

Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

SECOND RUN

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 06-F-000335

The State of Ohio, County of Geauga, ss:
BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT 2005-1CB, Plaintiff vs. DAVID J. DALTON, 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 27th 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 Burton to-wit:

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being part of Lot Nos. 78, 87, and 88 in said Township and bounded and described as follows:

Beginning on the centerline of Jug Road (60 feet wide) at the Northeast corner of land now or formerly owned by A.W. Schienke as recorded in Volume 741 Page 966 of Geauga County Records of Deeds; Then North 04 degrees 25' 00" East along the centerline of Jug Road a distance of 62.03 feet to a point and the principal place of beginning of this description; Thence North 85 degrees 57' 40" West and passing through an one inch iron pipe set at 30.00 feet a total distance of 787.14 feet to a one inch iron pipe set; Thence South 21 degrees 34' 50" West a distance of 217.74 feet to a one inch iron pipe set; Thence South 01 degrees 49' 08" West a distance of 473.35 feet to a one inch iron pipe set; Thence along a curve concave to the Northwest, said curve having a radius of 84.00 feet, a central angle of 92 degrees 52' 18", an arc distance of 136.16 feet, a chord bearing of South 48 degrees 15' 17" West a chord distance of 121.73 feet to a one inch iron pipe set; Thence North 85 degrees 18' 44" West along a distance of 609.12 feet to a one inch iron pipe set; Thence South 14 degrees 24' 51" West a distance of 553.86 feet to a one inch iron pipe set; Thence North 86 degrees 21' 20" West a distance of 854.80 feet to a one inch iron pipe set; Thence South 03 degrees 14' 43" West a distance of 1017.46 feet to an iron pin found on the North line of land conveyed to W. & L. Kurtz as recorded in Volume 758 Page 194 of Geauga County Records of Deeds; Thence North 72 degrees 31' 05" West along the North line of said Kurtz land and the South edge of a small lake along an elevation of 1149.63 feet above seal level (USGS) a distance of 204.22 feet to a drill hole set in a rock ledge at an angle in said Kurtz North line; Thence North 70 degrees 16' 16" West along the North line of said Kurtz land and the North line of land conveyed to G. & L. Keller as recorded in Volume 756 Page 1019 of Geauga County Records of Deeds and the South edge of a small lake along an elevation of 1149.63 feet above seal level (USGS) a distance of 368.75 feet to a drill hole set in a rock ledge at an angle in said Keller North line; Thence North 80 degrees 02' 37" West continuing along the North line of said Keller land and the South edge of a small lake along said elevation of 1149.63 feet a distance of 73.79 feet to a drill hole set in a rock ledge at an angle in said Keller North line; Thence North 04 degrees 12' 05" East and passing through a one inch iron pipe set at 291.80 feet and 491.80 feet, a total distance of 917.92 feet to a one inch iron pipe set; Thence South 85 degrees 39' 54" East a distance of 569.09 feet to an one inch iron pipe set; Thence South 04 degrees 20' 07" West a distance of 12.71 feet to a one inch iron pipe set; Thence South 86 degrees 21' 20" East a distance of 886.42 feet to a one inch iron pipe set; Thence North 11 degrees 25' 07" East a distance of 551.88 feet to a one inch iron pipe set; Thence South 85 degrees 18' 44" East a distance of 648.16 feet to a one inch iron pipe set; Thence along a curve concave to the Northwest, said curve having a radius of 42.00 feet, a central angle of 92 degrees 52' 18" an arc length of 68.08 feet, a chord bearing of North 48 degrees 15' 17" East, a chord distance of 60.87 feet to a one inch iron pipe set; Thence North 01 degrees 49' 12" East a distance of 480.61 feet to a one inch iron pipe set; Thence North 21 degrees 34' 48" East a distance of 261.73 feet to a one inch iron pipe set; Thence South 85 degrees 34' 20" East and passing through a one inch iron pipe set at 786.42 feet a total distance of 816.42 feet to a point on the centerline of Jug Road; Thence South 04 degrees 25' 00" West along the centerline of Jug Road a distance of 42.03 feet to the principal place of beginning of this description and contains 17.4226 acres of land according to a survey in June, 1996, by Schade Surveying Company, Willard F. Schade Jr. Professional Surveyor 6008, be the same more or less but subject to all legal highways. Bearings are based on Jug Road being North 04 degrees 25' 00" East and are used to described angles only.

Parcel No. 04-150813
Said Premises Located at: 15726 JUG ROAD, BURTON 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

Jeffrey R. Jinkens, attorney
Jul23-30 Aug6, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 07-F-000283

The State of Ohio, County of Geauga, ss:
BANK OF AMERICA, N.A., Plaintiff vs. DONALD J. LAMBERT, AKA DONALD JOHN LAMBERT, ET AL., Defendant

In pursuance of an Alias Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 27th 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, bounded and described as follows:
And known as being a part of Original Lot No. 4 of Tract No. 3, within said Township and described as follows:

Beginning at a point in the center line of Cedar Road, so called, and South 83° 10' East (along the said road centerline) a distance of 509.5 feet from the north-easterly corner of a triangular parcel of land conveyed Sept. 24th, 1927 to Frank C. Newcomer, by deed recorded at Vol. 180, Page 430, and subsequently conveyed as Parcel No. 3, Sept. 25th, 1941 to the Cherodan Corp. by deed recorded at Vol. 208, Page 373 of Geauga County Records of Deeds; Thence South 83° 10' East along the said Cedar Road line, a distance of 140 feet, thence South 5° 5' 42" West, a distance of 1556.6 feet, thence North 83° 10' West, a distance of 140 feet; thence North 5° 5' 42" East, a distance of 1556.6 feet to the place of beginning and containing 5 acres, excepting therefrom 4 acres of land deeded to Baldwin and Kenealy Company, Inc., by deed dated August 19, 1955, Vol. 278 and Page 475, Geauga County Records of Deeds, as follows;

Situated in the Township of Chester, County of Geauga and State of Ohio; and known as being a part of Original Lot No. 4 of Tract No. 3, within the said Township and described as follows; Beginning at a point in the centerline of Cedar Road, so called, and South 83° 10' East (along the said road center line) a distance of 509.5 feet from the northeasterly corner of a triangular parcel of land conveyed Sept. 24th, 1927 to Frank C. Newcomer, by deed recorded at Vol. 180, Page 430, and subsequently conveyed as parcel No. 3, Sept. 25th, 1941 to the Cherodan Corp. by deed recorded at Vol. 208, Page 373 of Geauga County Records of Deeds; Thence South 83° 10' East along the said Cedar Road Center line, a distance of 140 feet, Thence South 5° 5' 42" West, a distance of 311.30 feet to the place of beginning; thence continuing South 5° 5' 42" West a distance of 1245.2 feet to a point; thence North 83° 10' West, a distance of 140 feet to a point; thence North 5° 5' 42" East, a distance of 1245.2 feet to a point; thence South 83° 10' East a distance of 140 feet to the place of beginning, containing 4 acres more or less, but subject to all legal highways.
Parcel No.: 11-186500
Prior Deed Reference: O.R. Vol. 845, Pg. 15
Said Premises Located at: 8033 CEDAR ROAD, CHESTER TOWNSHIP, OH.

