

Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

SECOND RUN

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 07-F-000221

The State of Ohio, County of Geauga, ss:
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-CB5, Plaintiff vs. KIMBERLY MOORE, AKA KIMBERLY D. MOORE, 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 13th day of August, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chester to-wit:

Situated in the Township of Chester, County of Geauga and State of Ohio; and known as part of Lot No. 12 in Tract No. 2 in said Township, bounded and described as follows: Beginning in the center of Chillicothe Road, so called, at a point 9 rods North, running Easterly and Westerly through said Lot No. 12, said point of beginning being also the Northwesterly corner of 126 rods of land conveyed to J.E. Stephenson to Ira Lyman by deed dated March 4, 1865 then re-recorded in Volume 64, at Page 523 of Records of Deeds of Geauga County; thence Easterly along the northerly line of said land so conveyed to Ira Lyman, 14 rods to the Westerly line of 4 acres of land conveyed by Harvey Keeny to David Beall by deed dated April 22, 1870 and recorded in Volume 70 at Page 556 of Records of Deeds of Geauga County; thence Northerly along the Westerly line of land so conveyed to David Beall, 4 1/2 rods to the Southerly line of 28 acres of land conveyed by Adrelia Torry to Duane Gilmore by Deed dated December 14, 1874, and recorded in Volume 76 at Page 128 of Records of Deeds of Geauga County; thence Westerly along the Southerly line of land so conveyed to Duane Gilmore to the center of the aforesaid Chillicothe Road; thence Southerly along the center of said road, 4 1/2 rods to the place of beginning, containing one half acre of land, be the same more or less, but subject to all legal highways.

Parcel No.: 11-308500
Said Premises Located at: 12313 CHILLICOTHE ROAD, CHESTER TOWNSHIP, OH.
Said Premises appraised at (\$90,000.00) and cannot be sold for less than two-thirds of that amount (\$60,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Kim M. Hammond, attorney
Jul9-16-23, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000700

The State of Ohio, County of Geauga, ss:
FEDERAL HOME LOAN MORTGAGE CORPORATION, Plaintiff vs. JOHN W. DUBAY, 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 13th day of August, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Village of South Russell to-wit:

Situated in the Village of South Russell, County of Geauga and State of Ohio:
And known as being Sublot No. 76 in Frank W. Stanton's Chagrin Heights Subdivision No. 2 of part of Original Russell Township Lot No. 15, Tract No. 3, as shown by the recorded plat in Volume 3, Page 5 of Geauga County Records and being 75 feet front on the Easterly side of Mapleridge Road, and extending back of equal width 192 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No.: 29-099900
Prior Deed Reference: Volume 1757, Page 2592

Said Premises Located at: 106 MAPLERIDGE ROAD, VILLAGE OF SOUTH RUSSELL, 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

Stacy L. Hart, attorney
Jul9-16-23, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000824

The State of Ohio, County of Geauga, ss:
RESIDENTIAL FUNDING COMPANY, LLC., Plaintiff vs. TEELEA GARBO, 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 13th day of August, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chester to-wit:

Situated in the Township of Chester, County of Geauga and State of Ohio, and known as being Sublot No. 21 in Chester Estates Subdivision No. 1 of a part of Original Chester Township Lot Nos. 14 and 24, Tract 3, as shown by the recorded plat in Volume 7 of Maps, Page 32 of Geauga County Records, and being 100 feet front on the easterly side of Caves Road and extending back between parallel lines 435.60 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No. 11-286500
Prior Deed Reference: O.R. Vol. 1738, Pg. 3236
Said Premises Located at: 12975 CAVES ROAD, CHESTER TOWNSHIP, OH.
Said Premises appraised at (\$145,000.00) and cannot be sold for less than two-thirds of that amount (\$96,667.00). Please note: The appraisals are based on an exterior appraisal

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 30, 2009 – 10:00 A.M.

BAINBRIDGE TOWNSHIP

Case No. 06-F-000949 – Igomar Limited Partnership vs. Rene Guerra, et al.,
18125 Harvest Drive (13.00 acres). PPN: 02-391101, 02-420034. Larry R. Rothenberg, atty. \$274,000.00 \$182,667.00

BURTON TOWNSHIP

Case No. 08-F-000684 – Washington Mutual Bank, etc. vs. Kimberly Tubbs, Individually and as
Executor, et al., 16231 Georgette Drive (0.32 acres). PPN: 04-146500. Joshua J. Epling, atty. \$45,000.00 \$30,000.00

CHARDON CITY

Case No. 08-F-000403 – Bank of America, N.A. vs. Margaret D'Errico, et al.,
203 North Hambden Street (0.51 acres). PPN: 10-092810. Susanna E. Lykins, atty. \$110,000.00 \$73,333.00

Case No. 08-F-000565 – DB Midwest LLC, etc. vs. ALR Chardon LLC, et al.,
510 Chardon Windsor Road (5.67 acres). PPN: 10-048550. Eric R. Goodman, atty. \$3,250,000.00 \$2,166,667.00

Case No. 08-F-000995 – Manufacturers & Traders Trust Company, as Trustee, etc. vs.
Larry J. Sangrik, et al., 494 Crickett Drive (0.23 acres). PPN: 10-135100. Rachel A. Leier, atty. \$110,000.00 \$73,333.00

