

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-000949

The State of Ohio, County of Geauga, ss:
**IGOMAR LIMITED PARTNERSHIP,
Plaintiff vs. RENE GUERRA, 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 30th 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
Situating in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot 8, Tract 3 and bounded and described as follows:

Beginning in the Easterly line of land as described in deed to J.W. and F.M. Stevens and recorded in Volume 643, Page 9 of Geauga County Records at the Southwesterly corner of land as described in deed to J. & S. Webb and recorded in Volume 675, Page 922 of Geauga County Records.

Thence North 88° 32' 24" East, along the Southerly line of said J. & S. Webb lands, a distance of 546.56 feet to the Southeastly corner thereof, said corner also being in the Westerly line of land as described in deed to M. & K. Pagonis and recorded in Volume 657, Page 849 of Geauga County Records;

Thence South 00° 50' 51" West, along the Westerly line of said M. & K. Pagonis land and its Southerly prolongation, a distance of 640.65 feet to a point, said point being in the Westerly line of land as described in deed to D.L. & L.P. Stanley and recorded in Volume 691, Page 363 of Geauga County Records;

Thence South 88° 32' 24" West a distance of 542.21 feet to the Easterly line of land as described in deed to W.M. Hrach and recorded in Volume 722, Page 502 of Geauga County Records;

Thence North 00° 27' 32" East, along the Easterly line of said W.M. Hrach land and its Northerly prolongation, a distance of 640.49 feet to the place of beginning and containing 8.000 acres of land be the same more or less, but subject to all legal highways.

PPN: 02-420034
Parcel No. 2
Situating in the Township of Bainbridge, County of Geauga and State of Ohio: And known as being part of Original Bainbridge Township Lot No. 8, Tract 3 and bounded and described as follows:

Beginning in the Northerly line of said Original Lot No. 8 at a Northwesterly corner of land described in deed to J.M. and A.E. Webb and recorded in Volume 551, Page 135 of Geauga County Records, said place of beginning also being in the Easterly line of Harvest Drive (60 feet wide) and the Southwesterly corner of Sublot No. 41 in Old Meadow Estates No. 2 Subdivision, as shown by the recorded plat in Volume 12 of Plats, Page 113 of Geauga County Records; thence North 88° 32' 24" East, along the Northerly line of said Original Lot No. 8, a distance of 549.26 feet to a Northeasterly corner of land described in deed to J.M. and A.E. Webb, as aforesaid; thence South 00° 50' 51" West, along the Easterly line of land so described in deed to J.M. and A.E. Webb, a distance of 397.84 feet; thence South 88° 32' 24" West a distance of 546.56 feet to the Easterly line of land described in deed to J.W. and F.M. Stevens and recorded in Volume 257, Page 514 of Geauga County Deed Records; thence North 00° 27' 32" East, along the Easterly line of land so described in deed to J.W. and F.M. Stevens; and along the Easterly line of Harvest Drive, a total distance of 397.74 feet to the place of beginning and containing 5.00 acres of land, be the same more or less, but subject to all legal highways.

PPN: 02-391101
NOTE: Parcel #1 (8.0 acres) would be land-locked without Parcel No. 2 (5.0 acres).

Said Premises Located at: 18125 HARVEST DRIVE, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$274,000.00) and cannot be sold for less than two-thirds of that amount (\$182,667.00). 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**

Larry R. Rothenberg, attorney
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 07-F-000831

The State of Ohio, County of Geauga, ss:
THE HUNTINGTON NATIONAL BANK, SUCCESSOR BY MERGER TO SKY BANK, SUCCESSOR BY MERGER TO METROPOLITAN BANK AND TRUST COMPANY, Plaintiff vs. B. MICHAEL PEARL, 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 30th 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 South Russell to-wit:

Situating in the Village of South Russell, County of Geauga and State of Ohio and known as being Sublot No. 16 in the Franz X. Thuringer and Glenn N. Barriball Bel-Meadows Subdivision as shown as shown by plat recorded in Volume 7, Pages 30 and 31 of Geauga County Records of Plats. Said Sublot No. 16 has a frontage of 115.73 feet along the easterly margin of E. Bel-Meadow Lane, Proposed, a southerly line of 423.25 feet, a northerly line of 391.73 feet, and an easterly (rear) line of 110.31 feet, containing 1.0319 acres of land as shown by said recorded plat.

Parcel No.: 29-096400
Said Premises Located at: 24 E. BEL MEADOW LANE, VILLAGE OF SOUTH RUSSELL, OH.

Said Premises appraised at (\$160,000.00) and cannot be sold for less than two-thirds of that

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

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**

Kirk E. Yosick, attorney
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000382

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE FKA NORWEST BANK MINNESOTA, N.A., AS TRUSTEE FOR

THE REGISTERED HOLDERS OF HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-1, Plaintiff vs. CANDACE S. BAIRD, 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 30th 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 Hamden to-wit:

Situating in the Township of Hamden County of Geauga and State of Ohio:

And being part of Lot #9, Bond Tract in said Township and being known as Sublot No. 18 in Venus Road Subdivision No. 2 as recorded in Volume No. 8, Page 12 of Geauga County Records of Plats and containing 2.319 acres of land. Be the same more or less but subject to all legal highways.

Parcel No.: 15-062800
Said Premises Located at: 9591 VENUS

ROAD, HAMB DEN 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**

Phillip C. Barragate, attorney
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000403
The State of Ohio, County of Geauga, ss:
BANK OF AMERICA NATIONAL ASSOCIA-

TION, Plaintiff vs. MARGARET J. D'ERRICO, 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 30th 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 City of Chardon to-wit: Situated in the City of Chardon, County of Geauga and State of Ohio:

And known as part of Lot No. 18 in said City and bounded and described as follows:

Beginning at the southeasterly corner of said Lot No. 18; thence northerly on the easterly line of said Lot a distance of 15 rods; Thence westerly on a line parallel to the northerly line of said Lot a distance of 93 feet to a point 6 feet easterly from the westerly line of said Lot No. 18; Thence southerly on a line parallel with the westerly line of said Lot No. 18 and 6 feet distant therefrom a distance of 165 feet to a stake; Thence westerly on a line parallel to the southerly line of said Lot No. 18 a distance of 4 feet and 6 inches; Thence southerly on a line parallel to the westerly line of said Lot No. 18 a distance of 5 rods to the southerly line of said Lot No. 18, which is also the northerly margin of North Hambden Street; Thence easterly along the northerly margin of said street a distance of 97 feet and 6 inches to the place of beginning, containing .51 acres, be the same more or less, but subject to all legal highways.

Parcel No.: 10-092810

Prior Deed Reference: Book No. 1482, Page 695

Said Premises Located at: 203 NORTH HAMB DEN STREET, CITY OF CHARDON, OH.

