

Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

SECOND RUN

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 06-F-001144

The State of Ohio, County of Geauga, ss:
CHRISTOPHER P. HITCHCOCK, TREASURER OF GAUGA COUNTY, Plaintiff vs. KENNETH W. MULLETT, 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 16th 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 Middlefield to-wit:

Situated in the Township of Middlefield, County of Geauga and State of Ohio being part of Original Lot No. 18 within said township and further described as follows: Beginning in the centerline of Madison Road (S.R. 528) at a point which is South 1 degrees West along said road centerline a distance of 2397.04 feet from an iron pin found in a monument box at the intersection of said centerline with the centerline of Navuoo Road, said point of beginning also being the southeast corner of land conveyed to A.F. Ayers by deed recorded in Volume 913, Page 440 of Geauga County Records of Deeds; Thence North 87 degrees 49 minutes 52 seconds West along the South line of said Ayers land a distance of 627.40 feet to the southwest corner thereof; Thence North 1 degrees East along the west line of said Ayers' land along the West line of lands conveyed to K.W. and B.E. Mullett by deeds recorded in Volume 954, Page 475; Volume 913, Page 442 and Vol. 886, Page 47 of the Geauga County Records of Deeds a total distance of 500 feet to a point in the south line of land conveyed to J.L. and J.L. Craig by deed recorded in Volume 824, Page 565 of the Geauga County Records of Deeds; Thence North 87 degrees 49 minutes 52 seconds West along the south line of said Craig Land a distance of 1804.34 feet to a point in the east line of land conveyed to R. Fritinger, et al. by deed recorded in Vol. 206, Page 303 of the Geauga County Records of Deeds; Thence South 1 degree West along the east line of said Fritinger land a distance of 770 feet to an iron pipe found at the Northwest corner of land conveyed to A. and M. Rothenbuhler by deed recorded in Volume 811, Page 800 of the Geauga County Records of Deeds; Thence South 87 degrees 49 minutes 52 seconds East along the north line of said Rothenbuhler land a distance of 1560.36 feet to the southwest corner of land conveyed to R. and W. Polomsky by deed recorded in Volume 855, Page 125 of the Geauga County Records of Deeds; Thence North 1 degrees East along the west line of said Polomsky land a distance of 200 feet to the northwest corner thereof; Thence South 87 degrees 49 minutes 52 seconds East along the North line of said Polomsky land a distance of 871.38 feet to the center line of Madison Road; Thence North 1 degrees East along said road centerline a distance of 70 feet to the place of beginning, containing within said bounds 31.777 acres of land based on a survey of J. Arthur Temple, Registered Surveyor No. 4761 dated April, 1990.

Excepting from the Above: Parcel No. 18-091075 comprised of 8.29 acres, more fully described in Volume 1751, Page 932 of Geauga County Deed Records.

Parcel No. 18-001500
Deed 0990, Volume 0770 in Geauga County, Ohio

Said Premises Located at: 14540 MADISON ROAD, MIDDLEFIELD TOWNSHIP, OH.

Said Premises appraised at (\$375,000.00) and cannot be sold for less than two-thirds of that amount (\$250,000.00). 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

Leo R. Collins, attorney
Jun11-18-25, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 07-F-000525

The State of Ohio, County of Geauga, ss:
U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE MLMI SURF TRUST SERIES 2006-BC1, Plaintiff vs. JEREMY SCHEER, AKA JEREMY M. SCHEER, 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 16th 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 Huntsburg to-wit:

Situated in the Township of Huntsburg, County of Geauga and State of Ohio, and known as being a part of Original Lot Nos. 49 & 32 and further being known as Sublot 12 of Eastpoint Subdivision Phase 1 as shown by the recorded plat in Volume 32, Page 95 of Geauga County Plat Records, be the same more or less.

Parcel No.: 16-078520
Said Premises Located at: 12490 EASTPOINT DRIVE, HUNTSBURG TOWNSHIP, OH.

Said Premises appraised at (\$250,000.00) and cannot be sold for less than two-thirds of that amount (\$166,667.00). 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

S. Scott Martin, attorney
Jun11-18-25, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 07-F-000958

The State of Ohio, County of Geauga, ss:
US BANK NATIONAL ASSOCIATION, AS

SHERIFF'S BULLETIN

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

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

DATE OF SALE: THURSDAY, JULY 2, 2009 – 10:00 A.M.