Case No. 08-F-001036 – Chase Home Finance, LLC, etc. vs. Christopher R. Vidmar, et al.,
340 Sylvia Drive (0.25 acres). PPN: 10-087170. Jill L. Fealko, atty. \$120,000.00 \$80,000.00

Case No. 08-F-001096 – Bank of New York, as Trustee, etc. vs. Heidi G. Greenwood, et al.,
435 North Street (0.88 acres). PPN: 10-000400. Daniel A. Cox, atty. \$210,000.00 \$140,000.00

Case No. 08-F-001189 – HSBC Bank USA, as Trustee, etc. vs. Vicky Corley Langford, et al.,
347 Karen Drive (0.27 acres). PPN: 10-033750. Brian L. Bly, atty. \$95,000.00 \$63,333.00

Case No. 08-F-001278 – Wells Fargo Bank, N.A. vs. John E. Heikkila, et al., 438 North Street,
Unit 14-B (Colonial Park of Geauga Condominiums) (condo). PPN: 10-164598. Kirk Sampson, atty. \$60,000.00 \$40,000.00

Case No. 08-F-001298 – CitiMortgage, Inc., etc. vs. Karen Evely, et al., 301 South Street
(0.25 acres). PPN: 10-012400. Patricia K. Block, atty. \$60,000.00 \$40,000.00

CHARDON TOWNSHIP

Case No. 08-F-001130 – GMAC Mortgage, LLC, etc. vs. Michael W. Kehoe, et al.,
8543 Ravenna Road (5.00 acres). PPN: 06-026060. Jennifer B. Madine, atty. \$168,000.00 \$112,000.00

Case No. 08-F-001149 – CitiMortgage, Inc. vs. George M. Yopko, et al.,
9414 Mentor Road (3.32 acres). PPN: 06-048866. Matthew J. Richardson, atty. \$180,000.00 \$120,000.00

Case No. 09-F-000060 – Wells Fargo Bank vs. Fredric M. Gawry, et al.,
10005 Auburn Road (2.01 acres). PPN: 06-120893. Amanda B. Romanello, atty. \$285,000.00 \$190,000.00

CLARIDON TOWNSHIP

Case No. 08-F-001187 – Fifth Third Bank vs. JPB Holdings, et al., 12903-12905 Mayfield Road
(4.03 acres). PPN: 13-014700. Charles P. Royer, atty. \$210,000.00 \$140,000.00

HAMB DEN TOWNSHIP

Case No. 08-F-000382 – Wells Fargo Bank, N.A., etc. vs. Candace S. Baird, et al.,
9591 Venus Road (2.32 acres). PPN: 15-062800. Phillip C. Barragate, atty. \$130,000.00 \$86,667.00

MUNSON TOWNSHIP

Case No. 08-F-000540 – LaSalle Bank, N.A., as Trustee, etc. vs. Jose Gutierrez Garcia, et al.,
12223 Woodiebrook Road (2.31 acres). PPN: 21-049900. Jeffrey A. Tobe, atty. \$180,000.00 \$120,000.00

Case No. 08-F-000792 – American Home Mortgage Servicing Inc. vs. John L. Trivisonno, et al.,
11720 Tall Pines Drive (2.50 acres). PPN: 21-176569. Benjamin N. Hoen, atty. \$330,000.00 \$220,000.00

SOUTH RUSSELL VILLAGE

Case No. 07-F-000831 – The Huntington National Bank, etc. vs. B. Michael Pearl, et al.,
24 E. Bel Meadow Lane (1.03 acres). PPN: 29-096400. Kirk E. Yosick, atty. \$160,000.00 \$106,667.00

Case No. 08-F-000458 – US Bank N.A., as Trustee, etc. vs. Dennis Hadd, aka, et al.,
21106 Royal Oak Drive (2.19 acres). PPN: 29-008100. Pamela A. Fehring, atty. \$280,000.00 \$186,667.00

THOMPSON TOWNSHIP

Case No. 08-F-000467 – IndyMac Bank, FSB vs. Marvin D. Lambert, et al.,
6500 Clay Street (1.42 acres). PPN: 30-025400, 30-025500, 30-095627. Craig A. Thomas, atty. \$115,000.00 \$76,667.00

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

Erin E. Bjerkaas, attorney
Jul9-16-23, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000865

The State of Ohio, County of Geauga, ss:
LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-H1, Plaintiff vs. JACK R. SCOTT, 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 13th day of August, 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 No. 10 of Brookwood Subdivision as recorded in Volume 21, Page 60 of Geauga County Records of Plats, be the same more or less but subject to all legal highways.

Property Address: 11835 Tall Pines Drive Chardon, OH 44024
Parcel No: 21-176577
Prior Deed Reference: O.R. Vol. 1830, Pg. 1397
Said Premises Located at: 11835 TALL PINES DRIVE, MUNSON TOWNSHIP, OH.
Said Premises appraised at (\$360,000.00) and cannot be sold for less than two-thirds of that amount (\$240,000.00). 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

Maria Divita, attorney
Jul9-16-23, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000890

The State of Ohio, County of Geauga, ss:
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2005-FFH4, ASSET-BACKED CERTIFICATES, SERIES 2005-FFH4, Plaintiff vs. JACK R. SCOTT, 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 13th day of August, 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 No. 11 of Brookwood Subdivision as recorded in Volume 21, Page 60 of Geauga County Records of Plats, be the same more or less, but subject to all legal highways.