Said Premises appraised at (\$110,000.00) and cannot be sold for less than two-thirds of that amount (\$73,333.00). 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
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000458

The State of Ohio, County of Geauga, ss:

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES SERIES 2006-BC4, Plaintiff vs. DENNIS HADD, AKA DENNIS L. HADD, 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 30th day of April, 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 part of Original Russell Township Lot No. 9, Tract No. 3 and further described as follows:

Beginning in the Southerly line of the Sugar-Bush Lane Home Owners Association Subdivision as recorded in Volume 7, Page 79 of Geauga County Map Records at a point distant North 84 deg. 22' 30" West 709.27 feet from the Southeasterly corner thereof; Thence North 84 deg. 22' 30" West along the Southerly line of said Sugar-Bush Lane Home Owners Association Subdivision and its prolongation Westerly, 358.45 feet to appoint which is on the Southerly line of land conveyed to Thomas M. and Ruth M. Kelly, as recorded in Volume 410, Page 346, Geauga County Deed Records; Thence South 22 deg. 21' 10" West 318.08 feet to a point; Thence South 85 deg. 21' 18" East 273.58 feet to a point; Thence North 36 deg. 05' 40" East 348.00 feet to the Place of Beginning, Containing 2.185 acres of land and known as Parcel C, according to survey, dated December 1963, amended January 3, 1964, by Joseph E. McSteen, Registered Engineer and Surveyor, be the same more or less, but subject to all legal highways.

Parcel No.: 29-008100

Prior Instrument Reference: Volume No. 1795, Page 2797

Said Premises Located at: 1106 ROYAL OAK DRIVE, VILLAGE OF SOUTH RUSSELL, OH.

Said Premises appraised at (\$280,000.00) and cannot be sold for less than two-thirds of that amount (\$186,667.00). 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
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000467

The State of Ohio, County of Geauga, ss:

INDYMAC BANK, FSB, Plaintiff vs. MARVIN D. LAMBERT, 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 30th 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 Thompson to-wit:

Parcel No. 1:

Situated in the Township of Thompson, County of Geauga and State of Ohio, and known as part of Lot No. 8 in said Township and bounded and described as follows:

Beginning at the northeast corner of land formerly owned by Charles D. Wilber and Mary A. Wilber, at the center of the north and south road; thence running west along the south line of land formerly owned by Frederick Hulbert nine (9) rods; thence south six (6) rods; thence east nine (9) rods parallel with the south line to the center of said north and south road; thence north along the center of said road to the place of beginning, containing 54 rods of land. Being the same premises conveyed to W.F. Wilber and Bertha M. Wilber by the School Board of Thompson School District No. 1, County of Geauga and State of Ohio by its

President, R.J. Wilber by Quit Claim Deed Dated February 14, 1925 and recorded in Volume 159, Page 538, Geauga County Records of Deeds, be the same more or less.

Parcel No. 2:

Situated in the Township of Thompson, County of Geauga and State of Ohio, and known as part of Lot No. 8 in said Township and bounded and described as follows:

Beginning at the northeast corner of land formerly owned by Mary A. Wilber; running west fifty-four (54) feet along the south line of land formerly owned by Katie Marie; thence south six (6) rods; thence east fifty-four (54) feet, and thence north six (6) rods to the place of beginning. This land being bounded on the east by land formerly owned by the School Board of Thompson District No. 1, containing about 19 1/2 rods of land, be the same more or less.

Parcel No. 3

Situated in the Township of Thompson, County of Geauga and State of Ohio, and known as being part of Lot No. 8 of said Township and further described as follows:

Beginning at a point in the centerline of Clay Street (50 feet wide) at the southeast corner of lands deeded to B. and M. Gibson as Parcel No. 1 in Volume 399, Page 762, Geauga County Recorded Deeds; Thence south, along the centerline of Clay Street, 50.00 feet to a point; Thence south 05° 30' West, parallel with the south line of lands to A. Derus, passing through an identified iron pin (set) in the west line of Clay Street, 416.68 feet to an identified iron pin (set); Thence North, parallel with the centerline of Clay Street, 149.00 feet to an identified iron pin (set) in the south line of lands to A. Derus; Thence North 85° 30' East, along the south line of said Derus lands, 214.18 feet to an identified iron pin (set) at the northwest corner of lands deeded to B. & M. Gibson as Parcel No. 2 in Volume 399, Page 762, Geauga County Recorded Deeds; Thence South parallel with the centerline of Clay Street, along the said Gibson's West line, 99.00 feet to an identified iron pin (set) at Gibson's southwest corner. Thence North 85° 30' East, along Gibson's southline, passing through an identified iron pin (set) in the west line of Clay Street, 202.50 feet to the place of beginning and containing 0.962 acres of land. Being a parcel of land divided out of lands deeded to D.A. Adams in Volume 676, Page 609 Geauga Recorded Deeds. Pursuant to a survey done in March, 1987 by Bernard S. Westfall, P.S. Ohio #6634, A' Terra Engineering & Surveying, Inc., Painesville, Ohio, be the same more or less.

Parcel No.: 30-025400, 30-025500 & 30-095627

Prior Instrument Reference: Volume 1037, Page 1084

Said Premises Located at: 6500 CLAY STREET, THOMPSON 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

Craig A. Thomas, attorney
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000540

The State of Ohio, County of Geauga, ss:

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FFIS MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2006 FFIS, Plaintiff vs. JOSE GUTIERREZ GARCIA, 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 30th 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 part of Lot No. 7 in Section No. 4 in the East Division of Tract No. 1 in Munson Township, bounded and described as follows:

Beginning on the center line of Woodiebrook Road (60 feet wide) formerly State Road, at the northeasterly corner of land conveyed to C.A. and Mary Elizabeth Robinson by deed recorded in Volume 224, Page 334 of Geauga County Records; Thence North 31° 20' 36" West along said center line of Woodiebrook Road 351.92 feet to the northeast corner of land conveyed to C.R. Notting by deed recorded in Volume 180, Page 288 of Geauga County Records; Thence South 32° 52' 31" West along the northerly line of land so conveyed to C.R. Notting 421.99 feet to the northwesterly corner thereof; Thence South 24° 51' 16" East along the westerly line of land so conveyed 169.36 feet to the northwesterly corner of land conveyed to C.A. and Mary Elizabeth Robinson as aforesaid; Thence North 58° 40' 19" East along the northerly line of land so conveyed to C.A. and Mary Elizabeth Robinson 399.12 feet to the place of beginning, and containing 2.306 acres of land, according to a survey dated October, 1979, by National Survey Service, Inc., be the same more or less.

Parcel No.: 21-049900

Prior Deed Reference: Book 1807, Page 492

Said Premises Located at: 12223 WOODIEBROOK ROAD, MUNSON 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 A. Tobe, attorney
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000565

The State of Ohio, County of Geauga, ss:

DB MIDWEST LLC, DBA DB MIDWEST OF OHIO LLC, Plaintiff vs. ALR CHARDON LLC, 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 30th 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 City of Chardon to-wit:

Situated in the Township of Hambden, now annexed to Chardon Village as shown on the plat recorded in Volume 13, Page 137 of the Geauga County Plat Records, County of Geauga and State of Ohio, and being a part of Lot No. 26 in the Bond Tract within said Township, and being further bounded and described as follows:

Beginning in the centerline of Grant Street, 43 feet wide, at the Southwesterly corner of land conveyed to Ernst Lanes, by deed recorded in Volume 356, Page 610 of the Geauga County Deed Records; Thence South 86° 55' 00" East, along the Southerly line of said Ernst's land and passing through an iron pipe found at 23.00 feet in the Easterly line of Grant Street, a total distance of 564.89 feet to a capped iron pin set in the Westerly line of land conveyed to Howard Ernst by deed recorded in Volume 556, Page 787 of the Geauga County Deed Records; Thence South 8° 54' 35" West, along said Westerly line and passing through a capped iron pin set at 485.98 feet in the Northerly line of Chardon-Windsor Road, 60 feet wide, a total distance of 516.20 feet to the centerline of said Chardon Windsor Road; Thence North 74° 10' 40" West, along said centerline a distance of 506.99 feet to an angle point therein; Thence North 86° 24' 34" West, continuing along said centerline a distance of 17.98 feet to a railroad spike found at its intersection with the centerline of Grant Street; Thence North 3° 05' 00" East, along said centerline of Grant Street a distance of 401.58 feet to the place of beginning and containing 5.67 acres of land as surveyed by Stephen Hovancek & Associates, Inc. Registered Surveyors No. 5160, State of Ohio, in March 1999. All capped iron pins are 5/8 inch diameter rebar, 30 inches long, with a plastic cap marked SH&A 5160. The basis of bearing for this description is to an assumed meridian and used to denote angles only. Prior Instrument Deed of Record: Volume 1205, Page 667, be the same more or less.