Said Premises appraised at (\$100,000.00) and cannot be sold for less than two-thirds of that amount (\$66,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Bill L. Purtell, attorney
Jul23-30 Aug6, 2009

SHERIFF'S BULLETIN

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

- Opening bids start at 2/3 of the appraisal value (this is a verbal bid). No property can be sold for less than 2/3 of the appraisal value.
- Terms: 10% deposit at the time of bid, (if you do not have down payment, property will be re-bid) balance due (CASH, BANK CHECK OR CERTIFIED CHECK) in 30 days after Confirmation.
- NO PERSONAL CHECKS** accepted by Sheriff's Office. 10% down payment of successful bid, **CASH, BANK CHECK, or CERTIFIED CHECK at time of bid.** Checks can be made payable to the Geauga County Sheriff or to yourself and endorsed over to the Sheriff if you get the bid.
- Deeds are issued after the Confirmation of Sale and the balance of the purchase price is received by the Sheriff's Office. When the deed is received, it must be transferred by the **PURCHASER** to show ownership. Contact the Recorder's Officer for more information.
- You cannot see the inside of the properties for sale as they are owned by the defendants. You **"BUY AS IS."**
- Information about the lot size, number of rooms, year built, etc. can be obtained from the Auditor's Office for a small fee using the permanent parcel number. Federal tax liens are filed in the Geauga County Recorder's Office, Courthouse Annex – 1st floor, 231 Main Street, Chardon, Ohio. Case Files are located in the Clerk of Courts Office, Courthouse - 2nd floor, 100 Short Court Street, Chardon, Ohio or visiting www.co.geauga.oh.us 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, AUGUST 13, 2009 – 10:00 A.M.

BAINBRIDGE TOWNSHIP

Case No. 08-F-001069 – Countrywide Home Loans, Inc. vs. Jennifer Harris, et al.,
16805 South Franklin Street (0.15 acres). PPN: 02-085850. Joshua J. Epling, atty. \$25,000.00 \$16,667.00

Case No. 08-F-001204 – Countrywide Home Loans, Inc. vs. Marianne K. Trimm, et al.,
8633 Taylor May Road (2.85 acres). PPN: 02-036200. Maria Divita, atty. \$325,000.00 \$216,667.00

Case No. 08-F-001297 – Wells Fargo Bank, N.A., etc. vs. Regina K. Burgan, et al.,
7075 Rocker Road (0.12 acres). PPN: 02-001400. Anita L. Maddix, atty. \$30,000.00 \$20,000.00

Case No. 08-F-001421 – Deutsche Bank National Trust Co., etc. vs. Nancy C. Isham, et al.,
8317 Chagrin Road (1.50 acres). PPN: 02-010100. Thomas J. Novack, atty. \$175,000.00 \$116,667.00

Case No. 09-F-000089 – GMAC Mortgage, LLC vs. Rebekah C. Collins, et al.,
8525 Lucerne Drive (2.02 acres). PPN: 02-372290. Rebecca R. Shrader, atty. \$205,000.00 \$136,667.00

CHARDON TOWNSHIP

Case No. 08-F-000926 – Aurora Loan Services, LLC vs. Eugene Coleman, et al.,
9965 Ravenna Road (5.18 acres). PPN: 06-120402. Lorelei C. Bolohan, atty. \$360,000.00 \$240,000.00

CHESTER TOWNSHIP

Case No. 07-F-000221 – U.S. Bank N.A., etc. vs. Kimberly Moore, aka, et al.,
12313 Chillicothe Road (0.50 acres). PPN: 11-308500. Kim M. Hammond, atty. \$90,000.00 \$60,000.00

Case No. 08-F-000824 – Residential Funding Company, LLC vs. Teelea Garbo, et al.,
12975 Caves Road (1.00 acres). PPN: 11-286500. Erin E. Bjerkaas, atty. \$145,000.00 \$96,667.00

Case No. 08-F-001146 – Deutsche Bank National Trust Co., etc. vs. Andrew DiRusso, et al.,
8508 Cottrell Drive (2.00 acres). PPN: 11-330100. Kim M. Hammond, atty. \$140,000.00 \$93,333.00

Case No. 08-F-001294 – Wachovia Equity Servicing, LLC, etc. vs. Willa E. Dise, et al.,
12841 Cherry Lane (1.68 acres). PPN: 11-239000. F. Peter Costello, atty. \$115,000.00 \$76,667.00

MUNSON TOWNSHIP

Case No. 08-F-000865 – LaSalle Bank National Association, as Trustee, etc. vs. Jack R. Scott, et al.,
11835 Tall Pines Drive (2.72 acres). PPN: 21-176577. Maria Divita, atty. \$360,000.00 \$240,000.00

Case No. 08-F-000890 – Deutsche Bank National Trust Company, as Trustee, etc. vs. Jack R. Scott, et al.,
11805 Tall Pines Drive (2.56 acres). PPN: 21-176578. Kyle E. Timken, atty. \$260,000.00 \$173,334.00

NEWBURY TOWNSHIP

Case No. 08-F-000960 – RBS Citizens, N.A., etc. vs. Anthony J. Miralia, et al.,
9942 Woodruff Lane (2.17 acres). PPN: 23-385483. Johna M. Bella, atty. \$310,000.00 \$206,667.00

RUSSELL TOWNSHIP

Case No. 08-F-001246 – U.S. Bank, N.A., etc. vs. Lindsay Korbonits, et al.,
14335 Watt Road (2.00 acres). PPN: 26-002800. Jeffrey R. Jinkens, atty. \$155,000.00 \$103,333.00

Case No. 08-F-001248 – Aurora Loan Services, LLC vs. David R. Newby, et al.,
14319 Caves Road (1.83 acres). PPN: 26-174500. Kevin L. Williams, atty. \$245,000.00 \$163,333.00

SOUTH RUSSELL VILLAGE

Case No. 08-F-000700 – Federal Home Loan Mortgage Corp. vs. John W. Dubay, et al.,
106 Mapleridge Road (0.30 acres). PPN: 29-099900. Stacy L. Hart, atty. \$165,000.00 \$110,000.00

Case No. 08-F-001150 – CitiMortgage, Inc., etc. vs. Gerald L. Green, Jr., et al.,
118 Fernwood Road (0.30 acres). PPN: 29-018200. Rachel K. Pearson, atty. \$133,000.00 \$88,667.00

Case No. 08-F-001305 – SALE WITHDRAWN.

