

# Sheriff's Sales

# Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

## FIRST RUN

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 07-F-001334**

The State of Ohio, County of Geauga, ss:  
**ARCO HEATING & COOLING AIR CONDITIONING CO., Plaintiff vs. FRANK DAMANTE, 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 10th day of September, 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 Original Lot No. 17, Tract 1, and further known as being all of Sublot 10 of Orchard Hills Subdivision, same as recorded in Volume 11, Page 49 of Geauga County Records of Plats, in said Township and containing 3.003 acres of land, be the same more or less.

Parcel No.: 11-069724  
Said Premises Located at: 11455 PEACHTREE DRIVE, CHESTER 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

Joshua D. Kaplow, attorney  
Aug6-13-20, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000774**

The State of Ohio, County of Geauga, ss:  
**FIRST PLACE BANK, Plaintiff vs. DONNA M. MYERS, ET AL., Defendant**

In pursuance of an 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 10th day of September, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Russell to-wit:

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

and known as being Unit No. C now known as Unit 11, as recorded in Vol. 20, Pg. 119, of the Hillbrook Condominium, as shown by the Declaration and By-Laws recorded in Volume 559, Page 742 of Geauga County Deed Records and Drawings Recorded in Volume 10, Page 39 of Geauga County Condominium Map Records, with amendments, if any, be the same more or less, but subject to all legal highways.

Property Address: 14661 North Hillbrook Lane Unit 11, Russell Township, Ohio 44022

Parcel No.: 26-144960  
Prior Instrument No.: 200100608804 - OR Book 1403, page 587

Said Premises Located at: 14661 NORTH HILLBROOK LANE (UNIT NO. 11 IN THE HILLBROOK CONDOMINIUM), RUSSELL TOWNSHIP, OH.

Said Premises appraised at (\$152,000.00) and cannot be sold for less than two-thirds of that amount (\$101,333.00). 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

Elizabeth S. Brashear, attorney  
Aug6-13-20, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000831**

The State of Ohio, County of Geauga, ss:  
**THE HUNTINGTON NATIONAL BANK, FKA SKY BANK, Plaintiff vs. PAUL M. PETRAS, ET AL., Defendant**

In pursuance of an 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 10th day of September, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Newbury to-wit:

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

And known as being a part of Original Lot No. 34, Tract No. 3 and further being known as part of a parcel of land conveyed to Lena Kapalin by deed recorded in Volume 611, Page 632 of Geauga County Deed Records, further bounded and described as follows:

Beginning at a 3/4 inch iron pin found buried 0.50 feet deep at an angle point in the centerline of Snow Road, 60 feet wide at its intersection with the Westerly line of Burton Township; Thence North 78 deg. 09' 17" West along said centerline of Snow Road a distance of 246.34 feet to the Northwesterly corner of land conveyed to Robert D. and Carolyn Ward by deed recorded in Volume 589, Page 469 of Geauga County Deed Records and the principle place of beginning of the premises herein intended to be described:

Course I: Thence South 9 deg. 31' 35" West along the Westerly line of land so conveyed to Robert D. and Carolyn Ward, passing through the Southerly sideline of Snow Road at 30.02 feet, (Witness a one inch iron pipe found at 25.28 feet and 0.39 feet West of line) a total distance of 530.27 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at the Southwesterly corner thereof, also being the Northwesterly corner of land conveyed to Anthony and Michelle Lombardo by deed recorded in Volume 977, Page 121 of Geauga County Deed Records;

Course II: Thence North 80 deg. 35' 09" West, a distance of 549.30 feet to a 5/8 inch iron pin set in the Easterly line of land conveyed to

## SHERIFF'S BULLETIN

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

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

## DATE OF SALE: THURSDAY, 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.

Andrew F. and Roselee S. Ule by deed recorded in Volume 524, Page 939 of Geauga County Deed Records;

Course III: Thence North 9 deg. 36' 33" East along said Easterly line of land so conveyed to Andrew F. and Roselee S. Ule, passing through a one inch iron pipe found at 528.74 feet, a total distance of 553.56 feet to said centerline of Snow Road;

Course IV: Thence South 78 deg. 09' 17" East along said centerline of Snow Road, a distance of 548.95 feet to the principle place of beginning and containing 6.8288 acres of land (6.4508 acres of land excluding the area within the right-of-way of Snow Road) as surveyed, calculated and described on November 12, 2004 by Rudy E. Schwartz, P.S. 7193 be the same more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

Parcel No.: 23-156300  
Said Premises Located at: 12401 SNOW ROAD, NEWBURY TOWNSHIP, OH.