	APPRAISAL	MINIMUM BID
AUBURN TOWNSHIP		
Case No. 08-F-000351 – Chase Home Finance, LLC, etc. vs. Christina P. Ashburn, et al., 16780 Munn Road (3.15 acres). PPN: 01-118315. Kelly A. Long, atty.....	\$330,000.00	\$220,000.00
Case No. 08-F-000803 – CitiMortgage, Inc., etc. vs. John L. McGlashan, a.k.a., et al., 18771 Thorpe Road (5.87 acres). PPN: 01-043480. Jill L. Fealko, atty.....	\$175,000.00	\$116,667.00
Case No. 08-F-001316 – Greenpoint Mortgage Funding, Inc. vs. Melissa S. Voinovich Nerone, a.k.a., et al., 17578 Indian Hills Drive (1.79 acres). PPN: 01-067421. Robert R. Hoose, atty.....	\$165,000.00	\$110,000.00
BAINBRIDGE TOWNSHIP		
Case No. 06-F-000344 – GMAC Mortgage, LLC vs. Kimberly Blakey, et al., 7247 Chagrin Road (0.75 acres). PPN: 02-164800, 02-164900, 02-16500. Pamela A. Fehring, atty.....	\$145,000.00	\$96,667.00
Case No. 08-F-000491 – Citibank, N.A., etc. vs. John W. Giles, Admin. of the Estate of Richard M. Giles, deceased, et al., 8663 North Spring Valley Park Drive (1.75 acres). PPN: 02-412900. Susana E. Lykins, atty.....	\$120,000.00	\$80,000.00
Case No. 08-F-000739 – Countrywide Home Loans, Inc. vs. Allison Bencs, et al., 8210 Tulip Lane (1.68 acres). PPN: 02-095100. Stacy L. Hart, atty.....	\$150,000.00	\$100,000.00
Case No. 08-F-000780 – Bank of New York, as Trustee, etc. vs. Holly H. Teague, et al., 7102 Oak Street (0.18 acres). PPN: 03-001700. Karl H. Schneider, atty.....	\$180,000.00	\$120,000.00
Case No. 08-F-000826 – CitiMortgage, Inc., etc. vs. Nancy T. Kondik, et al., 17375 Long Meadow Trail (0.47 acres). PPN: 02-373050. Anita L. Maddix, atty.....	\$205,000.00	\$136,667.00
Case No. 08-F-000911 – Aurora Loan Services, LLC vs. Barbara K. Miller, et al., 16510 Snyder Road (12.50 acres). PPN: 02-099100. Peter L. Mehler, atty.....	\$160,000.00	\$106,667.00
Case No. 08-F-001064 – JPMorgan Chase Bank, N.A. vs. Edward Carpenter, a.k.a., et al., 17980 Windy Lakes Circle (5.57 acres). PPN: 02-419888. Susana E. Lykins, atty.....	\$825,000.00	\$550,000.00
Case No. 08-F-001159 – IndyMac Federal Bank, F.S.B. vs. Richard B. Schultz, et al., 19124 Chillicothe Road (3.02 acres). PPN: 02-313104. Peter L. Mehler, atty.....	\$190,000.00	\$126,667.00
CHARDON TOWNSHIP		
Case No. 07-F-001293 – LaSalle Bank, N.A., as Trustee, etc. vs. Jacob Lesiak, et al., 11021 Auburn Road (1.57 acres). PPN: 06-108420. Lori N. Wight, atty.....	\$225,000.00	\$150,000.00
Case No. 08-F-000213 – IndyMac Bank, F.S.B. vs. Linda R. Pignatiello, et al., 11170 Clark Road (2.46 acres). PPN: 02-120777. Peter L. Mehler, atty.....	\$220,000.00	\$146,667.00
CHESTER TOWNSHIP		
Case No. 06-F-000729 – Deutsche Bank National Trust Company, as Trustee, etc. vs. Jennifer R. Mulcahy, et al., 7873 Mulberry Road (2.16 acres). PPN: 11-125400. Angela D. Kirk, atty.....	\$180,000.00	\$120,000.00
Case No. 08-F-000399 – Countrywide Home Loan, Inc. vs. Debbie J. Masek, et al., 13432 Caves Road (1.25 acres). PPN: 11-170900. Dean K. Hegyes, atty.....	\$130,000.00	\$86,667.00
CLARIDON AND HAMB DEN TOWNSHIPS		
Case No. 07-F-000462 – WM Specialty Mortgage LLC, etc. vs. William A. Barber, et al., 11080 Old State Road (3.85 acres). PPN: 12-002700, 15-002600. Kelly A. Long, atty.....	\$190,000.00	\$126,667.00
MONTVILLE TOWNSHIP		
Case No. 08-F-000668 – U.S. Bank National Assoc., as Trustee, etc. vs. Eileen Marie Fier, a.k.a., et al., 16180 Hart Road (10.19 acres). PPN: 20-070819. Channing L. Ulbrich, atty.....	\$150,000.00	\$100,000.00
NEWBURY TOWNSHIP		
Case No. 08-F-000210 – RBS Citizens, N.A., etc. vs. Estate of Gerald E. Levert, et al., 15806 Arbor Trail (8.93 acres). PPN: 23-219600. Roger W. Goranson, atty.....	\$510,000.00	\$340,000.00
PARKMAN TOWNSHIP		
Case No. 07-F-000860 – Bank of America, N.A. vs. Betty Jane Mayeros, et al., 17620 Reynolds Road (5.50 acres). PPN: 25-039110. Patricia K. Block, atty.....	\$165,000.00	\$110,000.00
RUSSELL TOWNSHIP		
Case No. 07-F-001099 – DLJ Mortgage Capital, Inc. vs. Daniel G. Morris, et al., 8537 Kent Drive (1.54 acres). PPN: 26-025500. Daniel A. Cox, atty.....	\$170,000.00	\$113,334.00

TRUSTEE FOR CREDIT SUISSE FIRST BOSTON, MBS ARMT 2005-2, Plaintiff vs. ALAN M. DERRY, 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 16th 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 Munson to-wit:

Situated in the Township of Munson, County of Geauga and State of Ohio; And known as being Sublot No. 4 in Sophie Klaska's Munson Heights Subdivision as shown by the recorded plat in Volume 7, Page 58 of Geauga County Records, and being 163.83 feet front n the center line of Auburn Road and extending back of equal width 398.83 feet, as appears by said plat. Be the same more or less, but subject to all legal highways.

Parcel No.: 21-101500

Prior Deed Reference: Volume 918, Page 565
Said Premises Located at: 12634 AUBURN ROAD, MUNSON 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

Maria T. Williams, attorney
Jun11-18-25, 2009

The State of Ohio, County of Geauga, ss:
FRANKLIN CREDIT MANAGEMENT CORPORATION, Plaintiff vs. WILLIAM C. ANDERSON, JR., 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 16th 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 State of Ohio; And being Sublot 17 of the Davis Farm Subdivision as recorded in Plat Volume 11, Pages 18 and 19 of the Geauga County Deed Record of Plats, be the same more or less, but subject to all legal highways.

Parcel No. 20-048146
Said Premises Located at: 8485 DEWEY ROAD, MONTVILLE TOWNSHIP, OH.
Said Premises appraised at (\$160,000.00) and

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000040

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

Douglas A. Haessig, attorney
Jun11-18-25, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000143

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., Plaintiff vs. ELIZABETH M. DETWEILER, 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 16th 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 Middlefield to-wit:

Situated in the Township of Middlefield, County of Geauga and State of Ohio: Known as being part of Lot 49 in said township and bounded and described as follows: Beginning at a point in the centerline of Newcomb Road at the southwest corner of land conveyed to Levi S. Yoder and Lizzie L. Yoder by deed recorded in Volume 409, Page 649 of Geauga County Records; Thence East along the South line of said Yoder's land 660 feet to a point; Thence South on a line parallel to the centerline of Newcomb Road 167 feet to a point; Thence West on a line parallel to the South line of said Yoder land aforesaid 660 feet to the centerline of Newcomb Road; Thence North along said road centerline 167 feet to the place of beginning, containing about 2.54 acres of land, be the same more or less, but subject to all legal highways.

Parcel No.: 18-021800

Said Premises Located at: 15973 NEWCOMB ROAD, MIDDLEFIELD 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

Joshua J. Epling, attorney
Jun11-18-25, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000181

The State of Ohio, County of Geauga, ss:
PARK VIEW FEDERAL SAVINGS BANK, Plaintiff vs. THOMAS A. COLLIER, 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 16th 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 Village of Middlefield to-wit:

Situated in the Village of Middlefield, County of Geauga and State of Ohio, and known as being Sublot No. 112 in Glen Valley Farms No. 4-B, of part of Original Middlefield Township Lot No. 22, as shown by the recorded plat in Volume 27, Page 119 of Geauga County Records, as appears by said plat, be the same more or less.

Parcel No.: 19-081024

Said Premises Located at: 14784 GLEN VALLEY DRIVE, VILLAGE OF MIDDLEFIELD, OH.

