by the Clerk of the Court of Common Pleas of Stark County, Ohio, and to me directed I will offer for sale at public auction at the south door of the Court House in the City of Canton, County of Stark and the State of Ohio, on **Monday, June 8, 2009 at 10:00 A.M.** the following described real estate, to-wit: Situated in Chester Township, Geauga County, State of Ohio and further described in the Preliminary Judicial Report filed with the Stark County Clerk of Courts.  
Parcel# 11-060600

LOCATED: 8247 Mayfield Rd., Chesterland, OH 44026  
APPRAISED at One Hundred Eighty-Six Thousand Dollars And Zero Cents (\$186,000.00).

NOTE: This appraisal refer to did not include an interior examination of the premises.

TERMS: CERTIFIED CHECK or CASHIER'S CHECK  
Sheriff will advise Deposit Amount on Sale Day - Balance Due in 30 days.

Sale to commence at 10 o'clock a.m.  
**TIMOTHY A. SWANSON, Sheriff**  
(330)451-7427

Nancy A. Valentine, attorney  
(216) 621-0150  
May21-28 Jun4, 2009

### LEGAL NOTICE

**NOTICE OF PUBLIC/PRIVATE SALE**  
On Friday, June 5, 2009 at 11:00 a.m., Behind the Pines Storage, 10124 Old State Road, Chardon, OH 44024, will sell by the unit to the highest bidder for CASH only all rights, title and interest to the following property now in the possession of:  
Unit #11: Roger Hudson, 1002 East Main Street, Cabot, AR 72023: Household items  
Unit #28: Gary Skiba, 12970 Tewksbury Lane, Chardon, OH 44024: Household items  
Unit #30: Angela Day, 10880 Mayfield Road, Chardon, OH 44024: Household items  
All items bought must be removed the same day by 4:00 p.m. Behind the Pines Storage reserves the right to withdraw a unit from the Public Sale at any time. For information all interested parties should call (440) 279-0364 between the hours of 10:00 a.m. - 2:00 p.m., Monday through Friday.  
May21-28, 2009

### LEGAL NOTICE

A detailed Comprehensive Annual Financial Report (CAFR) covering all revenues and expenses of the County, by fund, is prepared under the requirements of the Bureau of Inspection and Supervision of Public Offices, (Auditor of State) and is available for public inspection. The County Auditor's office has been awarded the Certificate of Achievement for Excellence in Financial Reporting on the CAFR for each year since 1989. This award has benefited the County's bond rating and financial reporting. The Citizens Financial Report was established in 1996 and presents the CAFR in a condensed version with general terms, charts and graphs. Both reports can be obtained by calling (440) 279-1608 or at the offices of Frank J. Gliha, Geauga County Auditor, 231 Main Street, Chardon, Ohio. May28, 2009

### PUBLIC NOTICE PASSAGE OF ORDINANCES/ RESOLUTION

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

**RESOLUTION NO. 12-09**  
A RESOLUTION TRANSFERRING FUNDS IN THE CITY OF CHARDON TREASURY AND DECLARING AN EMERGENCY.

A resolution transferring funds, as follows: A \$.5,000 is transferred from 111 General Fund to 216 Cemetery Fund. b. \$130,000 is transferred from 111 General Fund to 218 Park and Recreation Fund. c. \$115,000 is transferred from 111 General Fund to 222 Police Pension Fund. d. \$15,000 is transferred from 111 General Fund to 234 Shade Tree Fund. e. \$135,000 is transferred from 111 General Fund to 248 Probation Services Fund. f. \$25,000 is transferred from 111 General Fund to 340 G.O. Debt Service Fund. g. \$75,300 is transferred from 111 General Fund to 458 Recreation Capital Improvement Fund. h. \$320,000 is transferred from 111 General Fund to 575 WPCFL Debt Service Fund. i. \$175,000 is transferred from 111 General Fund to 576 WSRLA Debt Service Fund. j. \$47,500 is transferred from 244 Court Computer Project Fund to the 111 General Fund. k. \$126,700 is transferred from 578 WPCFL Capital Improvement Fund to 575 WPCFL Debt Service Fund. l. \$78,200 is transferred from 579 WWTP Capital Improvement Fund to 575 WPCFL Debt Service Fund. m. \$4,342.22 is transferred from 892 Unclaimed Money Fund to 111 General Fund.  
PASSED AND ADOPTED THIS 14TH DAY OF MAY, 2009.