Said Premises appraised at (\$165,000.00) and cannot be sold for less than two-thirds of that amount (\$110,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Robert H. Young, attorney  
Aug6-13-20, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000834**

The State of Ohio, County of Geauga, ss:  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1, Plaintiff vs. DANIEL R. CANTER, 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 10th day of September, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Russell to-wit:

Situated in the Township of Russell, County of Geauga and State of Ohio and known as being part of Original Lot No. 15, Tract No. 3 in said Township and more particularly described as follows: Being Sublot No. 265 in Frank W. Stanton's Chagrin Heights Subdivision No. 3, which Subdivision is shown on the recorded plat in Volume 3, Pages 17 and 18 of the Records of Maps of Geauga County, Ohio. Said Sublot No. 265 is located on the Southwest corner of Walters Road and Birchmont Drive. It has a frontage of 70 feet on the Southeasterly side of Walter Road and extends Southeasterly along the Southwesterly side of Birchmont Drive, a distance of 174.21 feet. It extends back along its southwesterly border a distance of 165.39 feet and is 59.25 feet wide in the rear, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel Number(s): 28-022400

Prior Deed Info: General Warranty Deed, OR Book 1735, Page 1433, filed July 8, 2004  
Said Premises Located at: 15853 HEMLOCK ROAD, RUSSELL TOWNSHIP, OH.

Said Premises appraised at (\$180,000.00) and cannot be sold for less than two-thirds of that amount (\$120,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Robert R. Hoose, attorney  
Aug6-13-20, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000953**

The State of Ohio, County of Geauga, ss:  
**DLJ MORTGAGE CAPITAL, INC., Plaintiff vs. JOHN J. ROWE, 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 10th day of September, 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

**SHERIFF'S SALE RESULTS**

DATE OF SALE: THURSDAY, JULY 30, 2009

**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. WITHDRAWN – ORDER OF COURT.

**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. SOLD TO PLTF. FOR \$30,000.00.

**CHARDON CITY**

Case No. 08-F-000403 – Bank of America, N.A. vs. Margaret D'Errico, et al., 203 North Hamden Street (0.51 acres). PPN: 10-092810. SOLD TO PLTF. FOR \$95,000.00.

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. SOLD TO PLTF. FOR \$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. WITHDRAWN – ORDER OF COURT.

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. WITHDRAWN – ORDER OF COURT.

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. WITHDRAWN – ORDER OF COURT.

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. SOLD TO PLTF. FOR \$90,000.00.

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. SOLD TO PLTF. FOR \$45,000.00.

Case No. 08-F-001298 – CitiMortgage, Inc., etc. vs. Karen Evely, et al., 301 South Street (0.25 acres). PPN: 10-012400. SOLD TO PLTF. FOR \$83,000.00.

**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. SOLD TO PLTF. FOR \$152,560.00.

Case No. 08-F-001149 – CitiMortgage, Inc. vs. George M. Yopko, et al., 9414 Mentor Road (3.32 acres). PPN: 06-048866. SOLD TO PLTF. FOR \$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. WITHDRAWN – ORDER OF COURT.

**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. NO BID. NO SALE.

**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. WITHDRAWN – ORDER OF COURT.

**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. SOLD TO PLTF. FOR \$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. WITHDRAWN – ORDER OF COURT.

**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. WITHDRAWN – BANKRUPTCY.

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. WITHDRAWN – ORDER OF COURT.