Parcel No. 10-048550

Said Premises Located at: 510 CHARDON WINDSOR ROAD, CITY OF CHARDON, OH.

Said Premises appraised at (\$3,250,000.00) and cannot be sold for less than two-thirds of that amount (\$2,166,667.00). 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

Eric R. Goodman, attorney
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000684

The State of Ohio, County of Geauga, ss:

WASHINGTON MUTUAL BANK, FKA WASHINGTON MUTUAL BANK, F.A., Plaintiff vs. KIMBERLY TUBBS, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF RONALD L. WILLIS, 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 30th 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 a part of Original Lot 91, in said Township and further known as Sublot 102 in Burton Lake Proposed Subdivision and bounded and described as follows:

Beginning at an iron pipe stake on the center line of Snow Road (50 feet wide) at the southwesterly corner of Original Lot 91; thence North along the center line of Snow Road a distance of 1225.85 feet to an angle point in Snow Road passing through an iron pipe stake at 383.50 feet at the southwesterly corner of Burton Lake Subdivision (proposed); thence North continuing along the center line of Snow Road a distance of 8.00 feet; thence South 87° 43' East along the southerly line of Jackson Drive (proposed) (50 feet wide) a distance of 1640.11 feet; thence South along the easterly line of Georgette Drive (proposed) (50 feet wide) a distance of 461.85 feet to the place of principal beginning of the parcel of land herein intended to be described.

Course 1: Thence South 87° 43' East parallel to Jackson Drive a distance of 250.00 feet; Course 2: Thence South parallel to Georgette Drive, a distance of 55.50 feet; Course 3: Thence North 87° 43' West a distance of 250.00 feet to the easterly line of Georgette Drive (proposed); Course 4: Thence North along the easterly line of Georgette Drive (proposed) a distance of 55.50 feet to the place of principal beginning, containing about .32 acre, according to a description of Frank Riley, Ohio Registered Surveyor 3888 made in August, 1952.

In John Musil's Proposed Burton Lake Allotment, and subject to and together with restrictions and easements as shown in declarations of John Musil dated August 26, 1952 and recorded in Vol. 247, and Pg. 463 of Geauga County Records and further known as Instrument No. 110419.

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

Parcel Number: 04-146500

Prior Deed Reference: Book 1296, Page 490

Said Premises Located at: 16231 GEORGETTE DRIVE, BURTON TOWNSHIP, OH.

Said Premises appraised at (\$45,000.00) and cannot be sold for less than two-thirds of that amount (\$30,000.00). 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

Joshua J. Epling, attorney
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000792

The State of Ohio, County of Geauga, ss:

AMERICAN HOME MORTGAGE SERVICING INC., Plaintiff vs. JOHN L. TRIVISONNO, 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 30th 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 a part of Section One, East Division and known as being Sublot 2 of Brookwood Subdivision as recorded in Volume 21, Page 60 of Geauga County Records and Plats, be the same more or less, but subject to all legal highways.

PPN: 21-176569

Said Premises Located at: 11720 TALL PINES DRIVE, MUNSON 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

Benjamin N. Hoen, attorney
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000995

The State of Ohio, County of Geauga, ss:

MANUFACTURERS AND TRADERS TRUST COMPANY, AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE HOME EQUITY LOAN PASS-THROUGH CERTIFICATES SERIES 1999-1, Plaintiff vs. LARRY J. SANGRIK, 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 30th 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 City of Chardon to-wit:

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

And known as being Sublot No. 219 in Chardon Park Estates No. 2 of part of Original Chardon Township Lot Nos. 122, 142, 143 and 144. Tract No. 3 as shown by the recorded plat in Volume 7, Page 74 of Geauga County Records, and being a parcel of land 60.00 feet on the Southerly side of Crickett Drive, and extending back of equal width 170.00 feet, and having a rear line of 60.00 feet, as appears by said plat.

Parcel Number(s): 10-135100

Deed Reference Number: dated December 10, 1998, filed December 11, 1998, recorded in Official Records Volume 1205, Page 493, Recorder's Office, Geauga County, Ohio.

Said Premises Located at: 494 CRICKETT DRIVE, CITY OF CHARDON, OH.

Said Premises appraised at (\$110,000.00) and cannot be sold for less than two-thirds of that amount (\$73,333.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Rachel A. Leier, attorney
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001036

The State of Ohio, County of Geauga, ss:

CHASE HOME FINANCE, LLC, SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION, Plaintiff vs. CHRISTOPHER R. VIDMAR, 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 30th 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 City of Chardon to-wit:

Situated in the City of Chardon, County of Geauga and State of Ohio, and known as being Sublot 185 in Chardon Park Estates No. 2 as shown by the recorded plat in Volume 7, Page 74 of Geauga County Records, be the same more or less, but subject to all legal highways.

Permanent Parcel No.: 10-087170

Said Premises Located at: 340 SYLVIA DRIVE, CITY OF CHARDON, 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

Jill L. Fealko, attorney
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001096

The State of Ohio, County of Geauga, ss:

BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT 2004-18CB, Plaintiff vs. HEIDI G. GREENWOOD, 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 30th 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 City of Chardon to-wit:

The land referred to in this commitment, situated in the Village now known as City of Chardon, County of Geauga and State of Ohio, is described as follows:

Situated

feet to a point; Thence by a line which bears South 85 deg. 55' 10" West a distance of 310.93 feet to an iron pipe stake; Thence by a line which bears North 8 deg. 43' 40" West a distance of 222.63 feet to an iron pipe stake in the Southerly line of land of said Pildner; Thence along the Southerly line of land of said Pildner, South 87 deg. 07' East (passing through an iron pipe stake at 209.17 feet) a distance of 247.69 feet to the place of beginning and containing 1.305 acres of land as surveyed and described by Fullerton, Kerr and Associates, Registered Engineers and Surveyors. Be the same more or less, but subject to all legal highways.

