

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-000462

The State of Ohio, County of Geauga, ss:
**WM SPECIALTY MORTGAGE LLC, WITH-
OUT RECOURSE, Plaintiff vs. WILLIAM A.
BARBER, 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 8th day of October, 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 Townships of Claridon and Hamdbden-to-wit:

All that parcel of land in Township of Hamdbden/Claridon, Geauga County, State of Ohio, as more fully described in Deed Book 1218, Page 209, ID# 12002700, being known and designated as Lot 11 & 6, metes and bounds property.

Being parts of Lots 6 & 11, Bond Tract, in Hamdbden Township and part of Lot No. 1, Section No. 2, East Survey in Claridon Township, and described as follows: Beginning at an iron pipe on the westerly margin of the Middlefield-Concord Road (Old State Road, 66 feet wide) which bears South 3 degrees 30' 00" East 225.00 feet from the South-easterly corner of lands conveyed to Annie Rimes by deed recorded in Volume 179, Page 153 of Geauga County Records of Deeds; thence along said westerly road margin South 3 degrees 30' 00" East 224.32 feet to an iron pipe; Thence South 84 degrees 20' 30" West 926.18 feet to an iron pipe; Thence North 13 degrees 46' 20" East 282.52 feet to an iron pipe; thence North 87 degrees 13' 15" East 841.71 feet to the place of beginning, enclosing 5.0 acres as surveyed in July 1946 by Sperry & Roots, Registered Surveyors, Chardon, Ohio. Excepting and reserving 1.147 acres conveyed to William H. Dorsch and Irma Dorsch, as recorded in Volume 246 Page 589, Geauga County Records of Deeds; be the same more or less, but subject to all legal highways, approx. 3.65 acres in Hamdbden and .20 acres in Claridon.

Parcel Numbers: 15-002600, 12-002700
Property Address: 11080 Old State Road, Chardon, OH 44024

Deed Reference Number: dated August 10, 2004, filed August 25, 2004, recorded in Official Records Volume 1740, Page 617, Recorder's Office, Geauga County, Ohio.

Said Premises Located at: 11080 OLD STATE ROAD, CLARIDON AND HAMBDEN TOWNSHIPS, 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

Kelly A. Long, attorney
Sep3-10-17, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 07-F-000500

The State of Ohio, County of Geauga, ss:
**THIRD FEDERAL SAVINGS AND LOAN
ASSOCIATION OF CLEVELAND, Plaintiff vs.
JAMES C. SANDERS, 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 8th day of October, 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 Original Munson Township Lot No. 11, in Tract 3 and more particularly bounded and described as follows: Beginning in the centerline of Bass Lake Road, 60 feet wide, at a point which bears North 04° 49' 00" East measured along said centerline of Bass Lake Road, a distance of 583.00 feet from the southwesterly corner of land conveyed to Walter V. Koschier by deed recorded in Volume 245 of Deeds, Page 89 of Geauga County Records.

COURSE NO. 1: Thence North 4° 49' 00" East along the centerline of Bass Lake Road, a distance of 268.86 feet to the southwesterly corner of land conveyed to Gerald and Carol Ramsey by deed recorded in Volume 531 of Deeds, Page 1024 of Geauga County Records.

COURSE NO. 2: Thence South 85° 18' 15" East along the southerly line of land so conveyed to Gerald and Carol Ramsey, a distance of about 626.15 feet to the southeasterly corner thereof.

COURSE NO. 3: Thence North 4° 49' 00" East along the easterly line of land so conveyed to Gerald and Carol Ramsey, a distance of about 208.71 feet to the northeasterly corner thereof, being also a northwesterly corner of land conveyed to Walter V. Koschier as aforesaid.

COURSE NO. 4: Thence South 85° 18' 15" East along a northerly line of land so conveyed to Walter V. Koschier, a distance of about 1824.89 feet to an iron pipe at the northeasterly corner thereof.

COURSE NO. 5: Thence South 4° 46' 00" West along the easterly line of land so conveyed to Walter V. Koschier, a distance of 487.86 feet to an iron pin.