**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. SOLD TO PLTF. FOR \$148,270.00.

known as being Sublot No. C-90 in Section No. 1 of Pilgrim Village Inc. Subdivision of part of Original Township Lot No. 68, as shown by the recorded plat in Volume 8, Page 68 of Geauga County Records, and being 150 feet front on the Southerly side of Apple Hill Road, and extending back of equal width 300 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel Number(s): 02-217700

Deed Reference Number: dated November 13, 2005, filed June 6, 2006, recorded in Official Records Volume 1796, Page 128, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 8591 APPLE HILL ROAD, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$200,000.00) and cannot be sold for less than two-thirds of that amount (\$133,333.00). 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  
Aug6-13-20, 2009

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

**Case No. 08-F-000969**

The State of Ohio, County of Geauga, ss:  
**HSBC MORTGAGE SERVICES, INC., Plaintiff vs. DONALD E. BARNHOUSE, 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 10th day of September, 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. 4 of Alfred G. Sheer's Bellwood Acres Subdivision No. 1 as recorded in Volume 6, page 189 of Geauga County Records of Plats. Containing 1.243 acres. Be the same more or less, but subject to all legal highways.

Parcel Number(s): 29-004900

Deed Reference Number: dated May 8, 1970, filed June 16, 1970, recorded in Official Records Volume 513, Page 1045, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 99 LAKEVIEW LAND, VILLAGE OF SOUTH RUSSELL, OH.

Said Premises appraised at (\$180,000.00) and cannot be sold for less than two-thirds of that amount (\$120,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

TERMS OF SALE: "Cash if Purchase Price is

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

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

Rebecca R. Shrader, attorney  
Aug6-13-20, 2009

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

**Case No. 08-F-000972**

The State of Ohio, County of Geauga, ss:  
**THE HOME SAVINGS AND LOAN COMPANY OF YOUNGSTOWN, OHIO, Plaintiff vs. MARISSA KENNY, 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 10th day of September, 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. Nine A (9A) in Resubdivision of a part of Weatherly Subdivision being a part of Original Bainbridge Township Lots No. 16 and 17, Tract No. 2 as shown by the recorded plat in Volume 21, Page 4 of Geauga County Records. Originally shown on Weatherly Subdivision Plat recorded in Volume 20, Page 33, of the Geauga County Records, and containing 5.115 acres of land as appears by said plat.

Parcel Number: 02-419877  
OR Book 1808 Page 1152

Said Premises Located at: 9541 WEATHERVANE DRIVE, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$800,000.00) and cannot be sold for less than two-thirds of that amount (\$533,333.00). 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. Gause, attorney  
Aug6-13-20, 2009

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

**Case No. 08-F-001025**

The State of Ohio, County of Geauga, ss:  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FFMLT TRUST 2006-FF6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF6, Plaintiff vs. RAY SCHLOSS, 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 10th day of September, 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 80 in Frank Station'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 and 6 of Geauga County Records, and being 75.0 feet front on the Easterly side of Mapleridge Road, and extending back of equal width 192.0 feet, and having a rear line of 75.0 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel Number(s): 29-089500

Deed Reference Number: dated January 25, 2005, filed February 1, 2005, recorded in Official Records Volume 1753, Page 2743, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 114 MAPLERIDGE ROAD, VILLAGE OF SOUTH RUSSELL, OH.

Said Premises appraised at (\$220,000.00) and cannot be sold for less than two-thirds of that amount (\$146,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Matthew J. Richardson, attorney  
Aug6-13-20, 2009

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

**Case No. 08-F-001037**

The State of Ohio, County of Geauga, ss:  
**MOREQUITY, INC., Plaintiff vs. DOUG MCVEN, AKA DOUGLAS MCVEN, 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 10th day of September, 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, Geauga County, State of Ohio:

And known as being Sublot No. 111 in Living Homes Subdivision No. 2 a part of Original Bainbridge Township Lots Nos. 19 and 20, Tract No. 2, as shown by the recorded plat of said Subdivision in Volume 11 of Maps, Page 148 of Geauga County Records, be the same more or less, but subject to all legal highways.

Parcel No.: 02-056097

Said Premises Located at: 18245 ROLLING BROOK DRIVE, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$260,000.00) and cannot be sold for less than two-thirds of that amount (\$173,333.00). 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

Peter L. Mehler, attorney  
Aug6-13-20, 2009

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

**Case No. 08-F-001132**

The State of Ohio, County of Geauga, ss:

**CHASE HOME FINANCE, LLC, Plaintiff vs. DAVID A. COSENTINO, ET AL., Defendant**

In pursuance of an 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 10th day of September, 2009, at 10:00 o' clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Bainbridge to-wit:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being Sublot No. A59 in Pilgrim Village Subdivision, as shown by the recorded plat in Volume 8, Page 68 of Geauga County Records and being 170 feet front on the Westerly side of Alden Street, as extending back of equal width 350 feet, as appears by said plat.