Save and except the following:
Situating in the Village of Chardon now known as City, County of Geauga and State of Ohio being part of Original Village Lot No. 130 within said Village and further described as follows:

Beginning in the centerline of North Street at a Northeast corner of land conveyed to the Bridgewater Development, Inc., by deed recorded in Volume 1008, Page 538 of the Geauga County Records of Deeds; Thence South 85 deg. 55' 00" West along the North line of the said Bridgewater Development, Inc., land, passing through an iron pipe found at 32.69 feet, a distance of 310.11 feet to an iron pin found at an angle point; Thence North 08 deg. 43' 50" West along an Easterly line of the said Bridgewater Development, Inc., land a distance of 15.00 feet to a point; Thence North 89 deg. 28' 20" East a distance of 28.50 feet to a point; Thence North 60 deg. 04' 40" East a distance of 50.00 feet to a point; Thence North 58 deg. 41' 30" East a distance of 78.65 feet to a point; Thence North 65 deg. 00' 00" East a distance of 96.00 feet to a point in the West margin of North Street; Thence North 87 deg. 00' 00" East a distance of 32.97 feet to a point in the centerline of North Street; Thence South 27 deg. 30' 00" East along the centerline of North Street a distance of 114.00 feet to the place of beginning, containing within said bounds 0.434 acres of land, 3430.2 square feet being the area within the road right-of-way and 15477.6 square feet being the area outside of the road right-of-way as surveyed by J. Arthur Temple, Ohio Registered Surveyor OR No. 4761 dated April 10, 1995.

Parcel No. 10-000400
Deed No. 2004000695814 Volume 1731 Page 2961

Said Premises Located at: 435 NORTH STREET, CITY OF CHARDON, OH.

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

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

DANIEL C. McCLELLAND, Sheriff Geauga County, Ohio

Daniel A. Cox, attorney
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001130

The State of Ohio, County of Geauga, ss:
GMAC MORTGAGE, LLC, FKA GMAC MORTGAGE CORPORATION, Plaintiff vs. MICHAEL W. KEHOE, 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 30th 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:

Situating in the Township of Chardon, County of Geauga and State of Ohio:
And known as being a part of Lot No. 5 in Tract No. 1 of said Township and is further bounded and described as follows:

Beginning at a point in the centerline of the Painesville-Ravenna Road from which an iron in the line between Lake and Geauga Counties bears north 11 degrees 07' east, along said centerline a distance of 1315.48 feet; Thence south 85 degrees 33' east, a distance of 1962.81 feet to a point in the easterly line of said Lot No. 5 (at a distance of 30.20 feet) passing through an iron pipe stake in the easterly line of said Painesville-Ravenna Road and at a distance of 1961.91 feet passing through an iron pipe stake; Thence south 2 degrees 52' 06" west along the easterly line of said Lot a distance of 110.56 feet to an iron pipe stake (at a distance of 1.00 feet passing through an iron pipe stake); Thence north 85 degrees 33' west a distance of 1978.78 feet to said centerline of the Painesville-Ravenna Road at a distance of 1948.58 feet passing through an iron pipe stake in the easterly line of the said Painesville-Ravenna Road; Thence north 11 degrees 07' east, along the said centerline a distance of 111.23 feet to the place of beginning, containing approximately 5.00 acres, according to a survey land description made in March, 1952, by Homer A. Cole, registered surveyor, be the same more or less, but subject to all legal highways.

Parcel No.: 06-026600
Prior Deed Reference: OR 1367, Page 1
Said Premises Located at: 8543 RAVENNA ROAD, CHARDON TOWNSHIP, OH.

Said Premises appraised at (\$168,000.00) and cannot be sold for less than two-thirds of that amount (\$112,000.00). 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

Jennifer B. Madine, attorney
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001149

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE INC., Plaintiff vs. GEORGE M. YOPKO, 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 30th 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:

Situating in the Township of Chardon, County of Geauga and State of Ohio:
And known as part of Lot No. 15 in Tract No.

1 within said Township and further described as follows: Beginning in the center line of Mentor Road at the most Northeasterly corner of land conveyed to Albert L. and Dorothy C. Orient by deed recorded in Volume 296, Page 442 of the Geauga County Deed Records;

1. thence S 75 deg. 23' 49" W along the Northerly line of said Orient, through an iron pin found at 33.92 feet from said center line, a total distance of 840.14 feet to an iron pin found in the Westerly line of said Lot No. 15;

2. thence N 40 deg. 37' 00" E 431.82 feet to an iron pipe;

3. thence N 84 deg. 30' 00" E 221.98 feet to an iron pipe;

4. thence N 35 deg. 30' 20" E 138.35 feet to the center line of Mentor Road and through an iron pipe at 30.65 feet from said center line;

5. thence S 42 deg. 42' 00" E along said center line 340.00 feet to the place of beginning containing 3.328 acres as surveyed in September 1978 by Lawrence Wilson, Registered Surveyor No. 58074.

Parcel No.: 06-048866
Said Premises Located at: 9414 MENTOR ROAD, CHARDON 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

Matthew J. Richardson, attorney
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001187

The State of Ohio, County of Geauga, ss:
FIFTH THIRD BANK, Plaintiff vs. JPB HOLDINGS, 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 30th 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 Claridon to-wit:

Situating in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Lot 13 in Holmes Tract in said Township, bounded and described as follows:

Beginning in the centerline of Mayfield Road, 60.00 feet wide, at the Northeast corner of land conveyed to Rose M. Taddeo and Joanne Taddeo by deed recorded in Volume 1104, Page 174 of Geauga County Deed Records, said point being distant South 87 deg. 23' 00" West, 882.96 feet from the intersection of said centerline of Mayfield Road and the centerline of Aquilla Road 60.00 feet wide; Thence South 87 deg. 23' 00" East, along the said centerline of Mayfield Road, a distance of 15.86 feet to the Northwest corner of land conveyed to Claridon Commons Group, LLC by deed recorded in Volume 1222, Page 42 of Geauga County Deed Records;

Thence South 04 deg. 52' 00" West, along the west line of land so conveyed to Claridon Commons Group LLC, passing thru a 5/8 inch capped iron pin found (Selee #5471) at a distance of 30.02 feet, a total distance of 1130.19 feet to an 3/4 inch iron pipe found at the Southwest corner thereof and in the north line of land conveyed to Franklyn E. Anton and Gayle J. Anton by deed recorded in Volume 589, Page 473 of Geauga County Records; Thence North 86 deg. 45' 40" West, along the said North line of land so conveyed to Franklyn E. Anton and Gayle J. Anton, a distance of 155.80 feet to a 3/4 inch iron pipe found at the Southeast corner of land conveyed to Rose M. Taddeo and Joanne Taddeo as aforesaid; Thence North 04 deg. 52' 00" East, along the East line of land so conveyed to Rose M. Taddeo and Joanne L. Taddeo, passing thru a 3.4 inch iron pipe found at a distance of 1098.48 feet, a total distance of 1128.50 feet to the place of beginning and containing 4.0377 acres of land as surveyed by Howard R. Selee, Registered Surveyor No. 5471 of Howard R. Selee and Associates, Inc., dated February 29, 2000, be the same more or less, but subject to all legal highways.

Parcel No. (s): 13-014700
Said Premises Located at: 12903-12905 MAYFIELD ROAD, CLARIDON TOWNSHIP, OH.