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000241

The State of Ohio, County of Geauga, ss:
THE BANK OF NEW YORK TRUST CO., N.A., AS SUCCESSOR TO JP MORGAN CHASE BANK, N.A., AS TRUSTEE, Plaintiff vs. DWAYNE HARRIS, 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 27th 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 in the State of Ohio and being more particularly described as follows:

And known as being Sublots Nos. 126, 127, and 129 in Tuxedo Land Company's Kiwanis Lake Subdivision No. 2 of part of Original Newbury Township Lot No. 24, Tract No. 1, and part of Original Lots Nos. 3 and 4, Tract No. 2 as shown by the recorded plat in Volume 1, Page 48 of Geauga County Records, and together forming a parcel of land 148.00 feet front on the southerly side of Beechwood Drive, and extending back 97.94 feet on the westerly line, 100.03 on the easterly line, and having a rear line of 160.00 feet, as appears by said plat, be the same more or less, but subject to all legal highways.
Parcel Number: 23-178820, 23-178821, 23-178822, 23-178823

Said Premises Located at: 14816 BEECHWOOD DRIVE, NEWBURY TOWNSHIP, OH.
Said Premises appraised at (\$100,000.00) and cannot be sold for less than two-thirds of that amount (\$66,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Olivia K. Smith, attorney
Jul23-30 Aug6, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000361

The State of Ohio, County of Geauga, ss:
SUN LIFE ASSURANCE COMPANY OF CANADA, Plaintiff vs. BETA HOLDINGS 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 27th 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 Middlefield to-wit:

Situated in the Village of Middlefield, County of Geauga and State of Ohio: Known as being part of Original Lot No. 30, Middlefield Township and is further bounded and described as follows: Beginning at a point on the centerline of Kinsman Road, State Route 87 (West High Street) 60 feet wide, at the northeast corner of land now or formerly owned by Sun Investments as recorded in Deed Volume 742 Page 1026 in Geauga County Deed Records, and also the intersection of the Old Middlefield Corporation Line with the centerline of Kinsman Road, said point being North 81 deg. 01' 00" West, a distance of 666.27 feet from the intersection of the centerline of Kinsman Road and the east line of Original Lot No. 30, which is also the centerline of Lake Street 60 feet wide, as witnessed by a 5/8" iron pin found. Thence South 03 deg. 45' 48" West along the Old

Middlefield Corporation Line, the easterly line of land now or formerly owned by Shel Investments, aforementioned, the westerly line of land now or formerly owned by Robert S. & Pleva Melanie A. Gotham as recorded in Deed Volume 1118, Page 1192, in Geauga County Deed Records, the westerly line of land now or formerly owned by TKD Properties Ltd. as recorded in Deed Volume 1045 Page 1193, and the westerly line of land now or formerly owned by Angela J. McCoy as recorded in Deed Volume 1161 Page 996 in Geauga County Deed Records, a distance of 943.32 feet to the southwest corner of land now or formerly owned by McCoy, aforementioned, as witnessed by a 5/8" iron pin set, passing through a 5/8" iron pin found in the southerly right of way of Kinsman Road 30.00 feet therefrom. Thence North 76 deg. 35' 16" West along a new property line a distance of 222.00 feet to a point in the easterly line of land now or formerly owned by Harrington Square an Ohio General partnership as recorded in Deed Volume 657 Page 779 in Geauga County Records, as witnessed by a 5/8" iron pin set. Thence North 04 deg. 21' 57" East along the easterly line of land now or formerly owned by Harrington Square, aforementioned, and the easterly line of land now or formerly owned by James William Herdman, Jr. & Melva Elizabeth Herdman as recorded in Deed Volume 693 Page 633 in Geauga County Deed, a distance of 925.27 feet to a point in the centerline of Kinsman Road as witnessed by a 5/8" iron pin found 30.00 feet therefrom. Thence South 81 deg. 01' 00" East along the centerline of Kinsman Road a distance of 210.00 feet to the place of beginning, and containing 4.593 acres of land, be the same more or less, but subject to all legal highways, pursuant to a Survey (99131-B) dated November 17, 1999, by Thomas J. O'Hara, Ohio Registered Surveyor No. 7995. Bearings used hereon are to an assumed meridian and are used to denote angles only. The basis of bearings for this survey is North 85 deg. 20' 05" West along the southerly line of Original Lot No. 30.

Parcel Number 19-016500
Prior Instrument Vol. 1292, Page 172
Said Premises Located at: 15651 WEST HIGH STREET, VILLAGE OF MIDDLEFIELD, OH.

Said Premises appraised at (\$670,000.00) and cannot be sold for less than two-thirds of that amount (\$446,667.00). 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
H. Toby Schisler, attorney
Jul23-30 Aug6, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000398

The State of Ohio, County of Geauga, ss:
JPMORGAN CHASE BANK, N.A., Plaintiff vs. EDWARD M. BOZAK, 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 27th 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 Huntsburg to-wit:

Parcel 1
Situating in the Township of Huntsburg, County of Geauga and State of Ohio: And known as being part of Original Huntsburg Township Lot No. 52 and bounded and described as follows:

Beginning on the centerline of proposed Brookview Road, hereinafter described, at the Northeast corner of Parcel No. 17, conveyed by Harold W. Perrin et al., to Margaret Panich et al. by deed filed for record and transferred June 22, 1948 in Geauga County Records, proposed Brookview Road is also described in said Deed to Margaret Panich et al.; thence North 58 degrees 57' 00" West along the Northeastly line of the said Panich land and through an iron pipe on the Northwestly margin of said proposed Brookview Road a total distance of 678-4/10 feet to an iron pipe on the Easterly line of lands conveyed June 22, 1901 by Lucy L. Perry to E.D. Perry, and recorded in Volume 114, Page 139 of Geauga County Records; thence North 3 degrees 24' 05" East 250 feet along said Easterly line of said lands conveyed to said Perry, to an iron pipe; thence South 48 degrees 06' 50" East 805-3/10 feet to the centerline of the said proposed Brookview Road and through an iron pipe on the Northwestly margin of said proposed Brookview Road; thence South 28 degrees 12' 30" West along the said centerline of proposed Brookview Road 70-16/100 feet to the place of beginning and containing about two and two hundred sixty-nine thousandths (2-269/1000) acres of land, and being further known as proposed Parcel No. 18, in proposed Huntsdale Subdivision, be the same more or less, but subject to all legal highways.