Parcel No.: 02-314027

Prior Deed Reference: OR 1378 page 21

Said Premises Located at: 17994 ALDEN STREET, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$200,000.00) and cannot be sold for less than two-thirds of that amount (\$133,333.00). 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

Elizabeth S. Brashear, attorney  
Aug6-13-20, 2009

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

**Case No. 08-F-001341**

The State of Ohio, County of Geauga, ss:

**JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff vs. SUNITHA AVULA, 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 10th day of September, 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 Original Lot 9, Tract No. 1, Township 8, Range IX of the Connecticut Western Reserve, further bounded and described as follows:

Beginning at a one inch pin found in a monument box at the intersection of Sperry and Mulberry Roads, said iron pin being the true place of beginning; Thence north 0 deg. 22' 15" west along the centerline of Sperry Road, a distance of 344.66 feet to a point; Thence north 90 deg. 00' 00" east passing thru a one inch iron pipe set on the east right of way of Sperry Road, a total distance of 740.97 feet to a one inch iron pipe set; Thence south 1 deg. 05' 15" west passing thru a one inch iron pipe set on the north right of way of Mulberry Road, a total distance of 357.61 feet to a point in the centerline of Mulberry Road; Thence north 88 deg. 54' 45" west along the centerline of Mulberry Road, a distance of 732.06 feet to the true place of beginning, containing 5.930 acres of land, of which 0.721 acres is within the Sperry and Mulberry Roads right of way, and subject to all legal highways and easements, as surveyed and described from records by Mitchell A. Ferguson, Professional Land Surveyor No. 7627 in May, 1995.

Bearings used are arbitrary and are intended to denote the relationship between angles only.

Excepting therefrom such encroachments as do not materially adversely affect the use or value of the property, recorded restrictions, easements and conditions, including without limitation, subsurface rights, zoning ordinances, if any, and taxes and assessments, both general and special, which are a lien on the property but are not currently due and payable.

Parcel No.: 11-389077

Prior Deed Reference: OR Book 1692, Page 33

Said Premises Located at: 11361 SPERRY ROAD, CHESTER TOWNSHIP, OH.

Said Premises appraised at (\$320,000.00) and cannot be sold for less than two-thirds of that amount (\$213,333.00). 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

Anita L. Maddix, attorney  
Aug6-13-20, 2009

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

**Case No. 08-F-001425**

The State of Ohio, County of Geauga, ss:

**U.S. BANK, N.A., SUCCESSOR BY MERGER TO THE LEADER MORTGAGE COMPANY, LLC, SUCCESSOR BY MERGER TO THE LEADER MORTGAGE COMPANY, Plaintiff vs. FREDERICK W. DEMING, AKA FREDERICK W. DEMING, 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 10th day of September, 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 County of Geauga, in the State of Ohio and in the Township of Munson, and known as being Sublot No. 2 in Sophie Klatka Subdivision of part of Original Munson Township Lot No. 34, Tract No. 3 and Lot No. 6 Tract No. 2 as shown by the recorded plat in Volume 7, Page 56 of Geauga County Records, and being 230 feet front on the centerline of Mayfield Road and extending back of equal width 378.7 feet as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No.: 21-103400

Prior Deed Reference: O.R. Vol. 1810, Pg. 3413

Said Premises Located at: 11031 MAYFIELD ROAD, MUNSON 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**  
 S. Scott Martin, attorney  
 Aug6-13-20, 2009

Sheriff's Sale of Real Estate  
 General Code, Sec. 11661  
 Revised Code, Sec. 2329.26  
**Case No. 08-F-001426**  
 The State of Ohio, County of Geauga, ss:  
**COUNTRYWIDE HOME LOANS SERVICING, LP, Plaintiff vs. ROBERT F. REDMOND, 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 10th day of September, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Russell to-wit:

Situated in the Township of Russell, County of Geauga and State of Ohio: And known as being part of Original Lot #3, in the West Division of Tract #2, and more particularly described as follows:

Beginning at a point in the center line of S.R. #87, 60 feet wide, at its Intersection with the east line of O.L. #3 in the West Division of Tract #2, thence North 0° 42' 34" West, along the east line of O.L. #3, for a distance of 1848.77 feet, which point is the northeast corner of lands of V. McKee, as recorded in Volume 425, Page 135, of the Geauga County Records; thence South 88° 41' West, along the Northernly line of the said McKee lands, for a distance of 269.10 feet to a point; thence North 9° 12' 30" East, for a distance of 11.07 feet to a point; thence South 60° 38" West, for a distance of 265.63 feet to a point; thence South 76° 37' 30" West for a distance of 246.68 feet to a point in the center line of a Right of Way in Common, 60 feet wide; thence North 23° 04' 40" West, along the center line of said Right of Way in Common, for a distance of 434.00 feet to the principal place of beginning; thence North 76° 37' 30" East, across an iron pin set in the easterly line of the said Right of Way in Common, for a distance of 152.74 feet to a point; thence North 23° 04' 40" West, across an iron pin set in the Southerly line of a Right of Way in Common, 60 feet wide, for a distance of 434.00 feet to a point in the center line of the said Right of Way in Common; thence South 76° 37' 30" West along the center line of the Right of Way in Common, for a distance of 162.74 feet to the center line of the Right of Way in Common, 60 feet wide; thence South 23° 04' 40" East, along the center line of the said Right of Way in Common, for a distance of 434.00 feet, to the principal place of beginning, containing 1.5 acres, be the same more or less, but subject to all legal highways, according to survey by E.C. Akerley, Registered Surveyor #3860.

Permanent Parcel Number: 26-149800  
 Prior Deed Reference: Deed Vol. No. 550, Page 961 & Deed Vol. No. 1781, Page 3018  
 Said Premises Located at: 7315 JOHNSTON DRIVE, RUSSELL TOWNSHIP, OH.  
 Said Premises appraised at (\$495,000.00) and cannot be sold for less than two-thirds of that amount (\$330,000.00). 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**

Brian L. Bly, attorney  
 Aug6-13-20, 2009

Sheriff's Sale of Real Estate  
 General Code, Sec. 11661  
 Revised Code, Sec. 2329.26  
**Case No. 09-F-000071**  
 The State of Ohio, County of Geauga, ss:  
**THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE HOLDERS, CAWALT, INC., ALTERNATIVE LOAN TRUST 2007-3T1; MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3T1, Plaintiff vs. JOHN C. REID, 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 10th day of September, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Munson to-wit:

Situated in the Township of Munson, County of Geauga and State of Ohio: and known as being part of Lot Nos. 7 and 8 Hathaway Tract, Tract No. 1 and part of Lot No. 14, Tract No. 2 within said Township and further described as being Sublot No. 2 of the Reserve of Bass Lake Phase I Subdivision as recorded in Volume 25, Page 61 and re-recorded in Volume 25, Page 64 of Geauga County Record of Plats, be the same more or less, but subject to all legal highways.  
 Parcel No. 21-176804  
 Said Premises Located at: 11110 RIVER ROAD, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$600,000.00) and cannot be sold for less than two-thirds of that amount (\$400,000.00). 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**

Erin M. Laurito, attorney  
 Aug6-13-20, 2009

Sheriff's Sale of Real Estate  
 General Code, Sec. 11661  
 Revised Code, Sec. 2329.26  
**Case No. 09-F-000073**  
 The State of Ohio, County of Geauga, ss:  
**HSBC BANK USA NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2006, FREMONT HOME LOAN TRUST 2006-D, Plaintiff vs. MICHELLE SCACCHI, 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 10th day of September, 2009, at 10:00 o'clock A.M.** the following described real

estate, situated in the County of Geauga and State of Ohio, and in the Township of Auburn to-wit:

Situated in the Township of Auburn, County of Geauga and State of Ohio: And known as part of Lot No. 3 of Section No. 5 in Tract No. 1 within said Township, and further described as follows:

Beginning in the Center Line of Messenger Road at the point that is North 00 degrees 00' 23" East along said center line with the center line of Franks Road; thence South 89 degrees 21' 00" West, through an iron pipe at 30.00 feet from said center line of Messenger Road, a total distance of 430.01 feet to an iron pipe in the Easterly line of land conveyed to Charles D. and Mary S. Converse by deed recorded in Volume 512, Page 452 of the Geauga County Records of Deeds; thence North 00 degrees 00' 20" East along said Easterly line and a Northerly prolongation thereof, through an iron pin found at 39.95 feet at the Northeastly corner of said converse, a total distance of 179.00 feet to an iron pipe; thence North 89 degrees 21' 00" East 430.02 feet to the center line of Messenger Road and through an iron pipe at 30.00 feet therefrom; thence South 00 degrees 00' 23" West along said center line 179.60 feet to the place of beginning, containing 1.773 acres as surveyed in October, 1977 by Lawrence Wilson, Registered Surveyor No. 5807, be the same more or less, but subject to all legal highways.

The above described premises are also known as being Sublot No. 6 of County Meadows Estates Subdivision as recorded in Volume 11, Page 100 of Geauga County Records of plats. (re-recorded in Volume 11, Page 101), be the same more or less, but subject to all legal highways.  
 P.P.N. 01-045840  
 Said Premises Located at: 16350 MESSENGER ROAD, AUBURN TOWNSHIP, OH.

Said Premises appraised at (\$160,000.00) and cannot be sold for less than two-thirds of that amount (\$106,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.  
**TERMS OF SALE:** "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."  
**DANIEL C. McCLELLAND,**  
**Sheriff Geauga County, Ohio**

Kim M. Hammond, attorney  
 Aug6-13-20, 2009

**TAX FORECLOSURE SALES**

**NOTICE OF SALE UNDER JUDGEMENT OF FORECLOSURE OF LIENS FOR DELINQUENT LAND TAX**  
 Revised Code, Sec. 5721.19.1  
**Case No. 08-F-001371**

**CHRISTOPHER P. HITCHCOCK, TREASURER OF GAUGA COUNTY, OHIO, Plaintiff vs. HELEN T. SHELDON, ET AL., Defendants**

Whereas, judgment has been rendered against certain parcels of real property for taxes, assessments, penalties, costs and charges as follows:

Parcel No(s): 02-420356 - 0.18 acres.  
 Address: known on the tax duplicate as VACANT LOT ON LUCERNE DRIVE, BAINBRIDGE TOWNSHIP, OH.  
 Description: "As Geauga County has adopted a permanent parcel number system, it has been determined that publication of the complete legal description is not necessary to provide reasonable notice of the foreclosure sale to potential bidders. The complete legal description can be located in the Court's file located at the Geauga County Clerk of Court's office, located on the 2nd floor of the Geauga County Courthouse, 100 Short Court, Chardon, Ohio 44024."  
 Last known owner: HELEN T. SHELDON, ADDRESS UNKNOWN.  
 MINIMUM BID: \$1,751.83

Whereas, such judgment orders such real property to be sold by the undersigned to satisfy the total amount of said judgment;

Now, therefore, public notice is hereby given that Daniel C. McClelland, Sheriff of Geauga County, Ohio, will sell such real property at public auction, for cash to the highest bidder of an amount sufficient to satisfy the judgment against each parcel at 10:00 o'clock A.M. at the door of the Court House in the City of Chardon, Ohio on **THURSDAY, THE 10TH DAY OF SEPTEMBER, 2009** and if any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and conditions of the first sale and at the same time of day and at the same place, on **THURSDAY, THE 24TH DAY OF SEPTEMBER, 2009** for an amount sufficient to satisfy the judgment against the parcel.

Public notice is hereby given that all such real property to be sold at public auction may be subject to a federal tax lien that may not be extinguished by the sale, and purchasers of any such real property are urged to search the Federal Tax Lien index that is kept by the County Recorder to determine if notice of a federal tax lien has been filed with respect to any such real property.