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

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

DANIEL C. McCLELLAND, Sheriff Geauga County, Ohio

Charles P. Royer, attorney
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001189

The State of Ohio, County of Geauga, ss:
HSBC BANK USA, AS TRUSTEE FOR MANA 2007-A2, Plaintiff vs. VICKY CORLEY LANGFORD, 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 30th 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 City of Chardon to-wit:

Situating in the City of Chardon, County of Geauga and State of Ohio, and known as being Sublot No. 201 in Chardon Park Estates No. 2 of part of Original Chardon by the recorded plat in Volume 7 of Maps, Page 74, Geauga County Records, and being 70 feet front on the Easterly side of 168.33 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Permanent Parcel Number: 10-033750
Prior Deed Reference: OR Volume 1807, Page 1827

Said Premises Located at: 347 KAREN DRIVE, CITY OF CHARDON, OH.

Said Premises appraised at (\$95,000.00) and cannot be sold for less than two-thirds of that amount (\$63,333.00). 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
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001189

The State of Ohio, County of Geauga, ss:
HSBC BANK USA, AS TRUSTEE FOR MANA 2007-A2, Plaintiff vs. VICKY CORLEY LANGFORD, 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 30th 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 City of Chardon to-wit:

Situating in the Township of Chardon, County of Geauga and State of Ohio, and known as being Sublot No. 17 in Charburn Meadow Subdivision of a part of Original Chardon Township Lots 18 and 19 in Tract No. 2, and Lot 148 in Tract No. 3, as shown by the recorded plat of said Subdivision in Volume 16, Pages 57-59 of Geauga County Records, be the same more or less, but subject to all legal highways.

Subject to Restrictions as recorded in Warranty Deed from Charburn Properties, an Ohio General Partnership, to Michael J. Kubrin and Jeanne E. Kubrin, husband and wife, in Volume 709, Page 997 of Geauga County Records.

Situating in the Township of Chardon, County of Geauga and State of Ohio:
And known as being Sublot No. 17 in Charburn Meadow Subdivision of a part of Original Chardon Township Lots 18 and 19 in Tract No. 2, and Lot 148 in Tract No. 3, as shown by the recorded plat of said Subdivision in Volume 16, Pages 57-59 of Geauga County Records, be the same more or less, but subject to all legal highways.

DANIEL C. McCLELLAND, Sheriff Geauga County, Ohio
Brian L. Bly, attorney
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001278

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, N.A., Plaintiff vs. JOHN E. HEIKKILA, 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 30th 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 City of Chardon to-wit:

Situating in the Village of Chardon, n.k.a. City of Chardon, County of Geauga and State of Ohio, and bounded and described as follows, to wit: And known as being all of Family Unit No. B in Building No. 14, together with an undivided 3.32% interest in and to all the Common Areas and Facilities and Limited Common Areas and Facilities in Colonial Park of Geauga Condominiums as shown by the drawings recorded in Volume 14 of Maps, Pages 89 thru 93, of Geauga County Records, and as further described by the Declaration of said Condominium recorded in Volume 701, Page 987 and By-Laws of said Condominium recorded in Volume 704, Page 923 of Geauga County Records, together with and subject to all rights, duties, conditions, restrictions, limitations contained in the Declaration By-Laws and Drawings referred to above and incorporated herein as though set forth in full, and together with the right to use the common areas and facilities and limited common areas referred to in the Declaration and shown on the Drawings, be the same more or less, but subject to all legal highways.

Parcel No.: 10-164598
Prior Deed Reference: OR 1781, Page 1192
Said Premises Located at: 438 NORTH STREET, UNIT 14-B (COLONIAL PARK OF GAUGA CONDOMINIUMS), CITY OF CHARDON, OH.

Said Premises appraised at (\$60,000.00) and cannot be sold for less than two-thirds of that amount (\$40,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND, Sheriff Geauga County, Ohio

Kirk Sampson, attorney
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001298

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC. SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff vs. KAREN EVELY, 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 30th 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 City of Chardon to-wit:

Situating in the Village of Chardon, n.k.a. City of Chardon, County of Geauga and State of Ohio: and known as part of Lot No. 146 in said Village and bounded and described as follows:

Beginning at a point on the easterly margin of South Street, 50 feet north of the northwest corner of land in said Lot conveyed to Margaret A. Reminder by deed recorded in Volume 409, Page 726, Geauga County Records of Deeds; Thence east on a parallel with the north line of land of said Reminder 165.0 feet to land of Helen Maxine Betzer as recorded in Volume 277, Page 607 and 609, Geauga County Records of Deeds; Thence north on the west line of said Betzer's land to the center of Claridon Road; Thence northwesterly along said centerline to a point where the same intersects the east margin of South Street as extended to the centerline of Claridon Road; Thence south along the east margin of South Street and the extension thereof to the place of beginning, containing about .25 acre of land, be the same more or less, but subject to all legal highways.

Parcel No.: 10-012400
Prior Deed Reference: Volume 1325, Page 411
Said Premises Located at: 301 SOUTH STREET, CITY OF CHARDON, OH.

Said Premises appraised at (\$60,000.00) and cannot be sold for less than two-thirds of that amount (\$40,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND, Sheriff Geauga County, Ohio

Patricia K. Block, attorney
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001298

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC. SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff vs. KAREN EVELY, 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 30th 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 City of Chardon to-wit:

Situating in the Village of Chardon, n.k.a. City of Chardon, County of Geauga and State of Ohio: and known as part of Lot No. 146 in said Village and bounded and described as follows:

Beginning at a point on the easterly margin of South Street, 50 feet north of the northwest corner of land in said Lot conveyed to Margaret A. Reminder by deed recorded in Volume 409, Page 726, Geauga County Records of Deeds; Thence east on a parallel with the north line of land of said Reminder 165.0 feet to land of Helen Maxine Betzer as recorded in Volume 277, Page 607 and 609, Geauga County Records of Deeds; Thence north on the west line of said Betzer's land to the center of Claridon Road; Thence northwesterly along said centerline to a point where the same intersects the east margin of South Street as extended to the centerline of Claridon Road; Thence south along the east margin of South Street and the extension thereof to the place of beginning, containing about .25 acre of land, be the same more or less, but subject to all legal highways.

Parcel No.: 10-012400
Prior Deed Reference: Volume 1325, Page 411
Said Premises Located at: 301 SOUTH STREET, CITY OF CHARDON, OH.

Said Premises appraised at (\$60,000.00) and cannot be sold for less than two-thirds of that amount (\$40,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND, Sheriff Geauga County, Ohio

Patricia K. Block, attorney
Jun25 Jul2-9, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000060

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, Plaintiff vs. FREDRIC M. GAWRY, 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 30th 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:

Situating in the Township of Chardon, County of Geauga and State of Ohio:
And known as being Sublot No. 17 in Charburn Meadow Subdivision of a part of Original Chardon Township Lots 18 and 19 in Tract No. 2, and Lot 148 in Tract No. 3, as shown by the recorded plat of said Subdivision in Volume 16, Pages 57-59 of Geauga County Records, be the same more or less, but subject to all legal highways.

Subject to Restrictions as recorded in Warranty Deed from Charburn Properties, an Ohio General Partnership, to Michael J. Kubrin and Jeanne E. Kubrin, husband and wife, in Volume 709, Page 997 of Geauga County Records.

Situating in the Township of Chardon, County of Geauga and State of Ohio:
And known as being Sublot No. 17 in Charburn Meadow Subdivision of a part of Original Chardon Township Lots 18 and 19 in Tract No. 2, and Lot 148 in Tract No. 3, as shown by the recorded plat of said Subdivision in Volume 16, Pages 57-59 of Geauga County Records, be the same more or less, but subject to all legal highways.