Parcel 2
Situating in the Township of Huntsburg; County of Geauga and State of Ohio, and known as being part of Original Huntsburgh Township Lot No. 52 and bounded and described as follows:

Beginning on the centerline of proposed Brookview Road, hereinafter described at the Northeastly corner of Parcel No. 16, conveyed by Harold W. Perrin, Inc. to Frank Hahn et al. by deed recorded November 3, 1941 and recorded in Vol. 208, Page 386 of Geauga County Records. Proposed Brookview Road is also described in said Deed to Frank Hahn et al.; thence North 70 degrees 00' 00" West along the Northeastly line of the said Hahn land and through an iron pipe on the Northwestly margin of said proposed Brookview Road, a total distance of 595-6/10 feet to an iron pipe on the Easterly line of lands conveyed February 16, 1871 by Lorenzo H. Storks to William Clark, and recorded in Volume 70, Page 340 of Geauga County Records; thence North 3 degrees 24' 05" East 210 feet along said Easterly line of said lands conveyed to said Clark, to an iron pipe; thence South 58 degrees 57' 00" East 678-4/10 feet to the centerline of the said proposed Brookview Road and through an iron pipe on the Northwestly margin on said proposed Brookview Road; thence South 28 degrees 12' 30" West along the said centerline of proposed Brookview Road 71-95/100 feet to the place of beginning, and containing about One and Eight Hundred Seventy-Five Thousandths (1-875/1000) Huntsdale Subdivision, be the same more or less, but subject to all legal highways.

Parcel No.: 16-006100 and 16-006200
Prior Deed Reference: Book 839, Page 522
Said Premises Located at: 12216 BROOKVIEW ROAD, HUNTSBURG TOWNSHIP, OH.

Said Premises appraised at (\$100,000.00) and cannot be sold for less than two-thirds of that amount (\$66,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND, Sheriff Geauga County, Ohio
Matthew I. McKelvey, attorney
Jul23-30 Aug6, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000466

The State of Ohio, County of Geauga, ss:
INDYMAC BANK, F.S.B., Plaintiff vs. NGA T. CHAU, 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 27th 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:

Situating in the Township of Munson, County of Geauga and the State of Ohio:

And known as being Sublot No. 25 of the Burlington Station Subdivision No. 2 of part of Lot No. 5 of the Phelps and part of Lot 7 in the Hathway Tract in Original Township Tract No. 1 as the same is shown on the Plat thereof at page 54 of Plat book 18 of the records of the Geauga County Recorder, be the same more or less, but subject to all legal highways.

Property address: 12085 Burlington Glen Drive, Chardon, OH 44024

Prior Instrument Reference: Volume 1828, page 581.

Parcel No.: 21-176446
Said Premises Located at: 12085 BURLINGTON GLEN DRIVE, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$480,000.00) and cannot be sold for less than two-thirds of that amount (\$320,000.00). 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
April A. Brown, attorney
Jul23-30 Aug6, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000587

The State of Ohio, County of Geauga, ss:
CHASE HOME FINANCE, LLC, Plaintiff vs. REX M. 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 27th 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 Montville to-wit:

Situating in the Township of Montville, County of Geauga and State of Ohio: Known as being a part of Original Montville Township, Section #4 and is further bounded and described as follows: Beginning at a point in the centerline of Leggett Road, said point bearing South 89 degrees 09' 15" West a distance of 238.02 feet from the southwest corner of land conveyed to R.C. Covill by deed recorded in Volume 538, Page 810 of Geauga County Deed Records; thence North 00 degrees 26' 00" West passing through an iron pin set at 30.00 feet from the centerline of a total distance of 1007.33 feet to an iron pin set; thence South 89 degrees 08' 00" West a distance 173.98 feet to an iron pin set; thence South 00 degrees 26' 00" East a distance of 1007.27 feet to the centerline of Leggett Road passing through an iron pin set 30.00 feet therefrom; thence North 89 degrees 09' 15" East along said centerline a distance of 173.98 feet to the place of beginning and containing 4.02 acres of land. Known as being a portion of lands conveyed to J. and E. Lambert by deed recorded in Volume 495, Page 578 of Geauga County Deeds Records; as surveyed by Jerry Slay & Associates, Chardon, Ohio, be the same more or less, but subject to all legal highways.

Parcel No.: 20-052992
Prior Deed Reference: Book 1793 Page 813
Said Premises Located at: 17010 LEGGETT ROAD, MONTVILLE 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
S. Scott Martin, attorney
Jul23-30 Aug6, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000599

The State of Ohio, County of Geauga, ss:
THE BANK OF NEW YORK, AS TRUSTEE FOR POPULAR MORTGAGE SERVICING, INC. MORTGAGE PASS-THROUGH CERTIFICATE SERIES 2006-E, ASSIGNEE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR POPULAR FINANCIAL SERVICES, LLC, Plaintiff vs. ROGER L. MORRIS, AKA ROGER MORRIS, 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 27th 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 City of Chardon to-wit:

Situating in the City of Chardon, County of Geauga, and State of Ohio:
Being known as Lot No. 20 in the Max S. Daniels Addition to the Village of Chardon as recorded in Vol. 5, Pages 15 and 16, of Geauga County Records of Plats. And further described as follows:

Beginning in the centerline of Park Avenue with the intersection of the Easterly line of Sublot No. 19 in the Max S. Daniels Addition to the Village of Chardon; Thence North 1 deg. 32' E., 200 feet to a point; Thence S. 88 deg. 30' E., 100.00 feet to a point; Thence S. 01 deg. 32' W. 200 feet to the centerline of Park Avenue; Thence N. 88 deg. 30' W. along the centerline of said Park Avenue 100 feet to the place of beginning, containing 0.459 acres of land, be the same more or less.

Parcel Number: 10-103360
Said Premises Located at: 390 PARK AVENUE, CITY OF CHARDON, 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
D. L. Mains, Jr., attorney
Jul23-30 Aug6, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000763

The State of Ohio, County of Geauga, ss:
BANK OF AMERICA, N.A., Plaintiff vs. BRETT E. YEHL, AKA BRETT YEHL, 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 27th 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 Hambden to-wit:

Situating in the Township of Hambden, County of Geauga, and State of Ohio, and known as being part of Lot 3 of the Bond Tract in said township, and further bounded and described as follows:

Beginning at a point on the centerline of GAR Highway (U.S. Route 6) at the northeast corner of land conveyed to J. and L. Niederst by deed recorded in Volume 1089, Page 1123 of Geauga County Record of Deeds, said point being South 86° 37' East, a distance of 1904.02 feet from a monument found at the centerline intersection of said U.S. Route 6 and Bascome Road; thence South 86° 37' East, along said centerline of GAR Highway, a distance of 307.75 feet to a point; thence South 13° 34' West, and passing over a 5/8" capped rebar set at 30.48 feet, a distance of 175.21 feet to a 5/8" capped rebar set; thence 2° 47' 18" West, a distance of 597.53 feet to a 5/8" capped rebar set on a north line of said Niederst land; thence North 86° 37' West, along said north line of Niederst land, a distance of 291.94 feet to a 5/8" capped rebar set at an interior corner thereof; thence 4° 03' East along an east line of said Niederst land, and passing over a 5/8" capped rebar set at 740.00 feet, a distance of 770.00 feet to a point on the centerline of said U.S. Route 6 and the true place of beginning and containing therein 5.0752 acres of land as surveyed in May, 1997 by Jerry W. Daniel, Registered Surveyor No. 6222.