Parcel Number: 21-176578

Property Address: 11805 Tall Pines Drive, Chardon, OH 44024

Deed Reference Number: dated October 12, 2005, filed October 14, 2005, recorded in Official Records Volume 1777, Page 682, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 11805 TALL PINES DRIVE, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$260,000.00) and cannot be sold for less than two-thirds of that amount (\$173,334.00). 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
Jul9-16-23, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000926

The State of Ohio, County of Geauga, ss:

AURORA LOAN SERVICES, LLC, Plaintiff vs. EUGENE COLEMAN, 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 13th day of August, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chardon to-wit:

Situated in the Township of Chardon, County of Geauga and State of Ohio and known as being a part of Original Lot No. 27 in Tract No. 2 and further being known as part of Parcel No. 3 of lands conveyed to Joseph P. and Judith E. Bolan by deed recorded in Volume 840 Page 1332 of Geauga County Deed Records, further bounded and described as follows:

Beginning at a point in the centerline of Painesville-Ravenna Road, 60 feet wide at the Southwesterly corner of land conveyed to Glen A. and Gayle A. Farris by deed recorded in Volume 601 Page 32 of Geauga County Deed Records, also being the Northwesterly corner of said Parcel No. 3, and said point lying South 19 degrees 42' 30" East, along said centerline, a distance of 650.58 feet from a monument box with one inch iron pin found at its intersection with the centerline of Woodin Road;

Thence South 19 degrees 42' 30" East, along said centerline of Painesville-Ravenna Road, a distance of 250.05 feet to a point and the Principal Place of beginning of the premises herein intended to be described;

Course I: Thence North 71 degrees 24' 59" East passing through a 5/8 inch iron pin set at 30.00 feet, a total distance of 901.19 feet to a 5/8 inch iron pin set;

Course II: Thence South 19 degrees 42' 30" East a distance of 250.05 feet to a 5/8 inch iron pin set

Course III: Thence South 71 degrees 24' 59" West passing through a 5/8 inch iron pin set at 871.19 feet, a total distance of 901.19 feet to said centerline of Painesville-Ravenna Road;

Course IV: Thence North 19 degrees 42' 30" West, along said centerline of Painesville-Ravenna Road, a distance of 250.05 feet to the Principal Place of beginning and containing 5.1722 acres of land (5.000 acres excluding the area within the right of way of Painesville-Ravenna Road) as surveyed, calculated and described in February, 1996 by Rudy E. Schwartz, P.S. No. 7193 of LDC, Inc. Bearings used herein refer to an assumed meridian and are intended to indicate angles only, be the same more or less, but subject to all legal highways and easements of record.

Parcel No. 06-120402

Prior Deed Reference: OR 1797, Page 1538
Said Premises Located at: 9965 RAVENNA ROAD, CHARDON TOWNSHIP, OH.

Said Premises appraised at (\$360,000.00) and cannot be sold for less than two-thirds of that amount (\$240,000.00). 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

Lorelei C. Bolohan, attorney
Jul9-16-23, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000960

The State of Ohio, County of Geauga, ss:

RBS CITIZENS, N.A., ETC., Plaintiff vs. ANTHONY J. MIRALIA, 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 13th day of August, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Newbury to-wit:

Situated in the Township of Newbury, County of Geauga, and State of Ohio: And known as being Sublot No. 28 in Wake Robin Subdivision Phase II of part of Original Township Lot No. 43, Tract 3 as shown by the recorded plat in Volume 21 of Maps, Page 23 of Cuyahoga County Records, containing 2.174 acres of land, be the same more or less, but subject to all legal highways.

Parcel No.: 23-385483

Prior Deed Reference: Volume 944, Page 379 of Geauga County Records
Said Premises Located at: 9942 WOODRUFF LANE, NEWBURY TOWNSHIP, OH.

Said Premises appraised at (\$310,000.00) and cannot be sold for less than two-thirds of that amount (\$206,667.00). 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

Johna M. Bella, attorney
Jul9-16-23, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001069

The State of Ohio, County of Geauga, ss:

COUNTRYWIDE HOME LOANS, INC.,

Plaintiff vs. JENNIFER HARRIS, 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 13th day of August, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Bainbridge to-wit:

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

And known as being in Tract No. 1, Lot No. 46, in the Northwest corner of said Lot, beginning in the center of the highway running South from Chagrin Falls, at the Southwest corner of land conveyed to Noah Pounds and Annie C. Pounds by deed recorded in Volume 260, Page 270 of Geauga County Records; Thence East about One Hundred Fifteen feet to the Wheeling and Lake Erie Railroad; Thence Southwest along said railroad about One Hundred Seventy Six feet (176') to the center of the above mentioned; Thence North along said highway about One Hundred Fifteen feet to the place of beginning, suppose to contain about 0.15 acres of land.