COURSE NO. 6: Thence North 85° 03' 50" West 2451.46 feet to the place of beginning and containing about 24.2 acres of land, as surveyed on September 24, 1983 by Bauer Surveys Company No. P-58084, be the same more or less, but subject to all legal highways.

EXCEPTING and reserving therefrom the following described premises: Being part of Original Lot 11, Tract No. 3, within said Township and further described as follows: Beginning in the centerline of Bass Lake Road at the southwest corner of land conveyed to Eugene S. Carlson, Jr. by deed recorded in Vol. 900, Page 384 of the Geauga County Records of Deeds; Thence South 85° 15' 30" East along the south line of said Carlson land, passing through an iron pipe found at 30.00 feet, a distance of 626.11 feet to an iron pipe found at the southeast corner thereof; Thence North 04° 49' 00" East along the east line of said Carlson land a distance of 208.75 feet to an iron pipe

SHERIFF'S BULLETIN

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

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

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

AUBURN TOWNSHIP

Case No. 09-F-000073 – HSBC Bank USA, N.A., etc. vs. Michelle Scacchi, et al.,
16350 Messenger Road (1.77 acres). PPN: 01-045840. Kim M. Hammond, atty. \$160,000.00 \$106,667.00

BAINBRIDGE TOWNSHIP

Case No. 08-F-000953 – DLJ Mortgage Capital, Inc. vs. John J. Rowe, et al.,
8591 Apple Hill Road (1.03 acres). PPN: 02-217700. Kevin L. Williams, atty. \$200,000.00 \$133,333.00

Case No. 08-F-000972 – The Home Savings & Loan Co. of Youngstown, OH vs. Marissa
Kenny, et al., 9541 Weathervane Drive (5.12 acres). PPN: 02-419877. Thomas M. Gacse, atty. \$800,000.00 \$533,333.00

Case No. 08-F-001037 – MorEquity, Inc. vs. Doug McVeen, aka, et al.,
18245 Rolling Brook Drive (0.46 acres). PPN: 02-056097. Peter L. Mehler, atty. \$260,000.00 \$173,333.00

Case No. 08-F-001038 – SALE WITHDRAWN.

Case No. 08-F-001132 – Chase Home Finance, LLC vs. David A. Cosentino, et al.,
17994 Alden Street (1.43 acres). PPN: 02-314027. Elizabeth S. Brashear, atty. \$200,000.00 \$133,333.00

CHESTER TOWNSHIP

Case No. 07-F-001334 – ARCO Heating & Cooling Air Conditioning Co. vs. Frank Damante,
et al., 11455 Peachtree Drive (3.00 acres). PPN: 11-069724. Joshua D. Kaplow, atty. \$425,000.00 \$283,333.00

Case No. 08-F-001341 – JPMorgan Chase Bank, N.A. vs. Sunitha Avula, et al.,
11361 Sperry Road (5.93 acres). PPN: 11-389077. Anita L. Maddix, atty. \$320,000.00 \$213,333.00

MUNSON TOWNSHIP

Case No. 08-F-001425 – U.S. Bank, N.A., etc. vs. Frederick W. Deming, aka, et al.,
11031 Mayfield Road (2.00 acres). PPN: 21-103400. S. Scott Martin, atty. \$150,000.00 \$100,000.00

Case No. 09-F-000071 – The Bank of New York, as Trustee, etc. vs. John C. Reid, et al.,
11110 River Road (2.64 acres). PPN: 21-176804. Erin M. Laurito, atty. \$600,000.00 \$400,000.00

NEWBURY TOWNSHIP

Case No. 08-F-000831 – The Huntington National Bank, etc. vs. Paul M. Petras, et al.,
12401 Snow Road (6.83 acres). PPN: 23-156300. Robert H. Young, atty. \$165,000.00 \$110,000.00

RUSSELL TOWNSHIP

Case No. 08-F-000774 – First Place Bank vs. Donna M. Myers, et al., 14661 North Hillbrook Lane
(Unit No. 11 in the Hillbrook Condominium (condo)). PPN: 26-144960. Elizabeth S. Brashear, atty. \$152,000.00 \$101,333.00