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

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Kriss D. Felty, attorney
Jun11-18-25, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000247

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff vs. FRANK H. SULLIVAN, 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 16th 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 Middlefield to-wit:

Parcel 18-075810

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

And known as being part of Lot 48 in said township, and further bounded and described as follows: Beginning at a point on the centerline of Old State Road at the northwest corner of land conveyed to J. and K. Sawastuk by deed recorded in Volume 667, Page 716 of Geauga County Records of Deed, said point being North 35° 00' West a distance of 1038.80 feet from the centerline of intersection of said Old State Road and Shedd Road; Thence North 35° 00' West, along said road centerline, a distance of 213.54 feet to a point and the true place of beginning for the parcel herein described; Thence North 35° 00' West, along said road centerline, a distance of 25.01 feet to a point; Thence North 56° 41' East, and passing over an iron pin set at 30.01 feet, a distance of 130.00 feet to an iron pin; Thence North 66° 48' 01" East, a distance of 402.03 feet to an iron pin on the south line of land conveyed to F. Burkholder by deed recorded in Volume 495, Page 30 of Geauga County Records of Deeds; Thence North 89° 59' 40" East, along the south line of said Burkholder's land, a distance of 95.00 feet to an iron pin; Thence North 0° 00' 20" West, a distance of 637.21 feet to an iron pin

on the south line of land conveyed to P. Miller by deed recorded in Volume 316, Page 190 of Geauga County Record of Deeds; Thence North 89° 59' 40" East, along said south line of Miller's land, a distance of 335.13 feet to an iron pin at the Northwest corner of land conveyed to F. and S. Sullivan by deed recorded in Volume 745, Page 26 of Geauga County Record of Deeds; Thence South 0° 00' 20" East along the west line of said Sullivan's land and a prolongation thereof, a distance of 667.69 feet to an iron pin; Thence South 76° 07' 06" West, a distance of 469.21 feet to an iron pin; Thence South 87° 53' West, a distance of 238.00 feet to an iron pin; Thence South 73° 10' West, a distance of 98.32 feet to an iron pin; Thence South 56° 41' West, and passing over an iron pin at 97.42 feet, a distance of 127.43 feet to a point and the true place of beginning, and containing therein 6.4226 acres of land as surveyed in February, 1992 by Jerry W. Daniel, Registered Surveyor No. 6222, be the same more or less, but subject to all legal highways.

Parcel 18-090601

Situated in the Township of Middlefield, County of Geauga and State of Ohio: Known as being part of Lot 48 in said township, bounded and described as follows: Beginning at the northeast corner of 6.3077 acres of land conveyed to Susan M. Sullivan and Frank H. Sullivan by deed recorded in Volume 643 Page 743 of Geauga County Deed Records; thence South 00° 00' 20" East along the east line of said Sullivan 697.21 feet to the southeast corner thereof; thence South 89° 59' 40" West along the south line of said parcel 423.39 feet to an angle point; thence South 64° 47' 00" West 19.92 feet to the northeasterly corner of land conveyed to R. & M. Kinson by deed recorded in Volume 576 Page 996 of Geauga County Deed Records; thence South 44° 54' 56" East along the northeasterly line of said Kinson 523.94 feet to a point in the north line of land conveyed to J. & K. Swastuk by deed recorded in Volume 667 Page 716 of Geauga County Deed Records; thence South 89° 36' 26" East along the north line of Swastuk and land conveyed to Siman by deed recorded in Volume 713 Page 1072 of Geauga County Records a distance of 965.22 feet to the east line of Lot No. 48; thence North 00° 00' 20" West along the east line of Lot No. 48 a distance of 1083.47 feet to the southwest corner of land conveyed to P. Miller by deed recorded in Volume 316 Page 190 of Geauga County Deed Records; thence South 89° 59' 40" West along the south line of Miller's land 893.71 feet to the place of beginning, containing 23.4342 acres of land.

Legal Description by W.E. King.

Excepting therefrom the following: Situated in the Township of Middlefield, County of Geauga and State of Ohio: Known as being part of Lot No. 48 in said Township, bounded as follows: Beginning at a point in the centerline of Old State Road at the Northwest corner of land in the name of R.M. Kinson by deed recorded in Volume 576 Page 996 of Geauga County Deed Record; thence North 64° 47' 00" East along the Northerly line of said Kinson Land 487.51 feet to an angle point; thence along the Northeasterly line of said Kinson South 44° 54' 56" East a distance of 523.94 feet to the North line of land conveyed to J. & K. Swastuk by deed recorded in Volume 667 Page 716 of Geauga County Deed Record; thence South 89° 36' 26" East along the north line of Swastuk and land conveyed to Siman by deed recorded in Volume 713 Page 1072 of Geauga County Deed Records a distance of 965.22 feet to the East line of Lot No. 48 of Middlefield Township; thence North 00° 00' 20" West along the East line of said Lot No. 48 a distance of 477.38 feet to a point; thence South 89° 59' 40" West a distance of 893.71 feet to a point in the East line of 6.3077 acre parcel conveyed to S.M. and F.H. Sullivan by deed recorded in Volume 643 Page 743 of Geauga County Deed Records; thence South 00° 00' 20" West along the east line of said parcel 71.33 feet to a point; thence South 89° 59' 40" West 427.86 feet to an angle point; thence South 64° 47' 00" West 515.35 feet to a point in the centerline of Old State Road; thence South 35° 00' 00" East along said road centerline 20.29 feet to the place of beginning, containing 12.4306 acres of land, of which 427 is out of a 6.3077 acre parcel. Legal Description by W.E. King

Parcel Number(s): 18-075810 and 18-090601

Prior Deed Info: Quit-Claim Deed, Book 908, Page 611, recorded July 1, 1992 (Parcel No. 18-075810); Survivorship Deed, Book 745, Page 26, recorded September 17, 1985 (Parcel 18-090601)

Said Premises Located at: 16195 OLD STATE ROAD, MIDDLEFIELD 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
Jun11-18-25, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000402

The State of Ohio, County of Geauga, ss:
NATIONAL CITY BANK, Plaintiff vs. ROBERT A. SEDIVY, AKA ROBERT SEDIVY, 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 16th 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 Troy to-wit:

Situated in the Township of Troy, County of Geauga and State of Ohio, known as being part of Original Troy Township, Section No. 24 and more particularly bounded and described as follows:

Beginning in the center line of Townline Road (Shaw Road) at the Northwest corner of land conveyed to R.M. Imhoff by deed recorded in Volume 516 of Deeds, Page 607 of Geauga County Records.

Course I: Thence North 4 deg. 07 min. 00 sec. East along said center line, 1171.50 feet to a Southwest corner of land conveyed to P. Hull by deed recorded in Volume 431 of Deeds, Page 701 of Geauga County Records;

Course 2: Thence South 86 deg. 40 min. 00 sec. East along a Southerly line of land so conveyed to P. Hull, 165.00 feet to a corner thereof;

Course 3: Thence South 4 deg. 07 min. 00 sec. West along a Westerly line of land so conveyed to P. Hull, 264.00 feet to a Southwest corner thereof;

Course 4: thence South 85 deg. 56 min. 21 sec. East along a Southerly line of land so conveyed to P. Hull, 2483.03 feet to the Southeast corner

thereof;

Course 5: Thence North 3 deg. 42 min. 17 sec. East along a Easterly line of land so conveyed to P. Hull, 841.09 feet to the Southwest corner of land conveyed to L. and M. Ridenour by deed recorded in Volume 255 of Deeds, Page 277 of Geauga County Records.