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

Parcel No.: 02-085850

Prior Instrument Reference: Book 1767, Page 2322

Said Premises Located at: 16805 SOUTH FRANKLIN STREET, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$25,000.00) and cannot be sold for less than two-thirds of that amount (\$16,667.00). 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
Jul9-16-23, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001146

The State of Ohio, County of Geauga, ss:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE FOR THE AAMES MORTGAGE INVESTMENT TRUST 2004-1, Plaintiff vs. ANDREW DIRUSO, 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 13th day of August, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chester to-wit:

Situated in the Township of Chester, County of Geauga and State of Ohio, and known as being part of Lot No. 26, Tract 3 of said Township, and bounded and described as follows: Beginning at the point of intersection of the center line of Cottrell Drive, so called, with the center line of Chillicothe Road, so called, thence South 85 degrees 58' East along the center line of the said Cottrell Drive 268.49 feet to a point; thence North 7 degrees 35' 30" East and through an iron pipe set 20.04 feet therefrom a total distance of 320.99 feet to an iron pipe; thence North 84 degrees 12' West 268.10 feet to the center line of the said Chillicothe Road and through an iron pipe set 30.01 feet therefrom; thence South 7 degrees 35' 30" West 329.24 feet along the center line of the said Chillicothe Road 329.24 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Parcel No.: 11-330100

Said Premises Located at: 8508 COTTRELL DRIVE, CHESTER TOWNSHIP, OH.

Said Premises appraised at (\$140,000.00) and cannot be sold for less than two-thirds of that amount (\$93,333.00). 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

Kim M. Hammond, attorney
Jul9-16-23, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001150

The State of Ohio, County of Geauga, ss:

CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff vs. GERALD L. GREEN, 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 13th day of August, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Village of South Russell to-wit:

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

And known as being Sublot No. 119 in Frank W. Stanton's Chagrin Heights Subdivision No. 2 which Subdivision is shown on the recorded plat in volume 3, pages 5 and 6 of the records of maps of Geauga County. Said Sublot No. 119 is located on the southeast corner of Fernwood Road and Hazelwood Drive and has a frontage of 75 feet on the southerly side of Hazelwood Drive, and extends southerly along the easterly side of Fernwood Road, a distance of 160 feet, and is 160 feet on it's easterly side and is 75 feet in the rear, as appears by said plat, be the same more or less.

Parcel No.: 29-018200

Prior Deed Reference: Volume 1263, Page 900
Said Premises Located at: 118 FERNWOOD ROAD, VILLAGE OF SOUTH RUSSELL, OH.

Said Premises appraised at (\$133,000.00) and cannot be sold for less than two-thirds of that amount (\$88,667.00). 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

Rachel K. Pearson, attorney
Jul9-16-23, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001204

The State of Ohio, County of Geauga, ss:

COUNTRYWIDE HOME LOANS, INC.,

Plaintiff vs. MARIANNE K. TRIMM, 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 13th day of August, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Bainbridge to-wit:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, is described as follows:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of Original Lot 15 in Tract 3 of said Bainbridge Township and bounded and described as follows:

Beginning at the point of intersection of the center line of the Taylor-May Road (60 feet wide) and the Easterly line of Original Lot 15, said point being also the Northwesterly corner of the land conveyed to Edward J. and Eileen Boyle by deed recorded in Volume 237 on Page 123 of Geauga County Records; Thence North 89 degrees 55' 40" West along the center line of the Taylor-May Road a distance of 808.90 feet to the place of principal beginning; Thence North 89 degrees 55' 40" West continuing along the center line of the Taylor-May Road a distance of 142.70 feet to an angle point in said road; Thence North 89 degrees 09' 50" West continuing along the center line of the Taylor-May Road a distance of 7.30 feet; Thence South 00 degrees 03' 25" West a distance of 826.56 feet to an iron pin stake set on the Northerly line of the land conveyed to Emma D. Murfett, Harry J. Palmer and Almyra R. Smith by deed recorded in Volume 218 on Page 402 of Geauga County Records; Thence South 89 degrees 24' 23" East a distance of 150.00 feet to an iron pin stake; Thence North 00 degrees 03' 25" East a distance of 827.81 feet to the principal place of beginning, passing through an iron pin stake set on the Southerly line of the Taylor-May Road and located 30.00 feet from said center line and containing 2.846 acres of land, according to the survey made in September, 1972 by Frank N. Riley, Registered Professional Engineer and Surveyor, be the same more or less, but subject to all legal highways.

Parcel No.: 02-036200

Prior Deed Reference: O.R. Vol. 1819, Pg. 1632.

Said Premises Located at: 8633 TAYLOR MAY ROAD, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$325,000.00) and cannot be sold for less than two-thirds of that amount (\$216,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Maria Divita, attorney
Jul9-16-23, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001246

The State of Ohio, County of Geauga, ss:

U.S. BANK N.A., AS TRUSTEE ON BEHALF OF ADJUSTABLE RATE MORTGAGE TRUST 2005-11 ADJUSTABLE RATE MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-11, Plaintiff vs. LINDSAY KORBONITS, 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 13th day of August, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Russell to-wit:

Situated in the Township of Russell, County of Geauga and State of Ohio:
And being a part of Original Lot 1, Section No. 15, Tract No. 1, within said township and described as follows: Beginning at a point in the center line of Watt Road, so called and a distance of 380.00 feet Southerly (along the said Watt Road center line) from its intersection with the center line of Dines Corner Road, so called; thence South 85 deg. 36' East, and thru an iron pipe 25.00 feet therefrom, a total distance of 343.95 feet to an iron pipe; thence South 4 deg. West, a distance of 253.35 feet to an iron pipe; thence North 85 deg. 36' West, a distance of 343.95 feet to the said Watt Road center line, and thru an iron pipe 25.00 feet therefrom; thence North 4 deg. East, along the said road center line, a distance of 253.35 feet to the place of beginning, and containing two (2) acres, according to the survey of F.R. Zethmayr, May, 1941, being a parcel of land from near North Westerly corner of lands (Parcel No. 4) conveyed Dec. 13, 1933 to Elizabeth B. Boswell et al by deed recorded at Vol. 192, Page 182 of Geauga County Records of Deeds.