Case No. 08-F-000834 – Deutsche Bank National Trust Company, as Trustee, etc. vs. Daniel R. Canter,
et al., 15853 Hemlock Road (0.31 acres). PPN: 28-022400. Robert R. Hoose, atty. \$180,000.00 \$120,000.00

Case No. 08-F-001426 – Countrywide Home Loans Servicing, LP vs. Robert F. Redmond,
et al., 7315 Johnston Drive (1.50 acres). PPN: 26-149800. Brian L. Bly, atty. \$495,000.00 \$330,000.00

SOUTH RUSSELL VILLAGE

Case No. 08-F-000969 – HSBC Mortgage Services, Inc. vs. Donald E. Barnhouse, et al.,
99 Lakeview Lane (1.24 acres). PPN: 29-004900. Rebecca R. Shrader, atty. \$180,000.00 \$120,000.00

Case No. 08-F-001025 – Deutsche Bank National Trust Company, as Trustee, etc. vs. Ray Schloss,
et al., 114 Mapleridge Road (0.30 acres). PPN: 29-089500. Matthew J. Richardson, atty. \$220,000.00 \$146,667.00

The following parcels will be offered for sale on Thursday, September 10, 2009. If they do not sell, they will be offered for sale on Thursday, September 24, 2009.

BAINBRIDGE TOWNSHIP

Case No. 08-F-001371 – Christopher P. Hitchcock, Treasurer of Geauga County vs. Helen T. Sheldon,
et al., Vacant lot on Lucerne Drive (0.18 acres). PPN: 02-420356. Bridey Matheney, atty. Minimum Bid: \$1,751.83

RUSSELL TOWNSHIP

Case No. 09-F-000085 – Christopher P. Hitchcock, Treasurer of Geauga County vs. Dolores Krupa,
aka, et al., 8550 Fairmount Road and 8562 Fairmount Road (1.44 acres). PPN: 26-095100, 26-098100.
Bridey Matheney, atty. Minimum Bid: \$17,223.99

found in the south line of land conveyed to Frank and Sara L. Petronzio by deed recorded in Vol. 948, Page 340 of the Geauga County Records of Deeds, said south line is also the south line of the Joseph Bolek Subdivision as recorded in Vol. 6, Page 14-A of the Geauga County Records of Plats; Thence South 85° 12' 20" East along the south line of said Petronzio land and along the south line of land conveyed to Otto F. and Edward Chaloupka by deed recorded in Vol. 282, Page 7 of the Geauga County Records of Deeds, a distance of 470.00 feet to an iron pin set; Thence South 04° 49' 00" West a distance of 231.32 feet to an iron pin set; Thence North 85° 15' 30" West a distance of 1096.11 feet to the centerline of Bass Lake Road, passing through an iron pin set 30.00 feet therefrom; Thence North 04° 49' 00" East along the centerline of Bass Lake Road a distance of 23.00 feet to the place of beginning, containing within said bounds 2.829 acres of land according to the survey of J. Arthur Temple, Registered Surveyor No. 4761 dated August, 1995.

Parcel No. 21-176350
Prior Deed Reference: Deed Volume 842, Page 287. Deed Volume 1649, Page 179.
Said Premises Located at: 13175 BASS LAKE ROAD, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$780,000.00) and cannot be sold for less than two-thirds of that amount (\$520,000.00). 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
Sep3-10-17, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000378

The State of Ohio, County of Geauga, ss:
**THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATE HOLDERS OF
ASSET-BACKED CERTIFICATES, SERIES
2003-1, Plaintiff vs. JOSEPH C. GREULICH,
AKA JOSEPH GREULICH, 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 8th day of October, 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 Sublot No. 23 in Irving Krauthamer's Pleasant Acres Subdivision No. 2 as recorded in Vol. 6 Page 21 of Geauga County Records of Plats as part of Original Russell Township Lot No. 10, Tract 3, and bounded and described as follows:

Beginning at a point in the center line of Chillicothe Road (50 feet wide) which is located North 4° 52' East along the center line of said road a distance of 1512.38 feet North 3° 27' East along the said center line a distance of 66.80 feet from the intersection of the center lines of Chillicothe Road and the Chagrin Falls-Southnewbury Road (now known as Bell Street); Thence North 3° 27' East along the center line of Chillicothe Road a distance of 100.0 feet; Thence South 86° 33' East a distance of 665.76 feet to an iron pin; Thence South 4° 42' West a distance of 100.0 feet to an iron pin; Thence North 86° 33' West a distance of 663.63

feet to the place of beginning, and containing 1.53 acres, be the same more or less, but subject to all legal highways.