Course 6: Thence South 85 deg. 31 min. 00 sec. East along the Southerly line of land conveyed to L. and M. Ridenour, 2685.42 feet to the center line of Diagonal Road (Fox Road);

Course 7: Thence South 44 deg. 30 min. 33 sec. West along the center line of Diagonal Road (Fox Road), 2301.73 feet to the Northeast corner of land conveyed to R.M. Imhoff as aforesaid;

Course 8: Thence North 85 deg. 37 min. 49 sec. West along the Northerly line of land so conveyed to R.M. Imhoff, 30808.80 feet to the place of beginning and containing 133.959 acres of land according to a survey made by Bauer Surveys Company, dated August 17, 1973.

Excepting therefrom Two Parcels of land recorded in Volume 585, Page 1037 and Volume 671, Page 694 of the Geauga County Records.

Excepting:
Parcel conveyed to Virginia R. Ismond dated February 10, 1976, filed on March 1, 1976 in Volume 585, Page 1037.

Parcel conveyed to Virginia R. Ismond dated January 12, 1981, filed on February 18, 1981, in Volume 671-694.

Parcel conveyed to Roger S. Kwiatkowski dated September 24, 1992, filed on September 30, 1992, in Volume 917, Page 479.

Parcel conveyed to Gregg Battaglia and Kelly M. Lange dated December 27, 1992, filed on December 28, 1992, in Volume 927, Page 77.

Parcel conveyed to Theodore M. Sakoske, dated December 27, 1992, filed on January 6, 1993, in Volume 928, Page 76.

Parcel conveyed to Ann Hardt dated January 8, 1993, filed on January 14, 1993, in Volume 928, Page 909.

Parcel conveyed to Thomas J. Schmitt and Pamela S. Schmitt, dated September 23, 1993, filed on September 23, 1993, in Volume 954, Page 962.

Parcel conveyed to Gregory A. Battaglia, dated October 27, 2000, filed on October 31, 2000, in Volume 1324, Page 35.

Street Address: 18400 Fox Road, Hiram, OH 44234

Parcel No. 32-032700

Said Premises Located at: 18400 FOX ROAD, TROY TOWNSHIP, OH.

Said Premises appraised at (\$720,000.00) and cannot be sold for less than two-thirds of that amount (\$480,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Benjamin N. Hoen, attorney
Jun11-18-25, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000558

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff vs. SAMUEL TROYER, AKA SAMUEL E. TROYER, JR., 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 16th 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 part of Original Lot No. 6, in Section No. 16 within said township and bounded and described as follows:

Beginning at an iron pin found at the intersection of Hobart Road (60 feet wide) and West Farmington Road (60 feet wide); Thence South 03 degrees 08' 50" West along the centerline of said Hobart Road a distance of 292.70 feet to a point; Thence South 89 degrees 21' 30" East and passing through an iron pin set at 30.03 feet a total distance of 260.90 feet to an iron pin set; Thence North 03 degrees 08' 50" East and passing through an iron pin set at 84.00 feet and also passing through an iron pin set at 262.67 feet to a total distance of 292.70 feet to a point on the centerline of aforesaid West Farmington Road; Thence North 89 degrees 21' 30" West along said centerline a distance of 260.90 feet to the principal place of beginning and containing 1.751 acres of land according to a survey by Delmar B. Kosie and Associates (Delmar B. Kosie, Registered Surveyor No. 5276) May 1993, be the same more or less, but subject to all legal highways.

Prior Deed Reference: OR 1548, page 700

Parcel No.: 25-078700

Said Premises Located at: 18345 HOBART ROAD, PARKMAN TOWNSHIP, OH.

Said Premises appraised at (\$99,000.00) and cannot be sold for less than two-thirds of that amount (\$66,000.00). 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

Jill L. Fealko, attorney
Jun11-18-25, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000790

The State of Ohio, County of Geauga, ss:
GMAC MORTGAGE, LLC, Plaintiff vs. MICHAEL J. WROBLESKY, 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 16th 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 Huntsburg to-wit:

All that parcel of land in the Township of Huntsburg, Geauga County, State of Ohio, as more fully described in Deed Book 1071, Page 792, ID# 16-078-365, being known and designated as

Parcel No. 2

Situated in the Township of Huntsburg,

County of Geauga, and State of Ohio, and known as being a part of Original Lot 76, Twp. 8, Range VI West of the Connecticut Western Reserve, being further bounded and described as follows:

Beginning at a point in the centerline of S.R. 528, Madison Road, 140' in width, said point being North 03 degrees 20' 20" East, a distance of 1334.05 feet from the Southeast corner of Original Lot 76 and the Southeast corner of Jonas J. and Martha M. Hershberger Lands, as recorded in Volume 768, Page 423 of the Geauga County Official Records, said point also being the principle place of beginning.

Course No. 1: Thence North 87 degrees 15' 00" West along the Northerly line of a remaining 3.630 acre parcel of land of Frank F. and Rita Wroblesky, as recorded in Volume 485, Page 911 of the Geauga County Records of Deeds, passing through a 5/8 inch iron pin set at 70.00 feet off the centerline of said S.R. 528, a total distance of 596.84 feet to a 5/8 inch iron pin set on an Easterly line of said Hershberger lands.

Course 2: Thence North 03 degrees 20' 20" East, along the Easterly line of said Hershberger lands, a total distance of 209.40 feet to a 5/8 inch iron pin found on the Southerly line of C. Schue Lands as recorded in Volume 960 Page 603 of the Geauga County Official Records;

Course No. 3: Thence South 87 degrees 15' 00" East, along the Southerly line of said Schue lands, passing through a one inch iron pipe found at 526.84 feet, and 0.17 feet South of said line, a total distance of 596.84 feet to a point in the centerline of said S.R. 528.

Course No. 4: Thence South 03 degrees 20' 20" West along the centerline of S.R. 528, a total distance of 209.40 feet to the principal place of beginning, containing 2.870 acres of land of which 0.340 Acres is within the right of way and subject to all highways and easements as surveyed by Mitchell A. Ferguson, P.S. 7627 in July 1996, bearings used are assumed and are used to denote the relationship between angles only.

By fee simple deed from Frank V. Wroblesky, a.k.a. Frank F. Wroblesky, and Rita Wroblesky, husband and wife as set forth in Deed Book 1071, Page 792 dated 9/12/1996 and recorded 9/25/1996, Geauga County Records, State of Ohio.