Parcel No.: 26-002800

Said Premises Located at: 14335 WATT ROAD, RUSSELL TOWNSHIP, OH.

Said Premises appraised at (\$155,000.00) and cannot be sold for less than two-thirds of that amount (\$103,333.00). 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

Jeffrey R. Jinkens, attorney
Jul9-16-23, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001248

The State of Ohio, County of Geauga, ss:

AURORA LOAN SERVICES, LLC, Plaintiff vs. DAVID R. NEWBY, 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 13th day of August, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Russell to-wit:

Situated in the Township of Russell, County of Geauga and State of Ohio, is described as follows:

And known as being part of Township Lot No. 1, Section No. 12, Tract No. 1, within said Township and described as follows: Beginning at an iron pipe at the intersection of the center line of Caves Road and Pekin Road; thence South 04 degrees 52' 00" West along the center line of Caves Road 180.0 feet; Thence South 85 degrees 40' 50" East through an iron pipe 30.0 feet from said center line a total distance of 443.42 feet to an iron pipe; thence North 03 degrees 58' 10" East 180.00 feet to the center line of Pekin Road, and through an iron

pipe 30.0 feet therefrom; Thence North 85 degrees 40' 50" West along said Pekin Road center line 440.60 feet to the place of beginning, containing 1.826 acres.

Parcel Number: 26-174500

Deed Reference Number: dated May 24, 2004, filed June 14, 2004, recorded in Official Records Volume 1732, Page 2159, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 14319 CAVES ROAD, RUSSELL TOWNSHIP, OH.

Said Premises appraised at (\$245,000.00) and cannot be sold for less than two-thirds of that amount (\$163,333.00). 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

Kevin L. Williams, attorney
Jul9-16-23, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001294

The State of Ohio, County of Geauga, ss:

WACHOVIA EQUITY SERVICING, LLC, SUCCESSOR BY MERGER TO HOMEQ SERVICING CORPORATION, SUCCESSOR BY MERGER TO TMS MORTGAGE INC., DBA THE MONEY STORE, Plaintiff vs. WILLA E. DISE, 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 13th day of August, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chester to-wit:

Situated in the Township of Chesterland, County of Geauga and State of Ohio and described as follows:

Known as being Sublot No. 66 in the Chester Estates Subdivision No. 1 being part of Original Township of Chester, Lots Nos. 14 and 24 in Tract 3, as shown by the recorded plat in said allotment recorded in Volume 7, Page 32 of Geauga County Records. Said Sublot No. 66 has a frontage of 100.12 feet on the northwesterly side of Cherry Lane and extends back 496.07 feet on the southeasterly side line and 512.53 feet on the northeasterly side line, having a rear line of 189.92 feet as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No.: 11-23900

Said Premises Located at: 12841 CHERRY LANE, CHESTER TOWNSHIP, OH.

Said Premises appraised at (\$115,000.00) and cannot be sold for less than two-thirds of that amount (\$76,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

F. Peter Costello, attorney
Jul9-16-23, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001297

The State of Ohio, County of Geauga, ss:

WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., FKA NORWEST MORTGAGE, INC., Plaintiff vs. REGINA K. BURGAN, 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 13th day of August, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Bainbridge to-wit:

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

And known as being Lots Nos. 160-161 as shown on a certain plat entitled "Map of Chagrin Falls Park," which map is recorded in the office of the Recorder of Geauga County, Ohio in Volume 1, Pages 60-61 of Geauga County Records of Plats and Surveys.

Subject to easements, conditions and restrictions of record, be the same more or less, but subject to all legal highways.

Parcel No.: 02-001400

2. thence South 87 deg. 47' 10" East along Pugsley's south line 166.7 feet to an iron pipe;
 3. thence South 05 deg. 04' 40" West a distance of 2572.1 feet to the center line of Bell Street and passing thru an iron pipe set 34.8 feet therefrom;
 4. thence South 64 deg. 33' 40" West along said center line 193.2 feet to the place of beginning, containing 10.0 acres of land as surveyed by Sperry and Root, Registered Surveyors, September, 1946. Being Sublot No. 9 in a proposed Subdivision of Hazel K. Johnson in South Russell Village and Russell Township, Geauga County, Ohio. Be the same more or less, but subject to all legal highways.
 Said Premises Located at: 1645 BELL ROAD, VILLAGE OF SOUTH RUSSELL, OH.
 Said Premises appraised at (\$245,000.00) and cannot be sold for less than two-thirds of that amount (\$163,333.00). 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
 Kevin L. Williams, attorney
 Jul9-16-23, 2009

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 08-F-001421

The State of Ohio, County of Geauga, ss:
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF LSF6 MERCURY REO INVESTMENTS TRUST SERIES 2008-1, Plaintiff vs. NANCY C. ISHAM, 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 13th day of August, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Bainbridge-to-wit:

Situated in the Township of Bainbridge Township to-wit:
 Beginning at the intersection of the West Property Line of Sublot No. 4 and the center line of Chagrín-Diagonal Road; Thence S. 46 degrees 32' 37" W. a distance of 476.02 feet to a point; Thence S. 675 degrees 55' 15" E. a distance of 157.00 feet to a point; Thence N. 47 degrees 13' 17" E. a distance of 415.31 feet to the center line of Chagrín-Diagonal Road; Thence along the center line of Chagrín-Diagonal Road N. 43 degrees 10' 15" W. a distance of 150.00 feet to the point of beginning. These premises are also known as Sublot No. 4 in the Millbrook States Subdivision No. 1, as recorded in Vol. 8, Page 9 of Geauga County Records of Plats. This parcel contains 1.50 acres more or less and is subject to all legal highways and is shown on a recorded plat dated March 20, 1958 by Robert J. Fitzgerald, surveyor, be the same more or less, but subject to all legal highways.
 Parcel Number: 02-010100
 Currently set forth in Deed Book 1736 Page 682 recorded 7-16-04.

Said Premises Located at: 8317 CHAGRIN ROAD, BAINBRIDGE TOWNSHIP, OH.
 Said Premises appraised at (\$175,000.00) and cannot be sold for less than two-thirds of that amount (\$116,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.
 TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

DANIEL C. McCLELLAND,
 Sheriff Geauga County, Ohio
 Thomas J. Novaek, attorney
 Jul9-16-23, 2009

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 09-F-000089

The State of Ohio, County of Geauga, ss:
GMAC MORTGAGE, LLC, Plaintiff vs. REBEKAH C. COLLINS, 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 13th day of August, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Bainbridge-to-wit:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio:
 And known as being Sublot No. 13 in Lake Lucerne Subdivision No. 4 as shown by the recorded plat in Volume 11, Page 123 of Geauga County Records, and being 30.0 feet front on the Southerly side of Lucerne Drive and extending back 918.73 feet on the irregular Easterly line, 672.89 feet on the Westerly line and having a rear line of 157.54 feet, as appears by said plat, be the same more or less, but subject to all legal highways.
 Parcel No.: 02-372290
 Said Premises Located at: 8525 LUCERNE DRIVE, BAINBRIDGE TOWNSHIP, OH.
 Said Premises appraised at (\$205,000.00) and cannot be sold for less than two-thirds of that amount (\$136,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.
 TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

DANIEL C. McCLELLAND,
 Sheriff Geauga County, Ohio
 Rebecca R. Shrader, attorney
 Jul9-16-23, 2009

LEGAL NOTICES

LEGAL NOTICE
IN THE COURT OF COMMON PLEAS
GAUGA COUNTY, OHIO
09-F-000714 - US Bank National Association, as Trustee for BAFC 2007-1, Plaintiff vs. Alyce Marie Eggleston, et al., Defendants

Alyce Marie Eggleston, whose last known address is 14872 Longview Drive, Newbury, OH 44065, and the unknown heirs, devisees, legatees, executors, administrators, spouses and assigns and the unknown guardians of minor and/or incompetent heirs of Alyce Marie Eggleston, all of whose residences are unknown and cannot by reasonable diligence be ascertained, will take notice that on the 19th day of June, 2009, US Bank National Association, as Trustee for BAFC 2007-1 filed its Complaint in the Common Pleas Court of Geauga County, 100 Short Court, Chardon, OH 44024 in Case No. 09-F-000714, on the docket of the Court, and the object and demand for relief of which pleading is to foreclose the lien of plaintiff's mortgage recorded upon the following described real estate to wit:

Property Address: 14872 Longview Drive, Newbury, OH 44065, and being more particularly described in plaintiff's mortgage recorded in Mortgage Book 1806, page 2828, of this County Recorder's Office.

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

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BAFC 2007-1
By Lerner, Sampson & Rothfuss, Attorneys for Plaintiff, P.O. Box 5480, Cincinnati, Ohio 45201-5480, (513) 241-3100.
 Jul9-16-23, 2009

NOTICE OF DRAWING JURORS
(Revised Code, Sec. 2313.20)
OFFICE OF COMMISSIONERS OF JURORS
GAUGA COUNTY, OHIO

To All Whom It May Concern: On Friday, the 7th day of August, 2009, at 8:30 o'clock, A.M., at 100 Short Court, 3rd floor conference room, Chardon, Geauga County, Ohio, Jurors will be publicly drawn for the September-December, 2009; January-April, 2010 and May-August, 2010 Terms of the Common Pleas and Municipal Courts of said County.

COMMISSIONERS OF JURORS
 Joyce Edelinksy
 Nancy Hart
Anne Morgan, Clerk

Jul16, 2009

LEGAL NOTICE

The 2008 Annual Financial Statements for the City of Chardon have been completed and filed with the Auditor of State. The Financial Statements are available for public inspection at the office of the Finance Director at 111 Water Street, Chardon, Ohio 44024 between the hours of 8:00 a.m. and 5:00 p.m. Monday thru Friday.

Jeffrey L. Smoek, Finance Director
 Jul16, 2009

NOTICE OF PUBLIC HEARING

The City of Chardon Planning Commission will hold a meeting to consider the application described below on Monday, August 17, 2009, at 6:30 p.m. in Council Chambers at the Municipal Center, 111 Water Street. The meeting is subject to adjournment or recess to a later date without another Meeting Notice (ORC Sec. 3115.05(c)).