Parcel No.: 15-002650
Prior Instrument No.: 1133, Page 580
Said Premises Located at: 14853 GAR HIGHWAY, HAMBDEN TOWNSHIP, OH.

Said Premises appraised at (\$100,000.00) and cannot be sold for less than two-thirds of that amount (\$66,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND, Sheriff Geauga County, Ohio
Jennifer E. Powers, attorney
Jul23-30 Aug6, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001133

The State of Ohio, County of Geauga, ss:
THE HOME SAVINGS AND LOAN COMPANY OF YOUNGSTOWN, OHIO, Plaintiff vs. RONNIE L. CLARK, JR., 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 27th 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:

Situating in the Township of Munson, County of Geauga and State of Ohio:
And known as being Sublot 3 in the Nollwood Subdivision as recorded in Volume 10, Page 76, amended in Volume 10, Page 87 of Geauga County Maps of part of Original Munson Township Lot 5, Phelps Tract. Said Sublot 3 has a frontage of 250.44 feet on the irregular centerline of Fowlers Mill Road and extends back 544.34 feet on the Southerly line which is also the Northerly line of Nollwood Road, 525.00 feet on the Northerly line and has a rear line of 240.00 feet be the same more or less, but subject to all legal highways.

PPN: 21-146700
Said Premises Located at: 10760 NOLLWOOD DRIVE, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$425,000.00) and cannot be sold for less than two-thirds of that amount (\$283,333.00). 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
Thomas M. Gacse, attorney
Jul23-30 Aug6, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001008

The State of Ohio, County of Geauga, ss:
COUNTRYWIDE HOME LOANS, INC. DBA AMERICAS WHOLESALE LENDER, Plaintiff vs. TERRY R. CHRISTIAN, 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 27th 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:

Situating in the Township of Munson, County of Geauga and State of Ohio: And known as being part of Lot No. 11 of Tract No. 3 in said Township and bounded and described as follows:

Beginning in the center line of Bass Lake Road at a point which bears South 4° 49' West along said center line 601.0 feet from an iron pipe in the center line of Bean Road; Thence South 84° 55' East and thru an iron pipe at 30 feet a total distance of 857.5 feet to an iron pipe; Thence South 4° 49' West 152.0 feet to an iron pipe; Thence North 85° 11' West 857.5 feet to the center line of Bass Lake Road and passing thru an iron pipe 30 feet therefrom; Thence North 4° 49' East along said Bass Lake Road center line 156.0 feet to the place of beginning, containing 3.03 acres of land per survey by C.C. Graber July 14, 1953, be the same more or less, but subject to all legal highways, and known as Sublot No. 12 of Vol. 6 Page 14A of Geauga County Records of Plats, be the same more or less, but subject to all legal highways.

Property Address: 13025 Bass Lake Road, Chardon, OH 44024
Parcel No.: 21-173200
Prior Deed Reference: Book 675, Page 61
Said Premises Located at: 13025 BASS LAKE ROAD, MUNSON 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
Stacy L. Hart, attorney
Jul23-30 Aug6, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001122

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., Plaintiff vs. BEVERLY A. LIPSCOMB, 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 27th 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 Parkman to-wit:

Situating in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot No. 6, in Section No. 24, within said Township and bounded and described as follows:

Beginning at a point at the intersection of S.R. 422 (Eastbound Lane) and Nelson Ledge Road (S.R. 282, 60 feet wide), Thence South 21 degrees 20' 00" West along the centerline of said Nelson Ledge Road a distance of \$27.20

feet to a point. Said point being The Principal Place of Beginning of this survey. Thence South 21 degrees 20' 00" West continuing along said centerline a distance of 640.59 feet to a point. Thence South 68 degrees 40' 00" East and passing through a 5/8" iron pin set at 30.00 feet a total distance of 200.00 feet to a 5/8" iron pin set on a westerly line of a parcel of land conveyed to J.R. and L.M. Jacobs as recorded in Volume 962, Page 1114 of Geauga County Records and Deeds. Thence North 21 degrees 20' 00" East along said Jacobs' westerly line and passing through a 5/8" iron pin set at 66.10 feet a total distance of 640.59 feet to a 5/8" iron pin set. Thence North 68 degrees 40' 00" West and passing through a 5/8" iron pin set at 170.00 feet a total distance of 200.00 feet to The Principal Place of Beginning of this survey and containing 2.941 acres of land as surveyed by Delmar B. Kosie and Associates (Delmar B. Kosie, Registered Surveyor No. 5276). Distances are in feet with decimal parts, bearings are to an assumed meridian and indicate angles only, May 1996. Be the same more or less, but subject to all legal highways.

Parcel No. 25-075800
Said Premises Located at: 19111 NELSON LEDGE ROAD, PARKMAN TOWNSHIP, OH.

Said Premises appraised at (\$150,000.00) and cannot be sold for less than two-thirds of that amount (\$100,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND, Sheriff Geauga County, Ohio
Rebecca R. Shrader, attorney
Jul23-30 Aug6, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001133

The State of Ohio, County of Geauga, ss:
THE HOME SAVINGS AND LOAN COMPANY OF YOUNGSTOWN, OHIO, Plaintiff vs. RONNIE L. CLARK, JR., 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 27th 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:

Situating in the Township of Munson, County of Geauga and State of Ohio:
And known as being Sublot 3 in the Nollwood Subdivision as recorded in Volume 10, Page 76, amended in Volume 10, Page 87 of Geauga County Maps of part of Original Munson Township Lot 5, Phelps Tract. Said Sublot 3 has a frontage of 250.44 feet on the irregular centerline of Fowlers Mill Road and extends back 544.34 feet on the Southerly line which is also the Northerly line of Nollwood Road, 525.00 feet on the Northerly line and has a rear line of 240.00 feet be the same more or less, but subject to all legal highways.