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

Bridey Matheney, attorney  
 Aug6-13-20, 2009

**NOTICE OF SALE UNDER JUDGEMENT OF FORECLOSURE OF LIENS FOR DELINQUENT LAND TAX**  
 Revised Code, Sec. 5721.19.1  
**Case No. 09-F-000085**

**CHRISTOPHER P. HITCHCOCK, TREASURER OF GAUGA COUNTY, OHIO, Plaintiff vs. DOLORES KRUPA, AKA DOLORES A. KRUPA, ET AL., Defendants**

Whereas, judgment has been rendered against certain parcels of real property for taxes, assessments, penalties, costs and charges as follows:

Parcel No(s): 26-095100 - 0.53 acres; 26-098100 - 0.91 acres.  
 Address: known on the tax duplicate as 26-095100 - 8562 FAIRMOUNT ROAD, RUSSELL TOWNSHIP, OH AND 26-098100 - 8550 FAIRMOUNT ROAD, RUSSELL TOWNSHIP, OH.  
 Description: "As Geauga County has adopted a permanent parcel number system, it has been determined that publication of the complete legal description is not necessary to provide reasonable notice of the foreclosure sale to potential bidders. The complete legal description can be located in the Court's file located at the Geauga County Clerk of Court's office, located on the 2nd floor of the Geauga County Courthouse, 100 Short Court, Chardon, Ohio 44024."  
 Last known owner: LEONARD AND

DOLORES KRUPA, 8562 FAIRMOUNT ROAD, NOVELTY, OH 44072.  
 MINIMUM BID: \$17,223.99

Whereas, such judgment orders such real property to be sold by the undersigned to satisfy the total amount of said judgment;

Now, therefore, public notice is hereby given that Daniel C. McClelland, Sheriff of Geauga County, Ohio, will sell such real property at public auction, for cash to the highest bidder of an amount sufficient to satisfy the judgment against each parcel at 10:00 o'clock A.M. at the door of the Court House in the City of Chardon, Ohio on **THURSDAY, THE 10TH DAY OF SEPTEMBER, 2009** and if any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and conditions of the first sale and at the same time of day and at the same place, on **THURSDAY, THE 24TH DAY OF SEPTEMBER, 2009** for an amount sufficient to satisfy the judgment against the parcel.

Public notice is hereby given that all such real property to be sold at public auction may be subject to a federal tax lien that may not be extinguished by the sale, and purchasers of any such real property are urged to search the Federal Tax Lien index that is kept by the County Recorder to determine if notice of a federal tax lien has been filed with respect to any such real property.

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

Bridey Matheney, attorney  
 Aug6-13-20, 2009

**THIRD 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 2005-11CB, 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. Schlenke 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 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."  
**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**

Situated 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**

Situated 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 Northeast 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:

Situated 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:

Situated 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 CERTIFI-**

**CATE SERIES 2006-E, ASSIGNEE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR POULAR 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:

Situated 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:

Situated 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, HAMB DEN 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-001005**

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:

Situated 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:

Situated 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 827.20 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:

Situated 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:

Situated 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 Lampson, 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 Sublot Nos. 1, 2, 9 and 10 in great lot lot. 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 MERITAGE 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**

**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

**PUBLIC NOTICE**

The Village of Burton Board of Public Affairs has scheduled a public hearing on Tuesday, August 11, 2009 at 7:00 p.m. in the Village Offices, 14588 West Park, 2nd floor of the Library to discuss Resolution No. 2009-20 adding a charge to the water rates for fire sprinkler systems and any other business that may properly come before the Board.  
 Aug6, 2009

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

Notice is hereby given that the Parkman Township Zoning Commission will conduct a public hearing on a motion, which is an amendment, identified as number 2009-04, to the Parkman Township Zoning Resolution at the Parkman Community House at 7:00 o'clock p.m. on Tuesday, August 25, 2009.

The motion proposing to amend the zoning resolution will be available for examination at the Parkman Community House from 8:00 o'clock a.m. to 8:00 o'clock p.m. daily from August 6, 2009 through August 25, 2009.

After the conclusion of the public hearing, the matter will be submitted to the board of township trustees for its action.

**Connie M. Hasman, Secretary**  
**Parkman Township Zoning Commission**  
 Aug6, 2009

**LEGAL NOTICE/PUBLIC NOTICE**  
**MUNSON TOWNSHIP**  
**BOARD OF ZONING APPEALS**

Munson Township Board of Zoning Appeals will conduct a public hearing on Thursday, August 20, 2009 at 6:30 p.m. at the Munson Town Hall, 12210 Auburn Rd., Munson, OH to consider the following appeals for variance.