Parcel No.: 16-078365

Said Premises Located at: 11742 MADISON ROAD, HUNTSBURG 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

Jeffrey R. Helms, attorney
Jun11-18-25, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000900

The State of Ohio, County of Geauga, ss:
INDYMAC FEDERAL BANK, F.S.B., SUCCESSOR BY OPERATION OF LAW TO INDYMAC BANK, F.S.B., Plaintiff vs. JOHN D. SHUKYS, 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 16th 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:

Land referred to in this commitment is described as all that certain property Situated in the County of Geauga and State of Ohio and being described in a deed dated March 24, 1992, and recorded May 7, 1992, among the land records of the County and State set forth above, and referenced as follows: Volume 902 and Page 684.

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Lot 2 Section 21 in said Township and further bounded and described as follows:

Beginning at a point in the center line of Grove Road 60 feet wide being the Southwesterly corner of a parcel of land conveyed to C.M. and R.M. Troyer by deed recorded in Volume 556, Page 150 of Geauga County Deed Records said point also being the principal place of the parcel herein described:

Thence North 27 degrees 43 minutes 00 seconds West, along the Westerly line of said Troyer Parcel, 409.36 feet to the Northwesterly corner thereof; North 52 degrees 35 minutes 00 seconds East, along the Northerly line of said Troyer Parcel, 449 feet to a point on the Westerly line of a parcel of land conveyed to J. Soltis by deed recorded in Volume 356, Page 412 of Geauga County Deed Records; Thence North 27 degrees 43 minutes 00 seconds West, along the Westerly line of said Soltis Parcel, 477.90 feet to an angle point therein; Thence North 00 degrees 43 minutes 00 seconds West, continuing along the Westerly line of said Soltis Parcel 55.07 feet to a point being the Southeasterly corner of a parcel of land conveyed to J.A. and M.C. Braze by deed recorded in Volume 531, Page 1008 of Geauga County Deed Records; Thence South 69 degrees 48 minutes 00 seconds West, along the Southerly line of said Braze Parcel 296.63 feet to a point;

Thence South 01 degrees 03 minutes 00 seconds West, 770.17 feet to a point; Thence South 27 degrees 43 minutes 00 seconds East 459.36 feet to a point on the center line of Grove Road 60 feet wide; Thence North 52 degrees 35 minutes 00 seconds East, along the center line of Grove Road 60 feet wide, 200 feet to the principal place of beginning and containing 8.36 acres more or less but subject to all legal highways.

Excepting therefrom: Situation in the Township of Parkman, County of Geauga and State of Ohio: Being part of Lot 2, Section 21 within said Township and further described as follows:

Beginning at the Northwesterly corner of a 3 acre parcel more or less conveyed to C. and S. Miller by deed recorded in Volume 740, Page 7 of the Geauga County Records of Deeds;

veyed to A. and B. Byler by deed recorded in Volume 670, Page 780 of the Geauga County Records of Deeds; Thence North 01 degrees 03 minutes East along the Easterly line of said Byler Land a distance of 360.52 feet to a point in the Southerly line of land conveyed to J. and M. Braze by deed recorded in Volume 531, Page 1008 of the Geauga County Records of Deeds; Thence North 69 degrees 48 minutes East along the Southerly line of said Braze Land a distance of 296.63 feet to a point in the Westerly line of land conveyed to J. Soltis by deed record in Volume 356, Page 412 of Geauga County Records of Deeds;

Thence South 00 degrees 43 minutes East along the Westerly line of the said Soltis Land a distance of 55.07 feet to an angle point therein; Thence South 27 degrees 43 minutes East continuing along the Westerly line of the said Soltis Land a distance of 477.90 feet to the Northeastly corner of the aforementioned Miller Parcel; Thence South 52 degrees 25 minutes West along the Northerly line of the said Miller Parcel, a distance of 449 feet to the place of beginning.

Containing within said bounds 5.4087 acres of land. This description prepared by J. Arthur Temple, Registered Surveyor No. 4766.

Property Address: 15590 Grove Road, Garrettsville, Ohio 44231
Parcel No.: 25-033000

Prior Deed Reference: OR Book 1623, Page 470

Said Premises Located at: 15590 GROVE ROAD, PARKMAN 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

Kimberlee S. Erdman, attorney
Jun11-18-25, 2009

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

Case No. 08-F-001018

The State of Ohio, County of Geauga, ss:
VALLEY BANK & TRUST CO., Plaintiff vs. JONATHAN JUSTEN, 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 16th 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 State of Ohio: And known as being part of Lot 3, Section 16 of said Township and is further bounded and described as follows: Beginning at a point in the centerline of Whitney Road, said point being North 81 degrees 45 minutes 00 seconds East, 250.00 feet from the Northeast corner of lands of J. & M. Daugherty (791-803), as measured along the centerline of Whitney Road; said point also being the Northeast corner of lands of D. & C. Brooks (1027-582);

Course 1: Thence North 81 degrees 45 minutes 00 seconds East along the centerline of Whitney Road, 250.00 feet;

Course 2: Thence South 01 degrees 11 minutes 05 seconds East (passing through an iron pin in the South line of Whitney Road) a total distance of 1250.00 feet to an iron pin;

Course 3: Thence South 81 degrees 45 minutes 00 seconds West, 250.00 feet to an iron pin at the Southeast corner of said Brooks land;

Course 4: Thence North 01 degrees 11 minutes 05 seconds West, along said Brooks East line (passing through an iron pin in the South line of Whitney Road) a distance of 1250.00 feet to the place of beginning and containing 7.1195 acres, according to the survey in June 1995 by Jerry Slay, Registered Surveyor No. 5298.

Parcel No. 20-070855

Said Premises Located at: 17807 WHITNEY ROAD, MONTVILLE TOWNSHIP, OH.

Said Premises appraised at (\$250,000.00) and cannot be sold for less than two-thirds of that amount (\$166,667.00). 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 J. Olender, attorney
Jun11-18-25, 2009

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

Case No. 08-F-001021

The State of Ohio, County of Geauga, ss:
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BSABS 2004-AC3, Plaintiff vs. BRUCE A. BYERS, 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 16th 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 Middlefield to-wit:

Situated in the Township of Middlefield, County of Geauga and State of Ohio: And known as being Sublot No. 17 in Crestwood Subdivision of part of Original Middlefield Township Lot No. 30, as shown by the recorded plat in Volume 6, Page 77 of Geauga County Records, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No.: 18-043700

Said Premises Located at: 15025 CRESTWOOD DRIVE, MIDDLEFIELD 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

Jennifer E. Powers, attorney
Jun11-18-25, 2009

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

Case No. 08-F-001029

The State of Ohio, County of Geauga, ss:
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1, Plaintiff vs. ROBERT L. IGOE, 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 16th 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 Burton to-wit:

Situated in the Township of Burton, County of Geauga and State of Ohio, and known as being Sublot No. 2 in John F. Garber's Subdivision No. 1 of part of Original Burton Township Lot No. 12, as shown by the recorded plat in Volume 7 of Maps, Page 99 of Geauga County Records and being a parcel of land 116.54 feet front on the centerline of Aquilla Road and extending back 131.62 feet on the Easterly line 190.00 feet on the Westerly line said Westerly line being on the Easterly margin of Stanley Drive and having a rearline of 179.62 feet, and containing 0.5255 acres, as appears by said plat, be the same more or less, but subject to all legal highways.