Parcel No. 29-036100
Deed Reference: Quitclaim Deed, Book 1431 Page 853 Instrument 3 200100615468, recorded December 12, 2001

Said Premises Located at: 5137 CHILLI-COTHE ROAD, VILLAGE OF SOUTH RUSSELL, OH.

Said Premises appraised at (\$155,000.00) and cannot be sold for less than two-thirds of that amount (\$103,333.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Daniel A. Cox, attorney
Sep3-10-17, 2009

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

Case No. 08-F-000668

The State of Ohio, County of Geauga, ss:
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET-BACKED SECURITIES TRUST 2006-AM2, Plaintiff vs. EILEEN MARIE FIER, AKA EILEEN M. FIER, 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 8th day of October, 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 the State of Ohio: Being part of Original Section No. 9 within said township of further described as follows:

Beginning in the centerline of Hart Road at the southwest corner of land conveyed to James J. Brown by deed recorded in Vol. 883, Page 599 of the Geauga County Records of Deeds; Thence North 00 deg. 27' 52" West along the west line of the said Brown land, passing through an iron pin found at 30.00 feet, and passing through an iron pin found at 545.14 feet, being the northwest corner of the said Brown land and continuing along the northerly prolongation thereof for a total distance of 1023.69 feet to an iron pin; Thence South 90 deg. 00' 00" West a distance of 486.45 feet to an iron pin set; Thence South 06 deg. 20' 26" East a distance of 1029.96 feet to the centerline of Hart Road, passing through an iron pin set 30.18 feet therefrom; Thence North 90 deg. 00' 00" East along the centerline of Hart Road a distance of 381.00 feet to the place of beginning, containing within said bounds 10.193 acres of land according to the survey of J. Arthur Temple, Registered Surveyor No. 4761 fated August 23, 1993.

Prior Deed Reference: OR 1823, Page 441.
Parcel No.: 20-070819
Said Premises Located at: 16180 HART ROAD, MONTVILLE 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

Channing L. Ulbrich, attorney
Sep3-10-17, 2009

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

Case No. 08-F-000738

The State of Ohio, County of Geauga, ss:
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF16, ASSET-BACKED CERTIFICATES, SERIES 2006-FF16, Plaintiff vs. ANNETTE E. SCOTT, ET AL., Defendant

In pursuance of an Alias Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 8th day of October, 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 Sublots Nos. 30 and 31 in Frank W. Stanton's Riverdale Estates Subdivision, a part of Sublot No. 1, Sections Nos. 13 and 14, Tract No. 3 and part of Original Lots Nos. 12 and 15, and all of Original Lot No. 11, Tract No. 2 in said Township, as recorded in Volume 3, Page 21 and 22 of Geauga County Plat Records, and more particularly described as follows:

Beginning at a point in the easterly side of Hemlock Point Road, which is distant northerly from the southwest corner of said Sublot No. 21, 219.49 feet; Thence North along the easterly side of Hemlock Point Road, a distance of 180.25 feet; Thence easterly meeting the easterly side of Sublot No. 30, at a point which is 52.19 feet north of the southeast corner of said Sublot No. 30. Thence Southerly along the easterly side of Sublots Nos. 30 and 31 to a point in the easterly side of Sublot No. 31, which is distant northerly from the southeast corner of said Sublot No. 31, 219.38 feet. Thence Westerly to the place of beginning, and containing about 2 1/2 acres of ground, meaning to convey all the land remaining in Lot No. 31 and .56 of an acre from Lot No. 31, be the same more or less, but subject to all legal highways.