**ORDINANCE NO. 2527**  
AN ORDINANCE AMENDING APPROPRIATIONS IN THE CITY OF CHARDON TREASURY AND DECLARING AN EMERGENCY.

An ordinance amending the following appropriations: 246 Special Projects Fund, Capital, is decreased by \$7,350; 246 Special Projects Fund, Operating, is increased by \$7,350.  
PASSED AND ADOPTED THIS 14TH DAY OF MAY, 2009.

**ORDINANCE NO. 2528**  
AN ORDINANCE AMENDING APPROPRIATIONS IN THE CITY OF CHARDON TREASURY AND DECLARING AN EMERGENCY.

An ordinance increasing appropriations in the following funds: 1. 111 General Fund by \$12,500; 2. 560 Water Operating Fund by \$1,500; 3. 570 Sewer Administration Operating Fund by \$1,500.  
PASSED AND ADOPTED THIS 14TH DAY OF MAY, 2009.

**ORDINANCE NO. 2529**  
AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT/AGREEMENT WITH QUALITY CONTROL INSPECTION, INC. FOR PROVIDING MUNICIPAL INSPECTION SERVICES AND DECLARING AN EMERGENCY.

An ordinance authorizing the City Manager to enter into a one year contract with Quality Control Inspection, Inc. starting on April 1, 2009 and ending on March 31, 2010.  
PASSED AND ADOPTED THIS 14TH DAY OF MAY, 2009.

**ORDINANCE NO. 2530**  
AN ORDINANCE AMENDING \$505.14 DOGS IN PARKS TO BE ON LEASH; EXCREMENT REMOVAL; PROHIBITED ON PUBLIC SQUARE DURING THE MAPLE FESTIVAL.

An ordinance prohibiting dogs on the Chardon Square and certain abutting, rights-of-way during the four day weekend of the Geauga County Maple Festival.  
PASSED AND ADOPTED THIS 14TH DAY OF MAY, 2009.

**ORDINANCE NO. 2531**  
AN ORDINANCE AMENDING \$1501.11 RESIDENTIAL SMOKE DETECTORS BY ELIMINATING THE REQUIREMENT OF A SMOKE DETECTOR EMERGENCY LIGHT.

An ordinance eliminating the requirements of a residential smoke detector emergency light, which is not required by the State of Ohio Uniform Residential Construction Code.  
PASSED AND ADOPTED THIS 14TH DAY OF MAY, 2009.

**ORDINANCE NO. 2532**  
AN ORDINANCE AUTHORIZING THE CITY MANAGER TO SIGN A CHANGE ORDER FOR THE WATER TREATMENT PLANT CONSTRUCTION PROJECT NO. 04-119 AND DECLARING AN EMERGENCY.

An ordinance authorizing the City Manager to sign a change order to purchase not

more than 500 cu. feet M2 Superior Media, \$204.60 cu. ft., not to exceed \$102,300 plus shipping and handling; for use of water filtration at the Water Treatment Plant.  
PASSED AND ADOPTED THIS 14TH DAY OF MAY, 2009.

The complete text of these ordinances and resolution 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

May28, 2009

### NOTICE OF PUBLIC HEARING APPLICATION FOR VARIANCE TO PARKMAN TOWNSHIP ZONING RESOLUTION

Notice is hereby given that the Parkman Township Board of Zoning Appeals will conduct a public hearing on an appeal for a variance to the Parkman Township Zoning Resolution on the 9th day of June, 2009 at 7:30 o'clock p.m. at the Community House.

This application, submitted by River Pines Recreational Village, Inc., c/o Stephen D. Holzer, Receiver, 1515 Bethel Road, Columbus, OH, is requesting a use variance from the Parkman Township Zoning Resolution for property located at 17000 Main Market Road, Parkman Township, Ohio, to operate a recreational campgrounds. Article IV, Section 401.0, states "Any use not specifically listed in this resolution shall not be permitted, nor shall any zoning certificate be issued therefore, unless and until a zoning amendment to provide for such use has been adopted and is in effect in accordance with Article XII or a variance has been granted in accordance with Article X."