Second Parcel:
Situated in the Township of Burton, County of Geauga and State of Ohio and known as being Sublot No. 3 in John F. Garber's Allotment No. 1 of part of Original Burton Township Lot No. 12 as shown by the recorded plat in Volume 7 of Maps, Page 99 of Geauga County Records and being a parcel of land 116.33 feet in front on the Easterly margin of Stanley Drive, and extending back 179.62 feet on the Northerly line, 206.12 feet on the Southerly line and having a rear line of 113.00 feet, and containing 0.5062 acres as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No.: 04-034600, 04-034700

Said Premises Located at: 13888 AQUILLA ROAD AND 0 STANLEY DRIVE, BURTON 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

Kyle E. Timken, attorney
Jun11-18-25, 2009

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

Case No. 08-F-001200

The State of Ohio, County of Geauga, ss:
AURORA LOAN SERVICES, LLC, Plaintiff vs. RICHARD ROBEY, 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 16th 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 Village of Middlefield to-wit:

Situated in the Village of Middlefield, County of Geauga, and State of Ohio; and being in Lot No. 29 in said Village and bounded and described as follows: Commencing in the center of Elm Street at the northwest corner of a plot of land formerly owned by William J. Griffin on the south side of said street; thence running south along the west line of said William J. Griffin land 180 feet to a corner; thence east parallel with Elm Street .73 feet to a corner; thence north 180 feet to the center of said street; thence west along the center of said street .73 feet to the place of beginning. Containing about .30 acres of land, and being the same land conveyed by William J. Griffin to Frank N. Griffin by deed recorded in Vol. 142, Page 516 of Geauga County Records.

Parcel Number(s): 19-055600
Deed Reference Number: dated February 27, 2007, filed February 28, 2007, recorded in Official Records Volume 1815, Page 3328, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 16081 EAST HIGH STREET, VILLAGE OF MIDDLEFIELD, OH.

Said Premises appraised at (\$95,000.00) and cannot be sold for less than two-thirds of that amount (\$63,334.00). 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

Kevin L. Williams, attorney
Jun11-18-25, 2009

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

Case No. 08-F-001332

The State of Ohio, County of Geauga, ss:
LASALLE BANK, N.A., AS TRUSTEE FOR THE MLMI TRUST SERIES 2007-HE1, Plaintiff vs. ROBIN P. BARNA, 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 16th 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 Troy to-wit:

Situated in the Township of Troy, County of Geauga and State of Ohio: Known as part of Section No. 5 in said township, and bounded and described as follows: Beginning on the township and county line in the center of the road running from Garrettsville to Burton, Thence north along the center of said land, 9 rods, Thence west 13-1/3 rods, Thence south 9 rods to the township and county lines. Thence east along the said township and county line 13-1/3 rods to the place of beginning, containing 3/4 of an acre of land, be the same more or less, but subject to all legal highways.

Also known as 19198 Mumford Road, Garrettsville, OH 44231

Permanent Parcel No.: 32-050150
Said Premises Located at: 19198 MUMFORD ROAD, TROY TOWNSHIP, OH.

Said Premises appraised at (\$65,000.00) and cannot be sold for less than two-thirds of that amount (\$43,334.00). 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

Ashley E. Rothfuss, attorney
Jun11-18-25, 2009

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

Case No. 08-F-001407

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., Plaintiff vs. SHANE H. DELONG, 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 16th 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:

Land situated in the Township of Montville in the County of Geauga and State of OH.

Situated in the Township of Montville, County of Geauga and State of Ohio, being part of Section No. 4 within said Township and further described as follows: Beginning in the centerline of Leggett Road at the Southeast corner of land conveyed to J.L. Veloski and L.A. Lambert by deed recorded in Volume 904, Page 4 of the Geauga County Records of Deeds;

Thence North 00 degrees 32 minutes 08 seconds East along the East line of the said Veloski/Lambert land, passing through an iron pipe found at 30.22 feet, and along the East line of land conveyed to G. and P. Cantrell by deed recorded in Volume 672, Page 552 of the Geauga County Records of Deeds, a total distance of 1515.15 feet to an iron pin set at the Southwest corner of land conveyed to Scott Ferry by deed recorded in Volume 1096, Page 809 of the Geauga County Records of Deeds; Thence South 89 degrees 51 minutes 40 seconds East along the South line of the said Scott Ferry Land and along the South Line of land conveyed to Scott Ferry Construction Company by deed recorded in Volume 1103, Page 176 of the Geauga County Records of Deeds, a distance of 848.42 feet to an iron pin found at the Northwest corner of land conveyed to A.E. Twanogowski by deed recorded in Volume 872, Page 661 of the Geauga County Records of Deeds; Thence South 00 degrees 18 minutes 04 seconds West along the West line of said Twanogowski land and along the West line of land conveyed to J.A. Hrouda by deed recorded in Volume 611, Page 435 of the Geauga County Records of Deeds, a distance of 1515.12 feet to the center line of Leggett Road, passing through an iron pipe found 29.84 feet therefrom; Thence North 89 degrees 51 minutes 40 seconds West along the center line of Leggett Road, a distance of 854.62 feet to the place of beginning, containing within said bounds 29.617 acres of land, according to the survey of J. Arthur Temple, Ohio Registered Surveyor No. 4761 dated October, 1996.

Property Address: 17096 Leggett Road, Montville, OH 44064

Parcel No.: 20-032600

Prior Deed Reference: O.R. Volume 1749, Page 2135.

Said Premises Located at: 17096 LEGGETT ROAD, MONTVILLE 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

Patricia K. Block, attorney
Jun11-18-25, 2009

LEGAL NOTICES

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

09-F-000489 - OneWest Bank, FSB successor by merger to IndyMac Federal Bank FSB fka IndyMac Bank, F.S.B., Plaintiff vs. The Unknown Heirs, Devises, Legatees, Administrators, Executors and Assigns of Paul H. Busby, Deceased, et al., Defendants

The Unknown Heirs, Devises, Legatees, Administrators, Executors and Assigns of Paul H. Busby, Deceased whose last place of residence is (Address Unknown), but whose present place of residence is unknown will take notice that on April 29, 2009 @ 2:26 pm, OneWest Bank, FSB successor by merger to IndyMac Federal Bank FSB fka IndyMac Bank, F.S.B. filed its Complaint in Case No. 09-F-000489 in the Court of Common Pleas Geauga County, Ohio, 100 Short Court, Chardon, Ohio 44024 alleging that the Defendant The Unknown Heirs, Devises, Legatees, Administrators, Executors and Assigns of Paul H. Busby, Deceased have or claim to have an interest in the real estate described below:

Permanent Parcel Number: 05-033550; Property Address: 13600 Seco Boulevard, Burton, Ohio 44021. The legal description may be obtained from the Geauga County Auditor at 231 Main Street, Suite 1-A, Chardon, OH 44024. (440) 285-2222.