Woods of Burlington Homeowners Association has made application for a variance to install a cement pad, privacy barrier and restroom unit for the Woods of Burlington Park Area, 601 Lost Pond Parkway. Any deviation or change to the Woods of Burlington's approved development plans requires approval from the Planning Commission per (CO 1149.92).

Jackie Burkley, Clerk
 Jul16, 2009

NOTICE OF PUBLIC MEETING

The City of Chardon Planning Commission will hold a meeting on Monday, July 20, 2009, at 6:30 p.m. in Council Chambers at the Municipal Center, 111 Water Street, to hear the following:

- 1) Consider a variance from the sign area, height and location requirements of the City Sign Regulations for modification of existing signs at Maple Leaf Plaza ("A Sign Above" Inc.).
- 2) Consider approval of a Field Change Request from Chardon Park Inc. for certain revisions to the previously approved development plans for 521 Fifth Ave. (Chardon Park Subdivision, Sublot 2) (Larry Wagner).
- 3) Consider approval of construction documents for a parking lot improvement at the Chardon District Park, Daniels Drive (City of Chardon).

The meeting is subject to adjournment or recess to a later date without another Notice of Public Meeting (O.R.C. Sec. 3115.05(c)).

Jackie Burkley, Clerk
 Jul16, 2009

LEGAL NOTICE

NOTICE OF FINANCIAL STATEMENTS
 The Financial Report for the fiscal year ended June 30, 2009 of the Geauga County Educational Service Center is available for public inspection during regular business hours at the office of the Treasurer, 470 Center Street, Building #2, Chardon, OH 44024.
 Lorretta L. Petersen, Treasurer
 Jul16, 2009

PUBLIC NOTICE

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

RESOLUTION NO. 20-09
 A RESOLUTION DECLARING IT NECESSARY TO LEVY A TAX IN EXCESS OF THE TEN MILL LIMITATION AND DECLARING AN EMERGENCY.
 A resolution of necessity authorizing a 4 mill fire and ambulance levy, renewal of an existing levy of 4 mills.
 PASSED AND ADOPTED THIS 9TH DAY OF JULY, 2009.

ORDINANCE NO. 2540
 AN ORDINANCE AMENDING APPROPRIATIONS IN THE CITY OF CHARDON TREASURY AND DECLARING AN EMERGENCY.
 An ordinance appropriating in the 111 General Fund and increasing 792 Legislative Operating Fund by \$15,000.
 PASSED AND ADOPTED THIS 9TH DAY OF JULY, 2009.

ORDINANCE NO. 2541
 AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT/AGREEMENT WITH UNIVERSAL DISPOSAL FOR THE HAULING OF SLUDGE AND DECLARING AN EMERGENCY.
 An ordinance authorizing the City Manager to enter into a contract with Universal Disposal for the hauling of sludge at \$39.70 per ton.
 PASSED AND ADOPTED THIS 9TH DAY OF JULY, 2009.

ORDINANCE NO. 2542
 AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A DEED CONVEYING A PARCEL OF LAND CON-

TAINING 0.0987 ACRES TO THE BOARD OF EDUCATION OF THE CHARDON LOCAL SCHOOL DISTRICT AND DECLARING AN EMERGENCY.

An ordinance authorizing the City Manager to execute a deed giving to the school board a parcel of 0.0987 acres of land in exchange for a 0.1623 acre parcel of land from the Board of Education.

PASSED AND ADOPTED THIS 9TH DAY OF JULY, 2009.

ORDINANCE NO. 2543

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ACCEPT ON BEHALF OF THE CITY OF CHARDON A PARCEL OF LAND CONTAINING 0.1623 ACRES FROM THE BOARD OF EDUCATION OF THE CHARDON LOCAL SCHOOL DISTRICT AND DECLARING AN EMERGENCY.

An ordinance authorizing the City Manager to accept a deed to the City for a 0.1623 acre parcel of land from the school board in exchange for a 0.0987 acre parcel from the City of Chardon.

PASSED AND ADOPTED THIS 9TH DAY OF JULY, 2009.

ORDINANCE NO. 2544

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ACCEPT ON BEHALF OF THE CITY OF CHARDON A LICENSE TO USE PART OF THE LAND OWNED BY THE BOARD OF EDUCATION OF THE CHARDON LOCAL SCHOOL DISTRICT FOR SAND VOLLEYBALL COURTS TO BE CONSTRUCTED BY THE CITY OF CHARDON AND AN INGRESS/EGRESS LICENSE FOR ACCESS THERETO AND DECLARING AN EMERGENCY.

An ordinance authorizing the City Manager to accept two revocable licenses from the Board of Education; one for use of the school land for the sand volleyball courts and to provide access from Maple Avenue.

PASSED AND ADOPTED THIS 9TH DAY OF JULY, 2009.

ORDINANCE NO. 2545

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT TO PURCHASE A PARCEL OF APPROXIMATELY 8.46 ACRES OF REAL PROPERTY LOCATED ON NORTH HAMBDEN STREET AND OWNED BY TONY PRYATELY FOR \$95,000 AND DECLARING AN EMERGENCY.

An ordinance authorizing the City Manager to enter into a contract with Tony Pryately to purchase a parcel of 8.46 acres of real property for \$95,000.