Parcel No.: 26-084300 & 26-084400.
Prior Deed Reference: Vol. 1692, Pg. 848.
Said Premises Located at: 15279 HEMLOCK POINT ROAD, RUSSELL TOWNSHIP, OH.

Said Premises appraised at (\$280,000.00) and cannot be sold for less than two-thirds of that amount (\$186,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

April A. Brown, attorney
Sep3-10-17, 2009

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

Case No. 08-F-001021

The State of Ohio, County of Geauga, ss:
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SBABS 2004-AC3, Plaintiff vs. BRUCE A. BYERS, 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 8th day of October, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Middlefield to-wit:

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

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

Parcel No.: 18-043700
Prior Deed Reference: Book 1419 and Page 882
Said Premises Located at: 15025 CRESTWOOD DRIVE, MIDDLEFIELD TOWNSHIP, OH.

Said Premises appraised at (\$155,000.00) and cannot be sold for less than two-thirds of that amount (\$103,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Jennifer E. Powers, attorney
Sep3-10-17, 2009

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

Case No. 08-F-001064

The State of Ohio, County of Geauga, ss:
JPMORGAN CHASE BANK, N.A., Plaintiff vs. EDWARD CARPENTER, AKA EDWARD L. CARPENTER, 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 8th day of October, 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. 20 in Weatheravne Subdivision of part of Original Bainbridge Township Lots Nos. 16, 17, and 18, Tract No. 2, as shown by the recorded plat in Volume 20 of Maps, Page 33 of Geauga County Records, and containing 5.573 acres of land as appears by said plat.

Parcel No.: 02-419888
Prior Deed Reference: Volume 1813 Page 1
Said Premises Located at: 17980 WINDY LAKES CIRCLE, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$825,000.00) and cannot be sold for less than two-thirds of that amount (\$550,000.00). 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

Susana E. Lykins, attorney
Sep3-10-17, 2009

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

Case No. 08-F-001180

The State of Ohio, County of Geauga, ss:
COUNTRYWIDE HOME LOANS, INC., Plaintiff vs. MARCIA RUBIN, 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 8th day of October, 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 more particularly described as follows:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being Sublot No. 40 in Laurel Springs Subdivision Phase II of part of Original Bainbridge Township Lot Nos. 16 and 17, Tract No. 3, as shown by the recorded plat in Volume 21, Page 111 of Geauga County Records, as appears by said plat, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 02-420077
Said Premises Located at: 18380 JASMINE LANE, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$305,000.00) and cannot be sold for less than two-thirds of that amount (\$203,333.00). 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

Darcy Mehling Good, attorney
Sep3-10-17, 2009

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

Case No. 09-F-000006

The State of Ohio, County of Geauga, ss:
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2006-6, Plaintiff vs. MICHAEL E. COLE, 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 8th day of October, 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 being known as part of lands of C. & M. Zarobsky, as recorded in Volume 242, Page 480, part of Original Lot 18, Tract No. 2, Chester Township; Geauga County, Ohio, and further described as follows:

Beginning at a point in the centerline of Sperry Road at the Southeast corner of lands of G. & R. Clarke, as recorded in Volume 486, Page 891; Thence South 22 deg. 13' 20" West, along the centerline of Sperry Road, 280.76 feet to the principal point of beginning; Thence continuing along the centerline of the same course, 71.40 feet to an angle point in the centerline of Sperry Road; Thence continuing along the centerline of Sperry Road, South 11 deg. 17' West, 78.60 feet to a point; Thence North 85 deg. 00' 35" West, 30.18 feet to an iron pin set in the Westerly right of way line of Sperry Road; Thence on the same course, 361.51 feet to an iron pin set; Thence North 28 deg. 19' East 299.08 feet to an iron pin set; Thence South 62 deg. 03' East 298.95 feet to an iron pin set in the Westerly right of way line of Sperry Road; Thence on the same course, 30.15 feet to the place of beginning and containing 1.77 acres of land.