The Petitioner further alleges that by reason of default of the Defendant in the payment of a promissory note, according to its tenor, the conditions of a concurrent mortgage deed given to secure the payment of said note and conveying the premises described, have been broken, and the same has become absolute.

The Petitioner prays that the Defendant named above be required to answer and set up their interest in said real estate or be forever barred from asserting the same, for foreclosure of said mortgage, the marshalling of any liens, and the sale of said real estate, and the proceeds of said sale applied to the payment of Petitioner's Claim in the proper order of its priority, and for such other and further relief as is just and equitable. The Defendants named above are required to answer on or before the 23rd day of July, 2009.

ONEWEST BANK, FSB SUCCESSOR BY MERGER TO INDYMAC FEDERAL BANK FSB FKA INDYMAC BANK, F.S.B.
By F. Peter Costello, Reimer, Arnovitz, Cherneski & Jeffrey Co., L.P.A., Attorney for

Plaintiff-Petitioner, P.O. Box 968, Twinsburg, OH 44087. (330) 425-4201.

Jun11-18-25, 2009

LEGAL NOTICE

NOTICE OF PUBLIC HEARINGS

In accordance with Section 307.79 of the Ohio Revised Code, the Geauga County Board of Commissioners hereby gives notice that it will hold public hearings on Thursday, June 25, 2009 at 10:30 a.m. and Tuesday, June 30, 2009 at 10:30 a.m. in the Chambers of the Geauga County Board of Commissioners located at 470 Center Street, Bldg. 4, Chardon, Ohio, regarding the proposed Geauga County Water Management and Sediment Control Regulations, Amended 2009

A copy of the Geauga County Water Management and Sediment Control Regulations, Amended 2009 is available for public inspection during regular office hours, 8:00 a.m. to 4:30 p.m., Monday through Friday, at the Geauga Soil and Water Conservation District, 14269 Claridon Troy Road, Burton, Ohio.

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>, click on County Info and then Public Hearings.

By Order of the Geauga County Board of Commissioners

Claudine Kozenko, Clerk

Jun11-18, 2009

PUBLIC NOTICE

The Village of Burton Council will hold a Special Meeting on Monday, June 22, 2009 at 7:00 p.m. to pass the Tax Budget for 2010 and to select a part-time Zoning Inspector. The meeting will be held in the Council Chambers on the second floor of the Library located at 14588 West Park Street. Jun18, 2009

PUBLIC NOTICE

The Village of Burton Board of Zoning Appeals will meet on Tuesday, June 23, 2009 at 7:00 p.m. in the Village Offices, 14588 West Park Street. Discussion will be held on any business that may properly come before the Board. Jun18, 2009

LEGAL NOTICE

Hambden Township

The Hambden Township Trustees will hold a public meeting on the proposed Township Tax Budget for 2010 on July 1, 2009 at 6:15 p.m. at the township hall, 13887 GAR Highway, Hambden Township. Copies of the tax budget are on file with the Township Fiscal Officer for public inspection. Arrangements for review of the proposed budget can be made by contacting the Township Office, 286-4364.

By order of the Hambden Township Trustees

Laura Chorman, Fiscal Officer

Jun18, 2009

LEGAL NOTICE

PUBLIC HEARING

THOMPSON TOWNSHIP BUDGET

Notice is hereby given that on the 1st day of July, 2009 at 7:00 p.m. a Public Hearing will be held on the budget prepared by the Board of Trustees of Thompson Township for the fiscal year ending December 31, 2010.

Such hearing will be held at the Thompson Ledge Park Building with the regular meeting of the township trustees to follow the Public Hearing.

Two copies of the proposed Tax Budget are on file and available for public inspection in the Office of the Fiscal Officer of Thompson Township, 6165 Dewey Road, Madison, Ohio. These copies are available for public inspection by calling (440) 298-9813 for an appointment.

Thompson Township Board of Trustees

Rachel Kuehn, Fiscal Officer

Jun18, 2009

**NOTICE OF PUBLIC HEARING
ON THE 2010 BUDGET FOR
CHARDON TOWNSHIP**

Two (2) copies of the proposed 2010 Tax Budget for the Township of Chardon, Geauga County, Ohio, will be available for public inspection until July 1, 2009, at the Geauga County Public Library, Chardon Branch, 110 East Park Street, Chardon, at the Reference Desk in the lower level from June 22, 2009, through July 1, 2009, during regular business hours or call and request a copy from the township fiscal officer at 440-286-3711.

A public hearing on this budget will be held at the Chardon Township Town Hall, 9949 Mentor Road, Chardon, Ohio, at 8:00 PM on Wednesday, July 1, 2009.

By order of the Chardon Township Trustees.

**Joan A. Windnagel, Fiscal Officer
Chardon Township**

Jun18, 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. 17-09

A RESOLUTION REQUESTING THE COUNTY AUDITOR TO CERTIFY TO THE TAXING AUTHORITY THE TOTAL TAX VALUATION OF THE SUBDIVISION AND THE DOLLAR AMOUNT OF REVENUE THAT WOULD BE GENERATED BY A SPECIFIED NUMBER OF MILLS AND DECLARING AN EMERGENCY.

A resolution requesting the Geauga County Auditor to certify the total current tax valuation, and the dollar amount of revenue that would be generated by renewal of an existing fire and ambulance levy of 4 mills, as the Council of the City of Chardon has determined it will be necessary to levy a tax outside of the ten mill limitation.

PASSED AND ADOPTED THIS 11TH DAY OF JUNE, 2009.

ORDINANCE NO. 2538

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT/AGREEMENT WITH LAKELAND MANAGEMENT SYSTEMS, INC. FOR THE CHARDON MUNICIPAL CENTER SPACE REALLOCATION PROJECT NO. 09-24 AND

DECLARING AN EMERGENCY.

An ordinance authorizing the City Manager to enter into a contract with Lakeland Management Systems, Inc. for the Chardon Municipal Center Space Reallocation Project No. 09-24 (renovation of the Municipal Center at 111 Water Street).

PASSED AND ADOPTED THIS 11TH DAY OF JUNE, 2009.

ORDINANCE NO. 2539

AN ORDINANCE AMENDING APPROPRIATIONS IN THE CITY OF CHARDON TREASURY AND DECLARING AN EMERGENCY.

An ordinance increasing by \$100,000 the appropriation in the 562 Water Facility Capital Improvement Fund.