PASSED AND ADOPTED THIS 9TH DAY OF JULY, 2009.

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

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

AMY E. DAY
 CLERK OF COUNCIL
 Jul16, 2009

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

Notice is hereby given that the Newbury Township Board of Zoning Appeals will conduct a public hearing for dual Area Variances at 7:30 p.m. on Tuesday, the 28th day of July 2009 at the Newbury Town Hall.

Kevin O'Reilly Jr., agent for Little Ireland Feeds, LLC, is requesting a dual area variance: Var. #1) to add a front porch approx. 8' x 70' to an existing commercial building (formerly Newbury Hardware) that would be 70 ft. from the Kinsman Rd. right-of-way and 11 ft. from the east side line (vs. Art. VI, Sec. 6.07A,B&E required 150 ft. front setback and 25 ft. side setback) at 11030 Kinsman Rd. in the B-1 Commercial District; this is an extension of a non-conforming structure and use requiring relief from Art. XIV, Sec. 1404 A&B & 14.05; and Var. #2) to erect one 55 sq. ft. wall sign and a 2nd 35 sq. ft. bulletin board sign (vs. Art. XII, Sec. 12.07A maximum of one 25 sq. ft. wall sign per lot).

Marge Hrabak, Secretary
 Jul16, 2009

LEGAL NOTICE

Notice is hereby given that the Auburn Township Board of Trustees will hold a Special Meeting on Monday, August 3, 2009 at 6:30 p.m. at the Auburn Township Administration Building, 11010 Washington Street, Auburn Township, OH 44023. The Trustees will immediately go into Executive Session to conference with their attorney regarding upcoming court action. The regular meeting of the Board of Trustees will take place at 7:30 p.m. that same day after coming out of Executive Session and the closing of the special meeting.

BY THE ORDER OF THE AUBURN TOWNSHIP TRUSTEES
Susan Plavcan, Fiscal Officer
 Jul16, 2009

BID NOTICES

NOTICE TO BIDDERS
 STATE OF OHIO
 DEPARTMENT OF TRANSPORTATION
 Columbus, Ohio
 Office of Contracts
 Legal Copy Number: **091091**
 Sealed proposals will be accepted from pre-qualified bidders at the ODOT Office of Contracts until 10:00 a.m. on July 29, 2009. Project 091091 is located in Geauga County, SR-700-2.71 and is a TWO LANE RESURFACING project. The date set for completion of this work shall be as set forth in the bidding proposal. Plans and Specifications are on file in the Department of Transportation.
 Jul9-16, 2009

LEGAL NOTICE

Montville Township
 Notice is hereby given that sealed bids will be received by the Board of Township Trustees of Montville Township, c/o Sarah McDonald, Fiscal Officer, P.O. Box 116, Montville, Ohio 44064 until 7:30 P.M. official local time on August 3, 2009 at which time the bids received will be publicly opened and read aloud at the Montville Community Center for **The Cement Stabilization and Asphalt Paving of Section A of Hart Road, TR 63 in Montville Township, Geauga County.** The Engineer's estimate for this project is \$515,000.
 Copies of the plans and/or specifications

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

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

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

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

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

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

BY THE ORDER OF THE MONTVILLE TOWNSHIP TRUSTEES
Sarah McDonald, Fiscal Officer
 Jul16, 2009

LEGAL NOTICE

Middlefield Township
 Notice is hereby given that sealed bids will be received by the Board of Township Trustees of Middlefield Township, c/o Denise Toth, Fiscal Officer, P.O. Box 384, Middlefield, OH, 44062, until 3:30 P.M. official local time on July 30, 2009, at which time the bids received will be publicly opened and read aloud at the Middlefield Town Hall for **The Replacement of Road Culverts on Section C and D of Newcomb Road, TR 130,** from Patch Road to Georgia Road. The estimated construction cost for the project is \$270,000.00.

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

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

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

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

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

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

BY THE ORDER OF THE BOARD OF TRUSTEES
Denise Toth, Fiscal Officer
 Jul16, 2009

PROBATE NOTICES

LEGAL NOTICE
IN THE GAUGA COUNTY COURT OF COMMON PLEAS, PROBATE DIVISION
Case No. 09-PA-000140 - In the matter of the Adoption of Ayden Kelly Roy Maresh.
 To: Kelly M. Maresh, whose last place of residence and current place of residence are unknown.

You are hereby notified that a Petition for Adoption has been filed in the Geauga County Probate Court on April 2, 2009, concerning Ayden Kelly Roy Maresh, you being the natural father of said child. You are hereby notified to appear before said Court on the 25th day of August, 2009, at 9:30 a.m., at the Geauga County Probate Court, Courthouse Annex, 2nd Floor, 231 Main Street, Chardon, Ohio 44024 when a hearing will be held on the aforesaid petition, in which Petitioner, Neil Franklin Smith, seeks to adopt Ayden Kelly Roy Maresh.

You are hereby given notice, that if you do not appear, you will be regarded as having no objection to the said proposed adoptive plan and the adoption will proceed with the result that you will be permanently divested of all legal rights and privileges with regard to said minor.

NEIL FRANKLIN SMITH, PETITIONER
 By Sarah L. Heffter, Attorney for Petitioner, 401 South Street, Suite 2B, Chardon, OH 44024. (440) 285-7750.
 Jul16-23-30 Aug6-13-20, 2009