Instrument Reference: O.R. Book 1839, Page 2527

Parcel Number: 11-067400
Prior Deed Info.: Quit Claim Deed, O.R. Book 1839, Page 2527, filed March 11, 2008

Said Premises Located at: 12020 SPERRY ROAD, CHESTER TOWNSHIP, 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

Robert R. Hoose, attorney
Sep3-10-17, 2009

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

Case No. 09-F-000041

The State of Ohio, County of Geauga, ss:
GAUGA COUNTY HABITAT FOR HUMANITY, INC., Plaintiff vs. JOHN McCLELLAN, 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 8th day of October, 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 sublots Nos. 212, 213, 214, 215 and 216 as shown on a certain plat entitled "Map of Chagrin Falls Park" which may be recorded in the office of the recorder of Geauga County, Ohio, in Vol. 1 Pages 60-61 of Geauga County Records of Plats and Surveys. Subject to easements, conditions and restrictions of record be the same more or less, but subject to all legal highways.

Permanent Parcel Nos. 02-216500, 02-216600, 02-216700, 02-216800, 02-216900.

Said Premises Located at: 16675 CANTON STREET, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$73,000.00) and cannot be sold for less than two-thirds of that amount (\$48,667.00). 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 T. Orndorff, attorney
Sep3-10-17, 2009

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

Case No. 09-F-000074

The State of Ohio, County of Geauga, ss:
INDYMAC FEDERAL BANK, FSB, Plaintiff vs. DONNA M. HAVEN, 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 8th day of October, 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, and the Township of Chester, County of Geauga and State of Ohio, being part of Lots 2 and 3 in Section 5, Tract 1, within Russell Township and part of Lot 9, Tract 3 in Chester Township and further described as follows:

Beginning in the centerline of Sperry Road at the Southeast corner of land conveyed to M. Urban by deed recorded in Volume 519, Page 793 of the Geauga County Records of Deeds; Thence South 39 deg. 20 min. 30 sec. East along the centerline of Sperry Road a distance of 107.15 feet to a point where said centerline intersects the Township line between Russell and Chester Townships; Thence North 84 deg. 02 min. 00 sec. West along said Township line a distance of 107.06 feet to a point; Thence South 81 deg. 12 min. 00 sec. West a distance of 950.00 feet to a point; Thence South 05 deg. 35 min. 00 sec. West a distance of 230.00 feet to a point; Thence South 88 deg. 17 min. 34 sec. West a distance of 513.12 feet to a point; Thence North 39 deg. 20 min. 30 sec. West a distance of 200.00 feet to a point; Thence North 84 deg. 02 min. 00 sec. West a distance of 130.00 feet to a point in the East line of land conveyed to J.A. Spisak by deed recorded in Volume 193, Page 201 of Geauga County Records of Deeds; Thence North 05 deg. 35 min. 00 sec. East along the East line of the said Spisak land a distance of 400.00 feet to the Northeast corner thereof, said point also being a point on the Township line between Chester and Russell Townships, said point also being a point in the South line of land conveyed to J. & E. Dorony by deed recorded in Volume 734, Page 237 of the Geauga County Records of Deeds. Thence South 84 deg. 02 min. 00 sec. East along said Township line and along the South line of the said Dorony land and along the South line of the aforementioned Urban land a total distance of 1445.45 feet to a corner of the said Urban property; Thence North 81 deg. 12 minutes 00 sec. East along the Southeasterly line of the said Urban land a total distance of 295.67 feet to the place

of beginning, containing within said bounds 11.5065 acres of land.

The above described parcel of land includes all of Parcels 2, 3 and 4 and 4.4495 acres out of Parcel No. 1 of the lands conveyed to Russell Haueter Excavating, Inc. by deed recorded in Volume 688, Page 713 of the Geauga County Records of Deeds.

Parcel No.: 26-086432
Said Premises Located at: 13500 SPERRY ROAD, RUSSELL TOWNSHIP, OH.