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

May28, 2009

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

Notice is hereby given that the Parkman Township Board of Township Trustees will conduct a public hearing on a motion, which is an amendment, identified as number 2009-01, to the Parkman Township Zoning Resolution at the Parkman Community House at 8:00 o'clock p.m. on Tuesday, June 16, 2009.

The motion proposing to amend the zoning resolution will be available for examination at the Parkman Community House from 8:00 o'clock a.m. to 8:00 o'clock p.m. daily from June 4, 2009 through June 16, 2009.

**Connie M. Hasman, Assistant Clerk**  
May 28, 2009

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

Notice is hereby given that the Parkman Township Board of Township Trustees will conduct a public hearing on a motion, which is an amendment, identified as number 2009-02, to the Parkman Township Zoning Resolution at the Parkman Community House at 8:00 o'clock p.m. on Tuesday, June 16, 2009.

The motion proposing to amend the zoning resolution will be available for examination at the Parkman Community House from 8:00 o'clock a.m. to 8:00 o'clock p.m. daily from June 4, 2009 through June 16, 2009.

**Connie M. Hasman, Assistant Clerk**  
May 28, 2009

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

Notice is hereby given that the Parkman Township Board of Township Trustees will conduct a public hearing on a motion, which is an amendment, identified as number 2009-03, to the Parkman Township Zoning Resolution at the Parkman Community House at 8:00 o'clock p.m. on Tuesday, June 16, 2009.

The motion proposing to amend the zoning resolution will be available for examination at the Parkman Community House from 8:00 o'clock a.m. to 8:00 o'clock p.m. daily from June 4, 2009 through June 16, 2009.

**Connie M. Hasman, Assistant Clerk**  
May 28, 2009

## BID NOTICES

### LEGAL NOTICE Gauga County

Notice is hereby given that sealed bids will be received by the Board of Commissioners of Geauga County, 470 Center Street, Building 4, Chardon, Ohio 44024 until 1:45 P.M. official local time on Wednesday, June 17, 2009 for **The Asphalt Resurfacing of Sections D and E of Burton Windsor Road, CH 14**. Bids received will be publicly opened and read aloud the same day at 2:20 P.M. The estimated construction cost for this project is \$390,000.00.

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

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

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

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

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

BY THE ORDER OF THE GEAUGA COUNTY BOARD OF COMMISSIONERS

**Claudine Kozenko, Clerk**

May28, 2009

### LEGAL NOTICE Gauga County

Notice is hereby given that sealed bids will be received by the Board of County Commissioner's of Geauga County, 470 Center Street, Building 4, Chardon, Ohio 44024 until

1:45 P.M. official local time on Wednesday June 17, 2009 for **The Replacement of Guardrail Along Various County Roads, Year 2009**. Bids received will be publicly opened and read aloud the same day at 2:00 P.M. The estimated construction cost for this project is \$380,000.00.

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

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

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

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

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

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

BY THE ORDER OF THE GEAUGA COUNTY BOARD OF COMMISSIONERS  
**Claudine Kozenko, Clerk**  
May28 Jun4-11, 2009

**LEGAL NOTICE  
Gauga County**

Notice is hereby given that sealed bids will be received by the Board of Commissioners of Geauga County, 470 Center Street, Building 4, Chardon, Ohio 44024 until 1:45 P.M. official local time on Wednesday, June 17, 2009 for **The Asphalt Resurfacing of Sections A & B of Washington Street, CH 606**. Bids received will be publicly opened and read aloud the same day at 2:15 P.M. The estimated construction cost for this project is \$490,000.00.

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

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

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

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

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

BY THE ORDER OF THE GEAUGA COUNTY BOARD OF COMMISSIONERS  
**Claudine Kozenko, Clerk**  
May 28 Jun4-11, 2009

**LEGAL NOTICE  
Gauga County**

Notice is hereby given that sealed bids will be received by the Board of Commissioners of Geauga County, 470 Center Street, Building 4, Chardon, Ohio 44024 until 1:45 P.M. official local time on Wednesday, June 17, 2009 for **The Asphalt Resurfacing of Sections A-C of Wilson Mills Road, CH 8**. Bids received will be publicly opened and read aloud at 2:05 P.M. the same day. The estimated construction cost for this project is \$740,000.00.