PPN: 21-146700
Said Premises Located at: 10760 NOLLWOOD DRIVE, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$425,000.00) and cannot be sold for less than two-thirds of that amount (\$283,333.00). 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
Thomas M. Gacse, attorney
Jul23-30 Aug6, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001179

The State of Ohio, County of Geauga, ss:
COUNTRYWIDE HOME LOANS, INC., Plaintiff vs. EMMA Y. MILLER, ET AL., Defendant

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 27th 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 Middlefield to-wit:

Situating in the Township of Middlefield, County of Geauga and State of Ohio:
Beginning at a point in the centerline of the east-west road, also known as State Route 87; thence in a southerly direction along the east line of a 12.92 acre parcel of land conveyed to grantors herein by deed recorded in Volume 224, Page 531 of Geauga County Records of Deeds, a distance of 578.16 feet to a point, said point being the southeast corner of said south line being also the north line of land belonging to Lampton, a distance of 275 feet to a point; Thence in a northerly direction parallel to said 12.92 acre parcel east line a distance of 603 feet to a point in said road centerline; Thence in an easterly direction along said road centerline a distance of 275 feet to the place of beginning, be the same more or less, but subject to all legal highways. Containing within said boundaries approximately 3.728 acres of land.

Parcel No.: 18-032400
Prior Deed Reference: OR 1826, Page 2442
Said Premises Located at: 16815 KINSMAN ROAD, MIDDLEFIELD TOWNSHIP, OH.

Said Premises appraised at (\$170,000.00) and cannot be sold for less than two-thirds of that amount (\$113,333.00). 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
Jill L. Fealko, attorney
Jul23-30 Aug6, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001295

The State of Ohio, County of Geauga, ss:
AMTRUST BANK, FKA OHIO SAVINGS BANK, Plaintiff vs. ADAM T. OGINT, 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 27th 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 Burton to-wit:

Situated in the Village of Burton, County of Geauga and State of Ohio, and known as being part of Sublots Nos. 2, 9 and 10 in great lot 10 35 in said Township and is bounded and described as follows:

Beginning in the centerline of Colony Lane (50 feet wide) at the northwesterly corner of land conveyed to Alfred and Helen Hejduk by deed recorded in Volume 516, Page 319 of Geauga County Records; thence southwesterly along the centerline of Colony Lane on the arc of a curve deflecting to the left, a distance of 295.87 feet to a point of tangency, said arc having a radius of 833.04 feet and a chord which bears south 48 degrees 39 minutes 36 seconds west a distance of 294.32 feet; thence south 38 degrees 29 minutes 07 seconds west, along the center line of Colony Lane, a distance of 77.50 feet to a point; thence southeasterly to the southwesterly corner of said land conveyed to Hejduk; thence north 01 degrees 05 minutes 32 seconds east, along Hejduk's westerly line a distance of 04.26 feet to the place of beginning and containing approximately 1.60 acres of land. Be the same more or less, but subject to all legal highways.

Permanent Parcel Number: 05-002400
Prior Deed Reference: Official Records Volume 1794, Page 2488

Said Premises Located at: 13609 COLONY LANE, VILLAGE OF BURTON, 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

Brian L. Bly, attorney
Jul23-30 Aug6, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001340

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, N.A., Plaintiff vs. ANTHONY I. MORGAN, AKA ANTHONY MORGAN, 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 27th 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 Parkman to-wit:

Situated in the Township of Parkman, County of Geauga and State of Ohio: And known as being part of Lot No. 4, Section No. 3 in said Township of Parkman and bounded and described as follows:

Beginning in the center line of the Road leading from Parkman to Middlefield at a point where the South line of land sold by John L. Moore and wife to John W. Reynolds by deed recorded in Volume 105, Page 165 of Geauga County Records of Deeds, intersects the same; thence Easterly along the South line of land sold by John L. Moore and wife to John W. Reynolds to the Southeast corner thereof; thence Northerly along the East line of land sold by John L. Moore and wife to John W. Reynolds to a point, said point being far enough North so that a line drawn parallel with the South line from the East line to the center of the Parkman-Middlefield Road will contain within its boundaries, five acres of land; thence Westerly from said point parallel with the South line to the center of the Parkman-Middlefield Road; thence Southerly from a point where the line drawn as aforesaid intersects the Parkman-Middlefield Road along the center line of said road to the place of beginning, containing five acres of land, be the same more or less, but subject to all legal highways.

Parcel Number: 25-056100
Said Premises Located at: 16685 MADISON ROAD, PARKMAN TOWNSHIP, OH.

Said Premises appraised at (\$170,000.00) and cannot be sold for less than two-thirds of that amount (\$113,333.00). 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

Kirk Sampson, attorney
Jul23-30 Aug6, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001369

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., Plaintiff vs. CHRISTIAN R. MOSS, 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 27th 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 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. 143 in said City, bounded:

Beginning in the center line of East King Street, so-called, at a point which bears South 2 deg. 56 min. West a distance of 843.05 feet (along the said street center line) from the Southwesterly corner of lands conveyed October 3, 1932, to T.F. Doran by deed recorded in Vol. 188, Page 557 of Geauga County Records of Deeds; thence South 87 deg. 4 min. East and through an iron pipe 23.5 feet therefrom, a total distance of 577.4 feet to an iron pipe on the Westerly line of lands conveyed May 29, 1923 to M.L. King by deed recorded in Vol. 165, Page 377 of Geauga County Records of Deeds; thence South 3 deg. 24 min. 30 sec. West, along the said King line a distance of 75.5 feet to an iron pipe; thence North 87 deg. 4 min. West a distance of 576.8 feet to the said street center line and through an iron pipe 23.5 feet therefrom; thence North 2 deg. 56 min. East along the said street center line a distance of 75.5 feet to the place of beginning and containing 1 acre, according to the survey of F.R. Zethmayr, July 1939. Be the same more or less, but subject to all legal highways.

Parcel No.: 10-146100
Said Premises Located at: 339 EAST KING STREET, CITY OF CHARDON, 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

Erin M. Laurito, attorney
Jul23-30 Aug6, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001445

The State of Ohio, County of Geauga, ss:
MTGLQ INVESTORS, L.P., Plaintiff vs. RONALD P. FREIBERG, 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 27th 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 Parkman to-wit:

Situated in the Township of Parkman, County of Geauga and State of Ohio: And known as being Sublot No. 2 in A Place in Parkman Subdivision of part of Original Parkman Township Lot No. 11 and 12, Section No. 14, and Lot No. 1 in Section 17, as shown by the recorded plat in Volume 11 of Maps, Page 140 of Geauga County Records and containing 1,2500 acres of land as appears by said plat, be the same more or less, but subject to all legal highways.

Property Address: 17915 Owen Road, Middlefield, Ohio 44062

Parcel No. 25-068711
Said Premises Located at: 17915 OWEN ROAD, PARKMAN TOWNSHIP, OH.