PASSED AND ADOPTED THIS 11TH DAY OF JUNE, 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**

Jun18, 2009

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

Notice is hereby given that the Parkman Township Board of Zoning Appeals will conduct a special public hearing on an appeal for a variance to the Parkman Township Zoning Resolution on the 30th 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**

Jun18, 2009

LEGAL NOTICE

East Geauga Fire District will hold a public meeting regarding the 2010 preliminary Tax Budget, on Wednesday morning, June 24, 2009, at 7:45 a.m., at the Middlefield Village Municipal Center, 14860 N. State Street, Middlefield, OH. Following the meeting, copies of the 2010 Tax Budget will be available for review by calling Carol Day, Clerk-Treasurer at 440-632-1801.

**Carol A. Day, Clerk
East Geauga Fire District**

Jun18, 2009

BID NOTICES

**GEAUGA COUNTY
AIRPORT AUTHORITY
NOTICE TO CONTRACTORS**

The Geauga County Airport Authority will receive proposals for Improvements to Geauga County Airport, Middlefield, Ohio. Proposals will be received by the Geauga County Airport Authority until 11:00 a.m. prevailing time on June 22, 2009, and will be opened and read publicly at their offices at Geauga County Airport, 15421 Old State Road, Middlefield, Ohio, 44062. Bids may be mailed to the Airport Authority at P.O. Box 1308, Middlefield, Ohio, 44062 or hand delivered to their offices at Geauga County Airport, 15421 Old State Road, Middlefield, Ohio, 44062 between the hours of 8:00 a.m. and 11:00 a.m.

The work generally consists of: Full-depth asphalt pavement repairs on the runway (approx. 370 square yards) and full-depth concrete pavement repairs on the apron (approx. 250 square yards).

The Drawings, Specifications and other Contract Documents may be examined at the following locations:

1. Office of The Airport Authority
Gaugua County Airport
15421 Old State Road
Middlefield, Ohio 44062
2. Offices of the Geauga County
Board of Commissioners
470 Center Street, Building 4
Chardon, Ohio 44024
3. F.W. Dodge Plan Room
The Gold Building, Suite 310
6200 Rockside Woods Blvd.
Independence, OH 44131
4. Yager Consultants, Inc.
2650 N. Reynolds Road, Suite 1
Toledo, Ohio 43615

Copies of the Contract Drawings, Specifications and proposal forms may be obtained at the office of the Engineer, Yager Consultants, Inc., located at 2650 N. Reynolds Road, Suite 1, Toledo, Ohio 43615, (419) 537-9479, upon payments of \$50.00 for each set requested. No fees will be refunded. Checks should be made payable to YAGER CONSULTANTS, INC.

Bids shall be on the prescribed form furnished with the Specifications and shall be in accordance with the Instructions to Bidders. The Geauga County Airport Authority reserves the right to waive any informalities in or reject any or all bids. Proposals shall be considered irregular if the proposal is on a form not furnished by the Airport Authority. Proposals submitted on forms downloaded from the internet or copied from a set on display will not be accepted.

Each bidder must submit with his proposal a bid security in the form of a bond in an amount equal to not less than 100% of the bid, or a certified check in an amount equal to not less than 10% of the bid. Said security shall be in the form and subject to the conditions given in the Instruction to Bidders. No bidder may withdraw his bid within ninety (90) days after the actual date of the opening.

The successful bidder will be required to start work within five (5) calendar days after Notice to Proceed and to complete the work within thirty (30) consecutive calendar days, with liquidated damages of \$400.00 per calendar day for failure to complete the work on time. Issuance of the Notice to Proceed will be coordinated with the Contractor for

fall and/or spring construction.

The successful bidder will be required to pay his employees at wage rates not less than the prevailing rate of wages contained in the wage determination decisions of the United States Secretary of Labor.

The work covered herein is to be accomplished with the aid of Federal funds from the Department of Transportation, Federal Aviation Administration. All contracts, award of contract, work accomplished thereunder, etc., will be subject to the review and approval of the Federal Aviation Administration.

The proposed contract is under and subject to Executive Order 11246 of September 24, 1965, and to Equal Opportunity Clause. The Bidder (Proposer) must supply all the information required by the bid or proposal form.

Within thirty (30) days after award of this contract, the contractor shall file a compliance report (Standard Form 100) if:

a. The contractor has not submitted a complete compliance report within 12 months preceding the date of award; and

b. The contractor is within the definition "employer" in paragraph 2c(3) of the instructions included in Standard Form 100.

The contractor shall require the subcontractor on any first-tier subcontract, irrespective of dollar amount, to file Standard Form 100 within thirty (30) days after award of the subcontract if the above two conditions apply. Standard Form 100 will be furnished upon request.

**John Rowland, President
Gaugua County Airport Authority**
Jun4-11-18, 2009

NOTICE TO BIDDERS

The Berkshire Local School District is accepting bids from qualified paving contractors for the following project: The work site is commonly known as the "student parking lot" on the west side of the high school, located at 14510 North Cheshire Street in Burton, Ohio.

Detailed specifications are available upon request from the Treasurer's office and can be obtained by calling 440-834-3380.

All bids are to be accompanied by proof of insurance and Workers Compensation coverage. While there will be no formal pre-bid meeting, bidders are invited to call Jim Badanek at 440-477-9267 to arrange a time to inspect the project. Bids must be received by 3:00 p.m. on Monday, June 22, 2009 at the Berkshire Local School District Administration office, 14259 Claridon Troy Road, P.O. Box 364, Burton, Ohio 44021 to the attention of Karen Andrei, Treasurer.

Bids to be opened on June 22, 2009 at 3:00 p.m. in the Administration Office.
Jun11-18, 2009

LEGAL NOTICE

Notice is hereby given that in pursuant to ORC §3505.13, the Geauga County Board of Elections will receive sealed bids up to 8:30 a.m. on Friday the 26th day of June, 2009, at 470 Center Street, Bldg 6-A, Chardon,

Ohio 44024, for the printing and furnishing of ballots according to the specifications on file in said office for the purpose of conducting the November 3, 2009 General Election. The voting system to be used is ES&S optical scan.

Bids should be sealed and endorsed "Bid For Printing Ballots", and must be accompanied by a bond of the bidder in the sum double the amount of the bid, with at least two sureties or surety company, satisfactory to the Board, conditioned upon faithful performance of the contract for such printing as may be awarded and for the payment of damages by the bidder to the Board of any excess of cost over the bid or bids which the Board may be obliged to pay for such work by reason of the failure of the bidder to complete the contract. No bid unaccompanied by such bond shall be considered by the Board.

The contract shall be let to the lowest responsible bidder in the state.

The Board, however, reserves the right to reject any or all bids.

By order of the Board, dated this 9th day of June 2009.

**Board of Elections of Geauga County.
Dorothy M. Stange, Chairperson**
Jun18, 2009

Geauga County

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