**CASE 09-10:** John Ferrara, 12640 Rockhaven Rd., Chesterland, OH - requests to construct a 35 x 37 accessory building 10 ft. from the north side property line. Violates SEC. 411 Minimum Dimensional Requirements - minimum side yard setback is 25 feet.

**CASE 09-11:** Donna Hawkins, 10723 Thwing Rd., Chardon, OH - requests to replace existing garage with a 22 x 24 attached garage 20 ft. from the east side property line and 35 ft. from the south property line to a non-conforming structure. Violates SEC. 411 Minimum Dimensional Requirements - minimum side yard setback is 25 feet; and SEC. 407.1 No such nonconforming structure may be enlarged, altered or reconstructed in a way which increases its nonconformity within the minimum dimensional requirements of Sec. 411.

**Paula A. Friebertshausen, Secretary**  
 Aug6, 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 Area Variances at 7:30 p.m. on Tuesday, the 18th day of August 2009 at the Newbury Town Hall.

Bobbi Prinkey is requesting to add a 156 sq. ft. porch to the front of an existing non-conforming house now 28 ft. from the rear line (required 30 ft.) and straddling 2 parcels located at 14692 Zenith Drive in the Kiwanis Lake Subdivision. Variances are required for the 27 ft. front setback (now 33 ft. required 40 ft.), the 10 ft. north side-line setback (required 16 ft.) per Art. V, Sec. 5.05 and relief for Extension of Non-conforming uses and structures per Art. XIV, Sec. 14.04 A&B & 14.05.

**Marge Hrabak, Secretary**  
 Aug6, 2009

**NOTICE OF PUBLIC HEARING**  
**APPLICATION FOR CONDITIONAL**  
**ZONING CERTIFICATE**  
**TROY TOWNSHIP**

Notice is hereby given that the Troy Township Board of Zoning Appeals will conduct a public hearing on an application for a conditional zoning certificate on the 17th day of August, 2009 at 7:00 p.m. at the Troy Community Center, 13950 Main Market Road.

This application, submitted by Raymond E. Yoder requests that: a conditional zoning certificate for a home occupation be granted for the property located at 14460 Nash Road.

**Kathleen Valerio, Secretary**  
**Troy Township Board of Zoning Appeals**  
 Aug6, 2009

**LEGAL NOTICE**

A special meeting of the Geauga County Airport Authority will be held on Monday, August 10, 2009 at 6:30 p.m. The meeting will be held at the Pilot's Lounge located at the airport, 15421 Old State Road, Middlefield, OH 44062.

**Patty Fulop**  
**Secretary/Treasurer/Manager**  
 Aug6, 2009

**BID NOTICES**

**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

**LEGAL NOTICE**

The Geauga County Agricultural Society is advertising for Financial Institutions having the capital funds, as defined by Section 135.01(C) of the Ohio Revised Code, to be Depositories of the Public Funds of the Geauga County Agricultural Society for the period commencing August 21, 2009 and ending August 21, 2014. The maximum anticipated deposit is \$1,500,000 of active and \$1,500,000 of interim. Memorandum of Agreement for Deposit of Public Funds should be delivered to the:

Office of the Treasurer  
 14373 N. Cheshire Street  
 P.O. Box 402  
 Burton, OH 44021-0402  
 No later than August 19, 2009 at 3:00 p.m.  
 Aug6-13, 2009

**PROBATE NOTICES**

**LEGAL NOTICE**

**IN THE GEAUGA 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

**PROBATE COURT OF**  
**GEAUGA COUNTY, OHIO**  
**JUDGE CHARLES E. HENRY**  
**09-PB-000258 -- IN RE: CHANGE OF NAME OF SAMANTHA LAUREN REX TO SAMUEL GABRIEL REX.**

**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 Samantha Lauren Rex to Samuel Gabriel Rex.

The hearing on the application will be held on the 8th 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.

**Samantha Lauren Rex**  
**3796 Columbia Road**  
**North Olmsted, OH 44070**  
 Aug6, 2009