Subject to Restrictions as recorded in Warranty Deed from Charburn Properties, an Ohio General Partnership, to Michael J. Kubrin and Jeanne E. Kubrin, husband and wife, in Volume 709, Page 997 of Geauga County Records.

Parcel No.: 06-12-0893
Prior Instrument No.: Volume 947, Page 1337
Said Premises Located at: 10005 AUBURN ROAD, CHARDON TOWNSHIP, OH.

Said Premises appraised at (\$285,000.00) and cannot be sold for less than two-thirds of that amount (\$190,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND, Sheriff Geauga County, Ohio

Amanda B. Romanello, attorney
Jun25 Jul2-9, 2009

THIRD 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:

Situating 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

SHERIFF'S SALE RESULTS

DATE OF SALE: THURSDAY, JUNE 18, 2009

BAINBRIDGE TOWNSHIP

Case No. 08-F-001132 – Chase Home Finance, LLC vs. David D. Cosentino, et al., 17994 Alden Street (1.43 acres). PPN: 02-314027. WITHDRAWN – ORDER OF COURT.

Case No. 08-F-001345 – Everhome Mortgage Company vs. Thomas J. Gardner, et al., 8706 South Spring Valley Park Drive (1.53 acres). PPN: 02-333400. SOLD TO PLTF. FOR \$103,334.00.

CHESTER TOWNSHIP

Case No. 06-F-001004 – Citimortgage, Inc. vs. Amy L. Richmond, et al., 12778 Opalocka Drive (0.25 acres). PPN: 11-114900. WITHDRAWN – ORDER OF COURT.

Case No. 08-F-000476 – Third Federal Savings & Loan Assoc. of Cleveland vs. Christopher O. Gibbs, et al., 12944 Cherry Lane (1.00 acres). PPN: 11-170900. SOLD TO PLTF. FOR \$86,667.00.

Case No. 08-F-000639 – Wells Fargo Bank, N.A., etc. vs. Eric R. Veverka, et al., 7834 Mulberry Road (1.00 acres). PPN: 11-043900. SOLD TO CHARLES ABATE FOR \$94,000.00.

NEWBURY TOWNSHIP

Case No. 06-F-000595 – Wells Fargo Bank, N.A., etc. vs. Dino T. Messina, et al., 13599 Bass Lake Road (5.95 acres). PPN: 23-063000. WITHDRAWN – ORDER OF COURT.

Case No. 08-F-000831 – The Huntington National Bank, etc. vs. Paul M. Petras, et al., 12401 Snow Road (6.83 acres). PPN: 23-156300. WITHDRAWN – ORDER OF COURT.

RUSSELL TOWNSHIP

Case No. 07-F-000244 – Countrywide Home Loans, Inc. vs. Surrey Supply Co., et al., 14934 Surrey Downs Drive (7.45 acres). PPN: 26-071700. WITHDRAWN – ORDER OF COURT.

Case No. 08-F-000043 – Rindlewood Lane Association vs. Gene Szuch, et al., Vacant lot on Rindlewood Lane (5.61 acres). PPN: 26-214021. SOLD TO KATA PAGON FOR \$143,000.00.

Case No. 08-F-000501 – Park View Federal Savings Bank vs. Whispering Woods Farm, Inc., et al., 9565 Music Street (8.84 acres). PPN: 26-213929. WITHDRAWN – BANKRUPTCY.

Case No. 08-F-000520 – Park View Federal Savings Bank vs. Jamie M. Alick, et al., 9555 Music Street (52.07 acres). PPN: 26-119300. WITHDRAWN – BANKRUPTCY.

Case No. 08-F-000774 – First Place Bank vs. Donna M. Myers, et al., 14661 North Hillbrook Lane (Unit 11 in the Hillbrook Condominium) (condo). PPN: 26-144960. WITHDRAWN – ORDER OF COURT.

Case No. 08-F-000842 – Financial Freedom Senior Funding Corp. vs. Dorothy J. Weston, et al., 8444 Cloveridge Road (1.50 acres). PPN: 26-205000. SOLD TO PLTF. FOR \$96,667.00.

SOUTH RUSSELL VILLAGE

Case No. 08-F-000417 – First Federal Savings & Loan of Lakewood vs. Jennifer A. Wetzel, et al., 116 Silver Springs Trail (2.11 acres). PPN: 29-107772. WITHDRAWN – ORDER OF COURT.

Case No. 08-F-000731 – First Federal Savings & Loan of Lakewood vs. Gregg J. Tokar, et al., 55 Fairfax Drive (0.75 acres). PPN: 29-107688. SOLD TO PLTF. FOR \$274,000.00.

Case No. 08-F-001225 – The Huntington National Bank vs. Leonard J. Cosentino, et al., 14 Forest Drive (1.00 acres). PPN: 29-018400. SOLD TO JESSICA ALLEN FOR \$153,500.00.

The following parcel had NO BID – NO SALE and will be offered for sale a second time on Thursday, July 2, 2009.

BAINBRIDGE TOWNSHIP

Case No. 06-F-000291 – Christopher P. Hitchcock, Treasurer of Geauga County vs. John E. McGhee, et al., 16727 Franklin Street (0.24 acres). PPN: 02-002670, 02-002671, 02-002672, 02-002673. Bridey Matheny, atty. Minimum Bid: \$26,028.31

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

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

Case No. 08-F-000040

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 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. Swastuk 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 1: 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 an 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, 3080.80 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. Herschberger 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 Wrobleksky, 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 Herschberger lands.

Course 2: Thence North 03 degrees 20' 20" East, along the Easterly line of said Herschberger 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. Wrobleksky, a.k.a. Frank F. Wrobleksky, and Rita Wrobleksky, 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;

Thence North 27 degrees 43 minutes West along the Northerly prolongation of the Westerly line of said Miller Parcel a distance of 325.39 feet to a point in the most Easterly line of land conveyed to A. and B. Byler by deed recorded in Volume 670, Page 780 of the Geauga County Records of Deeds; Thence North 27 degrees 43 minutes West along the Northerly prolongation of the Westerly line of said Miller Parcel a distance of 325.39 feet to a point in the most Easterly line of land conveyed 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 Northeast 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 ROBNEY, 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, Devisees, Legatees, Administrators, Executors and Assigns of Paul H. Busby, Deceased, et al., Defendants

The Unknown Heirs, Devisees, 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, Devisees, 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, Chernenk & 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

IN THE COURT OF COMMON PLEAS GEAUGA COUNTY, OHIO

09-F-000690 - Third Federal Savings and Loan Association of Cleveland, Plaintiff vs. Estate of Sheila A. Heiman, Deceased, et al., Defendants

The Unknown Heirs, Devisees, and Legatees of Sheila A. Heiman, Deceased, all of whose residences are unknown and cannot by reasonable diligence be ascertained, will take notice that on the 16th day of June, 2009, Third Federal Savings and Loan Association of Cleveland filed its Complaint in the Common Pleas Court of Geauga County, Ohio, 100 Short Court, Chardon, OH 44024 in Case No. 09-F-000690, 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:

Permanent Parcel Number: 02-337200
Property Address: 17538 Fairlawn Drive, Unit J-4 of the Tanglewood Green Condominium, Bainbridge Township, Geauga County, Ohio 44023

A full copy of the legal description may be obtained from the County Auditor's Office, 231 Main Street, Suite 1-A, Chardon, Ohio 44024.