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

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

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

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

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

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

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

BY THE ORDER OF THE GEAUGA COUNTY BOARD OF COMMISSIONERS  
**Claudine Kozenko, Clerk**  
May28 Jun4-11, 2009

**LEGAL NOTICE  
Gauga County**

Notice is hereby given that sealed bids will be received by the Board of Commissioners of Geauga County, 470 Center Street, Building 4, Chardon, Ohio 44024 until 1:45 P.M. official local time on Wednesday, June 17, 2009 for **The Asphalt Resurfacing of Sections D-F of Wilson Mills Road, CH 8**. Bids received will be publicly opened and read aloud at 2:10 P.M. the same day. The estimated construction cost for this project is \$490,000.00.

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

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

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All contractors and subcontractors involved with the project will, to the extent practicable, use Ohio products, materials, services, and labor in the implementation of their project. Bidders must comply with the pre-

vailing wage rates on Public Improvements as determined by the Ohio Department of Industrial Relations.

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

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

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

BY THE ORDER OF THE GEAUGA COUNTY BOARD OF COMMISSIONERS  
**Claudine Kozenko, Clerk**  
May28 Jun4-11, 2009

**LEGAL NOTICE  
Newbury Township**

Notice is hereby given that sealed bids will be received by the Board of Township Trustees of Newbury Township, c/o David Lair, Fiscal Officer, 14899 Auburn Road, Newbury, Ohio 44065 until 3:00 P.M. official local time on June 17, 2009. Bids received will be publicly opened and read aloud at 7:35 P.M. the same day at the Newbury Town Hall in Newbury Township. The Engineer's estimate for this project is \$140,000.00.

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

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

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

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

BY THE ORDER OF THE NEWBURY TOWNSHIP TRUSTEES  
**David Lair, Fiscal Officer**

May28, 2009

**LEGAL NOTICE  
ONE (1) COVER ALL DOME  
IN AUBURN TOWNSHIP**

Notice is hereby given that sealed bids will be received by the Auburn Township Board of Trustees for the furnishing and installation of **One (1) Cover All Dome** until 4:00 p.m. official local time on Monday, June 15, 2009.

Specifications may be obtained from the administration office from 8:00 a.m. to 4:00 p.m. during normal working days. A **mandatory** pre-construction meeting will be held at 10:00 a.m. on June 12, 2009 at the Auburn Service Garage, 17666 Auburn Road, Auburn Township, OH 44023. Bids are to be submitted in a sealed envelope labeled "Bid for the 2009 Furnishing and Installation of One (1) Cover All Building Dome". A certified check or bid bond in the amount of five (5%) percent of the total bid must accompany any proposal. The successful bidder's 5% certified check bond will be held as a performance bond until acceptance of the project by the Auburn Township Road Foreman. Bids received will be publicly opened and read aloud at 8:00 p.m. June 15, 2009 at the regular meeting of the Board of Trustees at 11010 Washington Street, Auburn Township 44023.

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

**Susan Plavean, Fiscal Officer**  
May28, 2009



# GEAUGA COUNTY FORECLOSURE AND BANKRUPTCY WORKSHOP

THINK BANKRUPTCY WILL SAVE YOU FROM FORECLOSURE?  
THINK AGAIN!

Geauga County Community & Economic Development

Are you in danger of foreclosure? Is bankruptcy the answer to your problems? Stop right now! Understand your financial alternatives and their consequences. Register today for this FREE workshop.

**Friday, June 5th, 2009**

**12:00 Noon to 1:00 PM**  
470 Center Street, Building 8  
Chardon

Bring your own lunch

*Speakers:*

**Marley F. Eiger, Supervising Attorney**  
**Mike Attali, Bankruptcy Staff Atty.**  
*Lake—Gauga Legal Aid*

Approved HUD counselors will be available:  
Rhea Dykes, Joni Stusek, Kelly Belconis

Geauga County Board of Commissioners

**William S. Young**  
**Mary E. Samide**  
**Tracy A. Jemison**

Registration required—Limited space available

Name \_\_\_\_\_  
Email \_\_\_\_\_  
Phone \_\_\_\_\_

Geauga County  
Community & Economic Development  
470 Center Street, Building 1A  
Chardon, Ohio 44024  
440.279.1790  
AnitaStocker@Gaugaced.com