Said Premises appraised at (\$128,000.00) and cannot be sold for less than two-thirds of that amount (\$85,333.00). 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
Jul23-30 Aug6, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000033

The State of Ohio, County of Geauga, ss:
DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR MORTGAGE MORTGAGE LOAN TRUST 2001-2, Plaintiff vs. MARC H. SAMBER, 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 27th 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 Claridon to-wit:

Situated in the Township of Claridon, County of Geauga and State of Ohio, and known as being Sublot No. 6 in Phase I Pepperwood Estates Subdivision of part of Original Township Lot No. 3 Section No. 2 and Lot No. 3 Section No. 3, as shown by the recorded plat in Volume 21 of Maps 123 of Geauga County Records, and being 250.00 feet front on the Northerly side of Chardon-Windsor Road extending back between parallel lines 557.00 feet, containing 3.297 acres, as appears by said plat, be the same more or less, but subject to all legal highways.

3.20 acres per Auditor.
Property Address: 14620 Chardon Windsor Road, Chardon, Ohio 44024

Parcel No.: 12-090201
Prior Deed Reference: Deed Book 1717, Page 362

Said Premises Located at: 14620 CHARDON WINDSOR ROAD, CLARIDON TOWNSHIP, OH.

Said Premises appraised at (\$170,000.00) and cannot be sold for less than two-thirds of that amount (\$113,333.00). 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

S. Scott Martin, attorney
Jul23-30 Aug6, 2009

LEGAL NOTICES

PUBLIC NOTICE
PASSAGE OF ORDINANCE

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

ORDINANCE NO. 2548

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

An ordinance increasing the 111 General Fund by \$10,000, allocated to 792 Legislative Operating.

PASSED AND ADOPTED THIS 20TH DAY OF JULY, 2009.

The complete text of this ordinance 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

Jul130, 2009

PUBLIC NOTICE

The Village of Burton Board of Zoning Appeals will meet on Thursday, August 6, 2009 at 7:00 p.m. in the Village Offices, 14588 West Park Street. Discussion will be held on organizational issues and any business that may properly come before the Board.

Jul130, 2009

LEGAL NOTICE

Please take notice that the Honorable Forest W. Burt in the case styled as U.S. Bank National Association, as Administrative Agent for Lenders, et al. v. Bainbridge North Land Development, LLC, et al., Case No. 09-F-000758 pending in the Geauga County Common Pleas Court, Geauga County, Ohio, on July 22, 2009, entered that certain First Amended Order Appointing Receiver that appointed David M. Browning as Receiver for the property that is the subject of the referenced lawsuit. The property is commonly known as The Shops at Marketplace, which include the following parcels:

Parcel No. 02-420974 - 7080 Aurora Road, Bainbridge, OH

Parcel No. 02-420978 - 7010 Aurora Road, Bainbridge, OH

Parcel No. 02-420980 - North Market Place Drive, Bainbridge, OH

Parcel No. 02-420982 - 18813 North Market Place Drive, Bainbridge, OH

Parcel No. 02-420983 - North Market Place Drive, Bainbridge, OH

Parcel No. 02-420974 - 7090 Aurora Road, Bainbridge, OH

Parcel No. 02-420976 - North Market Place Drive, Bainbridge, OH

Parcel No. 02-420977 - 18865 Giles Road, Bainbridge, OH

with Legal Description as follows:

Fee Parcel No. 1

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being sublots 1, 5, 7 and 9 and blocks A and B of the final plat for The Shops at Marketplace of part of tract 3, original Lot 30 as the same is recorded in Volume 39, page 63 of Geauga County Map Records and sublots 3A of the 4A as shown on the resubdivision of sublots 3 and 4 for The Shops at Marketplace as recorded in Volume 39, page 99 of Geauga County Map Records.

Easement Parcel No. 2

Non-Exclusive easement for ingress and egress over private drives known as North Market Place Drive and Giles Road more fully described in Section 2.1 of the Operation and Easement Agreement by and between Target Corporation and Bainbridge North Land Development, LLC, filed for record on December 15, 2005 and recorded in or Book 1782, Page 2343 of Geauga County Records.

If you would like a copy of the First Amended Order Appointing Receiver it is available at the Geauga County Common Pleas Court, 100 Short Court, Suite 2-B, Chardon, Ohio 44024 (Telephone No. (440) 279-1960) or by contacting counsel for Plaintiff U.S. Bank National Association, Nancy A. Valentine, Esq., Hahn Loeser & Parks LLP, 200 Public Square, Suite 2800, Cleveland, Ohio 44114-2316 (Telephone No. (216) 621-0150).
Jul30, 2009

NOTICE OF PUBLIC MEETING

The City of Chardon Board of Zoning and Building Appeals will hold a meeting to consider the application described below on Tuesday, August 11, 2009, at 7:30 p.m. in Council Chambers at the Municipal Center, 111 Water Street.

Mr. Rollin G. Cooke, III, has applied for a variance to change the most recent auto dealership use at 500 Center Street to an auto mobile repair, maintenance, bodyshop and retail tire sales facility. C.O. Section 1119.12 does not provide for any of these as either permitted or conditional uses in an Industrial District.

The meeting is subject to adjournment or recess to a later date without another Notice of Public Meeting (ORC 3115.05(c)).
Jackie Burkley, Clerk
Jul30, 2009

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

08-F-001304 National City Bank, successor by merger to National City Mortgage Co., a subsidiary of National City Bank of Indiana, Plaintiff vs. Margaret E. Porter, aka Margaret Porter, et al., Defendants

Unknown Heirs and Devises of Raymond C. Porter, Deceased, whose last known addresses are unknown and whose residences are unknown and, if married, the Unknown Spouses and, if deceased, their Unknown Heirs and Devises, whose addresses are unknown, will take notice that on the 20th day of November, 2008, National City Bank, successor by merger to National City Mortgage Co., a subsidiary of National City Bank of Indiana filed its Complaint in the Common Pleas Court of Geauga County, 100 Short Court, Chardon, OH 44024, being Case No. 08-F-001304 in said Court against Margaret E. Porter, aka Margaret Porter, et al. praying for Judgment of \$453,427.54 with interest at the rate of 4.375% per annum from July 1, 2008, until paid and for foreclosure of a mortgage on the following described real estate, to wit:

Parcel No. 04-150603
Street Address: 13575 Hale Road, Burton, Ohio 44021

A complete legal description of the parcel may be obtained from the Geauga County Auditor.

and that Defendants be required to set up any interest they may have in said premises or be forever barred, that upon failure of said Defendants to pay or cause to be paid said Judgment within three days from its rendition that an Order of Sale be issued to the Sheriff of Geauga County, Ohio, to appraise, advertise, and sell said real estate, that the premises by sold free and clear of all claims, liens and interest of any parties herein, that the proceeds from the sale of said premises be applied to Plaintiff's Judgment and for such other relief to which Plaintiff is entitled.

Said Defendants will take notice that they will be required to answer said Complaint on or before the 10th day of September, 2009, or judgment will be rendered accordingly.

NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE CO., A SUBSIDIARY OF NATIONAL CITY BANK OF INDIANA, By Erin M. Laurito, Laurito & Laurito, L.L.C., Attorney for Plaintiff, 35 Commercial Way, Springboro, OH 45066-3078. (937) 743-4878.
Jul30 Aug6-13, 2009

LEGAL NOTICE

The Montville Township Board of Trustees will hold a special meeting on Wednesday, August 5, 2009 at 7:30 p.m. at the Montville Community Center, 9755 Madison Road for the purpose of reviewing bids received for the Cement Stabilization and Asphalt Paving of Section A of Hart Road, TR63.

By order of the Montville Township Board of Trustees.

Sarah McDonald, Fiscal Officer

Jul30, 2009

BID NOTICES

LEGAL NOTICE

The Ledgesmont Board of Education is presently accepting bids for diesel fuel. Bids are to be returned to the Ledgesmont Board of Education, 16200 Burrows Road, Thompson, Ohio 44086 by 12:00 noon local time, Wednesday, August 5, 2009. Please contact the Board of Education office at 440-298-3341 for a bid packet and specifications. All envelopes are to be sealed and clearly marked according to the bid. Bids will be opened in the office of the treasurer.

James Vokac, Treasurer

Jul23-30, 2009

LEGAL NOTICE
TROY TOWNSHIP

Notice is hereby given that the Troy Township Board of Trustees is accepting bids for the sale of the following Fire Department vehicle: 1991 Hummer Military used for wild land firefighting. Unit has trailer hitch, brush guard, top and doors; some defects present (i.e. small holes where radios were installed and water tank mounted). New tires and brakes as well as totally rebuilt front end in 2007; new batteries, wiring and harness in 2008; and new computer installed in 2009. A 300 gallon water unit with pump may be purchased separately. This vehicle is being sold as is. Asking price: \$20,000.00.

Bids will be accepted until 7:00 p.m. official time on September 15, 2009, at which time all bids will be publicly opened and read aloud. Bids may be sent to: Troy Township, ATTN: Susan E. Miller, Fiscal Officer, 13950 Main Market Road, Burton, OH 44021.

Vehicle may be viewed on Wednesday evenings from 7:00 to 9:00 p.m. at Troy Fire Department, 14019 Nash Road, Burton, OH 44021 or by calling (440) 834-1810 to schedule an appointment.

The Board of Trustees reserves the right to reject any and all bids.

Susan E. Miller, Fiscal Officer

Jul30 Aug6, 2009

PROBATE NOTICES

LEGAL NOTICE
IN THE GEAUGA COUNTY COURT OF COMMON PLEAS, PROBATE DIVISION

Case No. 09-PB-000140 - In re: 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 Coun-

ty 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

PROBATE COURT OF GEAUGA COUNTY, OHIO

JUDGE CHARLES E. HENRY
09-PB-000290 -- IN RE: CHANGE OF NAME OF BRITTNEY KAY KARR TO BRITTNEY KAY MAYNARD.

NOTICE OF HEARING ON CHANGE OF NAME

Applicant hereby gives notice to all interested persons, that the applicant has filed an Application for Change of Name in the Probate Court of Geauga County, Ohio, requesting the change of name of Brittney Kay Karr to Brittney Kay Maynard.

The hearing on the application will be held on the 1st day of September, 2009 at 8:30 o'clock A.M. in the Probate Court of Geauga County, located at Courthouse Annex, 2nd Floor, 231 Main Street, Suite 200, Chardon, Ohio 44024.

Brittney Kay Karr
14083 Nash Road
Burton, OH 44021

Jul30, 2009

PROBATE COURT OF GEAUGA COUNTY, OHIO

JUDGE CHARLES E. HENRY
09-PB-000297 -- IN RE: CHANGE OF NAME OF MARRA RENAE WRIGHT TO MARRA RENAE WARGO.

NOTICE OF HEARING ON CHANGE OF NAME

Applicant hereby gives notice to all interested persons, that the applicant has filed an Application for Change of Name in the Probate Court of Geauga County, Ohio, requesting the change of name of Marra Renae Wright to Marra Renae Wargo.

The hearing on the application will be held on the 1st day of September, 2009 at 8:30 o'clock A.M. in the Probate Court of Geauga County, located at Courthouse Annex, 2nd Floor, 231 Main Street, Suite 200, Chardon, Ohio 44024.

Marra Renae Wright
18975 Thorpe Road
Auburn Township, OH 44023

Jul30, 2009

PROBATE COURT OF GEAUGA COUNTY, OHIO

JUDGE CHARLES E. HENRY
09-PB-000299 -- IN RE: CHANGE OF NAME OF SHERYL JOAN WRIGHT TO SHERYL JOAN WARGO.

NOTICE OF HEARING ON CHANGE OF NAME

Applicant hereby gives notice to all interested persons, that the applicant has filed an Application for Change of Name in the Probate Court of Geauga County, Ohio, requesting the change of name of Sheryl Joan Wright to Sheryl Joan Wargo.

The hearing on the application will be held on the 1st day of September, 2009 at 8:30 o'clock A.M. in the Probate Court of Geauga County, located at Courthouse Annex, 2nd Floor, 231 Main Street, Suite 200, Chardon, Ohio 44024.

Sheryl Joan Wright
18975 Thorpe Road
Auburn Township, OH 44023

Jul30, 2009

PROBATE COURT OF GEAUGA COUNTY, OHIO

JUDGE CHARLES E. HENRY
09-PB-000300 -- IN RE: CHANGE OF NAME OF ANN ELIZABETH POUNTNEY TO AIYANA ELIZABETH SHARLET.

NOTICE OF HEARING ON CHANGE OF NAME

Applicant hereby gives notice to all interested persons, that the applicant has filed an Application for Change of Name in the Probate Court of Geauga County, Ohio, requesting the change of name of Ann Elizabeth Pountney to Aiyana Elizabeth Sharlet.

The hearing on the application will be held on the 1st day of September, 2009 at 8:30 o'clock A.M. in the Probate Court of Geauga County, located at Courthouse Annex, 2nd Floor, 231 Main Street, Suite 200, Chardon, Ohio 44024.

Ann Elizabeth Pountney
8685 Carmichael Drive
Chesterland, OH 44026

Jul30, 2009

PROBATE COURT OF GEAUGA COUNTY, OHIO

JUDGE CHARLES E. HENRY
09-PB-000305 -- IN RE: CHANGE OF NAME OF AMY CARIN GANDZIARSKI TO AMY CARIN VATTER.

NOTICE OF HEARING ON CHANGE OF NAME

Applicant hereby gives notice to all interested persons, that the applicant has filed an Application for Change of Name in the Probate Court of Geauga County, Ohio, requesting the change of name of Amy Carin Gandziarski to Amy Carin Vatter.