The above named defendants are 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.

THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND By Dean K. Hegyes, Jones & Hegyes Co., L.P.A., Attorney for Plaintiff, 38040 Euclid Avenue, Willoughby, OH 44094. (440) 951-1181.
Jun25 Jul2-9, 2009

LEGAL NOTICE

NOTICE OF PUBLIC AUCTION

In accordance with Chapter 5322 of the Ohio Revised Code a Public Auction will be held on the premises of West Geauga Self Storage, 10093 Kinsman Road (Rt. 87), Novelty, Ohio 44072. (440) 564-5666 on July 18, 2009 at 10:00 a.m., to satisfy lease agreements as listed below:

Matt Shields, PO Box 94, Newbury, OH 44065, Lot #408. Contents: Rugs, Bed (mattress/box spring/headboard).

Carl Rief, 118 Orange Ave., Rockledge, FL, 32955, Lot #406. Contents: Step ladder (stool), lumber, cedar chest, auto seats (5-van), boxes.

Elizabeth Gibbon, 2772 Lancashire Rd., Apt. 1, Cleveland, OH 44106, Lot #113. Contents: Lamp, tables, T.V., furniture, boxes, bags, computer, painting/print.

Michael R. Johnson, 564 Water St., Chardon, OH 44024, Lot #134. Contents: Ironing board, step ladder, chairs (4 lawn), table, toy car, mirrors.

Janice Harvey, 60 Loring Dr., Chardon, OH 44024, Lot #428. Contents: Air conditioner, small refrigerator, tires (4 wheels), boxes.

Robert Thomas, 16883 Valley Rd., Mantua, OH 44225, Lot #317. Contents: Chair, cabinet, toys, shovel, tables, T.V. or radio console.

Karen Fuller, 846 E. 250th St., Euclid, OH 44123, Lot #132. Contents: Tables, suitcase, storage trunk, bags.

Rosemarie Hitch, 12968 List Ln., Parma, OH 44130, Lot #450. Contents: Desk, bird house, boxes, bags, Christmas décor, boat oars, loom, lawn tools.

Terry Harris, 16653 S. Franklin St., Chagrin Falls, OH 44023, Lot #427. Contents: Boxes, washer/dryer, range.

Thomas R. Nedley, Jr., 11744 Main St., Newbury, OH 44065, Lot #101. Contents: Boxes, telescope, lawn furniture, crib.

Phyllis M. Daley, 7231 N. Ridge Rd., E., Madison, OH 44057, Lot #213. Contents: Boxes, office chair, spices, blankets.

Mary A. Pierce, 14794 Stone Rd., Newbury, OH 44065, Lot #307. Contents: Boxes, small storage bins, baskets, paper items.
Jun25 Jul2, 2009

LEGAL NOTICE

PUBLIC HEARING TO REVIEW 2010 PROPOSED ANNUAL BUDGET MIDDLEFIELD TOWNSHIP GEAUGA COUNTY, OHIO

Notice is hereby given that the Middlefield Township Trustees will be holding a public hearing to review the 2010 proposed Annual Budget for Middlefield Township on Monday, July 13, 2009 at 7:00 pm at the Middlefield Township office located at 15228 Madison Road.

Denise Lynn Toth, Fiscal Officer
Jun25, 2009

LEGAL NOTICE

NOTICE OF PUBLIC HEARING ON 2010 TAX BUDGET

Two copies of the 2010 Temporary Tax Budget for the Geauga County Park District of Geauga County, Ohio are on file at the Park Board office at 9160 Robinson Road, Chardon, Ohio 44024. These are for public inspection and a public hearing on said budget will be held at the Board of Park Commissioners regular meeting at the Park District office, Chardon, Ohio on July 14, 2009 at 3:30 p.m.

Thomas G. Curtin, Executive Director
Jun25 Jul2, 2009

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

Residents of the City of Chardon shall take notice that a public hearing shall be conducted by the Council of the City of Chardon in Council Chambers of the Chardon Municipal Center, 111 Water Street, Chardon, Ohio at 6:20 p.m. upon the 9th day of July, 2009.

Said hearing is to provide the public an opportunity to comment regarding the City of Chardon's proposed budget for fiscal year 2010. A copy of the proposed budget is on file and available for public inspection in the office of the Finance Director of said city, weekdays between the hours of 8:00 a.m. and 5:00 p.m.

All interested persons are urged to attend.
AMY E. DAY
CLERK OF COUNCIL
Jun25, 2009

LEGAL NOTICE

Two copies of the tax budget for the year 2010 for the Township of Troy, Geauga County, Ohio, will be on file and available for inspection on Tuesday, July 7, 2009 at 8 p.m. at the Troy Township Community Center, 13950 Main Market Road (US 422), in said township. A public hearing on the 2010 budget will be held by the Troy Township Board of Trustees at the Troy Community Center on Tuesday, July 7, 2009 at 8 p.m.

Susan E. Miller, Fiscal Officer
Troy Township
Jun25, 2009

LEGAL NOTICE

BURTON TOWNSHIP

Two copies of the 2010 tax budget for the Township of Burton, Geauga County, Ohio, will be on file and available for inspection on Monday, July 6, 2009, at 6:45 p.m. at the Burton Township Administrative Building,

14821 Rapids Road, Burton, Ohio.

A public hearing on the 2010 budget will be held by the Burton Township Board of Trustees on Monday, July 6, 2009 at 6:45 p.m. at the Burton Township Administrative Building.

Evelyn Luoma, Fiscal Officer
Burton Township
Jun25, 2009

OHIO DEPARTMENT OF INSURANCE NOTICE OF OPPORTUNITY FOR HEARING

According to records on file with the Ohio Department of Insurance, each of the individuals listed below currently holds an insurance agent's license in the state of Ohio and each has failed to meet the continuing education requirements of Section 3905.481 of the Revised Code for the 2006/2007 compliance period.

Pursuant to Section 3905.482 and Chapter 119 of the Revised Code, each individual listed below is hereby notified that the Superintendent intends to revoke his or her insurance licenses. He or she may request a hearing pursuant to Ohio Revised Code Chapter 119. The request must be made on or before August 10, 2009. Such request should be addressed to: Sharon Green, Hearing Administrator, Ohio Department of Insurance, 50 W. Town St., 3rd Floor, Suite 300, Columbus, OH 43215.

ABLA, JO ANNE DOB: 02/01/1972 11525 KRISTINE DRIVE CHESTERLAND, OH 44026

ALBRECHT, BEVERLY A. DOB: 01/03/1947 12365 COUNTRY OAKS TRAIL CHARDON, OH 44024

BERGER, MICHAEL A DOB: 01/02/1947 12860 MAYFIELD RD LOT 126 CHARDON, OH 44024

MARJANOVIC, MICHAEL M DOB: 09/07/1959 12310 E SHILOH DR CHESTERLAND, OH 44026

MENDLOVIC, NATA DOB: 06/03/1958 14160 CHILLICOTHE ROAD NOVELTY, OH 44072

PERCASSI, MARK A. DOB: 11/25/1967 9860 MULBERRY ROAD CHARDON, OH 44024

SHUMATE, CYNTHIA MAYR DOB: 03/08/1966 11805 HEATH ROAD CHESTERLAND, OH 44026

SONNERT, KATHLEEN A DOB: 08/05/1954 7445 DEVON LANE CHESTERLAND, OH 44026

VONSAUCKEN, MEREDITH DOB: 09/06/1971 1428 BELL RD CHAGRIN FALLS, OH 44022

ZANNELLA, PHILIP MARIO, III DOB: 11/26/1981 16585 MUNN RD CHAGRIN FALLS, OH 44023

At the hearing, the individual may appear in person, by his or her attorney, or by such other representative as is permitted to practice before the agency, or the individual may present his or her position, arguments or contentions in writing and, at the hearing, he or she may present evidence and examine witnesses appearing for and against him or her.

If an individual does not timely request a hearing, no hearing will be held and an order revoking his or her insurance license shall be issued.

Stephen C. Hombach
Staff Counsel
Jun25 Jul2-9, 2009

PUBLIC NOTICE

PASSAGE OF RESOLUTIONS

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

RESOLUTION NO. 18-09

A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR, ACCEPT, AND ENTER INTO A WATER POLLUTION CONTROL LOAN FUND AGREEMENT ON BEHALF OF THE CITY OF CHARDON FOR PLANNING, DESIGN AND/OR CONSTRUCTION OF THE WILSON MILLS ROAD SANITARY SEWER PROJECT NO. 03-43; AND DESIGNING A DEDICATED REPAYMENT SOURCE FOR THE LOAN.

A resolution authorizing the City Manager to apply for and sign a WPCLF loan from Ohio EPA and Ohio WDA for the Wilson Mills Road Sanitary Sewer Project.

PASSED AND ADOPTED THIS 18TH DAY OF JUNE, 2009.

RESOLUTION NO. 19-09

A RESOLUTION THAT THE CITY OF CHARDON COUNCIL IS NOT OPPOSED TO THE TRANSFER OF C CLASS LIQUOR PERMITS FOR OHIO SPRINGS, INC. FOR AN ECONOMIC DEVELOPMENT PROJECT FOR THE SITE AT 425 WATER STREET, CHARDON, OHIO.

A resolution that the Council of the City of Chardon is not opposed to the transfer of beer and wine carry-out permits for SHEETZ to be built at 425 Water Street.

PASSED AND ADOPTED THIS 18TH DAY OF JUNE, 2009.

The complete text of these resolutions 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
Jun25, 2009

LEGAL NOTICE

BUDGET HEARING HUNTSBURG TOWNSHIP

Huntsburg Township Trustees will hold a Budget Hearing on Tuesday, July 7, 2009 at 8:00 pm for the year ending December 31, 2010 at the Huntsburg Town Hall, 16534 Mayfield Road. Two copies of the budget will be available for public inspection at the

meeting or by contacting the Fiscal Officer at 636-5486. Persons requiring special needs should contact the office 48 hours prior to the meeting.

Michele A. Saunders, Fiscal Officer
Huntsburg Township
Jun25, 2009

PUBLIC NOTICE

Two copies of the proposed 2010 tax budget for the Township of Montville, Geauga County are on file and available for inspection. Please call 440-968-3784 to make an appointment for viewing.

A public hearing on the proposed budget will be held at the township office in the Montville Community Center at 9755 Madison Rd., Montville, Ohio on Monday, July 6, 2009 at 9:00 p.m.

Sarah McDonald, Fiscal Officer
Montville Township
Jun25, 2009

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS GEAUGA COUNTY, OHIO

09-F-000299 - Christopher P. Hitchcock, Treasurer of Geauga County, Ohio, Plaintiff vs. Joseph Douaihy, et al., Defendants

Dany Abou Abdallan, M.D., whose last known address is unknown, and present address is unknown, and cannot with reasonable diligence be ascertained shall take notice; and, if deceased, his unknown heirs, devisees, legatees, administrators, executors and assigns will take notice that on the 16th day of March, 2009, the Treasurer of Geauga County, filed a Complaint in the Court of Common Pleas, 100 Short Court Street, Chardon, Geauga County, Ohio entitled Christopher P. Hitchcock, Treasurer of Geauga County vs. Joseph Douaihy, et al., Case No. 09-F-000299, against the above-named parties, praying that the premises hereinafter described be sold for the collection of delinquent real estate taxes, owed and unpaid, is Seven Thousand Seven Hundred Eleven Dollars and Fifty Six Cents (\$7,711.56) together with accruing taxes, assessments, penalties, interest and charges; as well as court costs.

Said premises described as follows: Situated in the Township of Thompson, County of Geauga and State of Ohio, and known as being a part of Lots 28 and 33 in said Township and bounded and described as follows: Beginning in the center of Underledge Road at the northwest corner of property of Frank Harvey, Jr., et al., 1750.09 feet to a point in the east line of Lot 28; thence S. 4 deg. 16' 30"W., 646.82 feet to the southeast corner of said lot 28; thence S. 86 deg. 49' 30" E., 1322.12 feet to a point; thence N. 4 deg. 37' 20" E. along a west line of B. Burba et al., 867.95 feet to a point; thence N. 86 deg. 05' 30" W. 3083.82 feet to a point in the center line of Underledge Road; thence S. 2 deg. 46' 30" W., along the center of Underledge Road 265.53 feet to the place of beginning. Containing 36,780 acres, according to a survey by R. C. Dillworth, be the same more or less, but subject to all legal highways.

Parcel No.: 30-010100
Property located at: 7071 Ledge Road, Thompson Township, Ohio.

The object of the action is to obtain from the Court a judgment foreclosing the tax liens against such real estate and ordering the sale of such real estate for the satisfaction of delinquent taxes.

Such action is brought against the real property only and no personal judgment shall be entered in it. However, if pursuant to the action, the property is sold for an amount that is less than the amount of delinquent taxes, assessments, charges, penalties and interest against it, the Court, in a separate order, may enter a deficiency judgment against the owner of record of a parcel for the amount of the difference; if that owner of record is a corporation, the Court may enter the deficiency judgment against the stockholder holding a majority of the corporation's stock.

The above-named parties are required to answer on or before 28 days after the last date of publication. Such answer must be filed with the Clerk of Courts, and a copy must be served on the Prosecuting Attorney. **By Bridey Matheny, Assistant Prosecuting Attorney, Attorney for Plaintiff.**
Jun25 Jul2-9, 2009

PUBLIC NOTICE

The Village of Burton Welton Cemetery Board will meet on Monday, June 29, 2009 at 4:00 p.m. in the Village office, 14588 West Park, 2nd floor of the Library. A discussion will be held on purchasing a lawn mower and any other business that may properly come before the Board.
Jun25, 2009

NOTICE OF PUBLIC HEARING 2010 BUDGET FOR CLARIDON TOWNSHIP GEAUGA COUNTY, OHIO

Notice is hereby given that on July 13, 2009 at 5:30 p.m., a public hearing will be held on the budget prepared by the Board of Trustees and fiscal officer of Claridon Township, Geauga County, Ohio, for the next succeeding fiscal year ending December 31, 2010.

The hearing will be held at the Claridon Township Administration Building, 13932 Mayfield Road. To review the budget contact Lisa Millet, Fiscal Officer at 440-285-9112 for an appointment.

Lisa Millet, Fiscal Officer
Jun25, 2009

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