Said Premises appraised at (\$490,000.00) and cannot be sold for less than two-thirds of that amount (\$326,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Douglas A. Haessig, attorney
Sep3-10-17, 2009

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

Case No. 09-F-000279

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff vs. DANIEL SPRUTE, AKA DANIEL L. SPRUTE, 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 8th day of October, 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:

Parcel No. 1:
And known as being a part of Original Lot No. 63, Tract No. 3 in said Township, and bounded and described as follows: Commencing at the centerline intersection of the intersection of Fox Road and Shaw Road; Thence along the centerline of Shaw Road N. 4 degrees 10' 00" E. a distance of 2230.63 feet to the place of beginning; Thence along the centerline of Shaw Road N. 4 degrees 10' 00" E., a distance of 200.00 feet to a point; Thence through an iron pin at 30.00 feet N. 85 degrees 30' 00" W., a distance of 230.00 feet to a point; Thence S. 4 degrees 10' 00" W., a distance of 200.00 feet to a point; Thence S. 85 degrees 30' 00" E., a distance of 230.00 feet to the place of beginning, and containing 1.05 acres of land as surveyed in May, 1961 by Robert J. Fitzgerald, Reg. Surveyor No. 4149.

Parcel No. 2:
And known as being part of Original Lot No. 63, Tract 3 in said Township and bounded and described as follows: Commencing at the centerline intersection of Fox and Shaw Road; Thence along the centerline of Shaw Road North 4 degrees 10' 00" East a distance of 2230.63 feet to a point; Thence North 85 degrees 30' 00" West a distance of 230 feet to a point, which is the principal place of beginning; Thence North 4 degrees 10' 00" East a distance of 200 feet to a point; Thence North 85 degrees 30' 00" West a distance of 207 feet to a point; Thence South 4 degrees 10' 00" West a distance of 200 feet to a point; Thence South 85 degrees 30' 00" East a distance of 207 feet to a point, which is the principal place of beginning, containing 0.95 acres of land, be the same more or less, but subject to all legal highways.

Parcel Nos: 01-011500 and 01-011501.

Said Premises Located at: 18724 SHAW ROAD, AUBURN TOWNSHIP, OH.

Said Premises appraised at (\$135,000.00) and cannot be sold for less than two-thirds of that amount (\$90,000.00). 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

Rachel K. Pearson, attorney
Sep3-10-17, 2009

THIRD RUN

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

Case No. 06-F-000966

The State of Ohio, County of Geauga, ss:
DLJ MORTGAGE CAPITAL, INC., Plaintiff vs. MICHELLE A. GAYLES, 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 24th 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 Twp. of Chester County of Geauga and State of Ohio; and known as being part of Lot No. 18 Tract No. 1 in said Township and further described as follows:

Beginning at a point in the centerline of Mulberry Road at the Southwesterly corner of a parcel of land conveyed to Robert M. and Elizabeth V. Evans as recorded in Volume 331, Page 435 of Geauga County Deed Records, said point also being the Southeasterly corner of land conveyed to M. Pratt as recorded in Volume 257, Page 435 of Geauga County Deed Records; thence North 62 degrees 59' 40" East 395.68 feet along the centerline of Mulberry Road to an iron pin at an angle in said center line of Mulberry Road thence North 46 degrees 21' 40" East 341.64 feet at the center line of Mulberry Road to the principal place of beginning.

Course No. 1: thence North 3 degrees 28' 20" West 334.85 feet to an iron pipe;

Course No. 2: thence North 75 degrees 21' 20" East 275.28 feet to an iron pipe, the easterly line of said land conveyed to Robert M. and Elizabeth V. Evans.

Course No. 3: thence South 2 degrees 53' 40" West 1

Said Premises Located at: 9090 MULBERRY ROAD, CHESTER 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

Rachel A. Leier, attorney
Aug20-27 Sep3, 2009

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

Case No. 07-F-000039

The State of Ohio, County of Geauga, ss:
LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OCTOBER 1, 2006 GSAMP TRUST 2006-HE7, Plaintiff vs. JAMES TOMMER, 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 24th 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 Hambden to-wit:

Situated in the Township of Hambden, County of Geauga, State of Ohio and being in Lot 30 in the Bond Tract, of said Township 9, Range XII of the Connecticut Western Reserve, and being further bounded and described as follows:

Beginning at a point on the centerline of Pearl Road, 60 feet wide, said point being located North 67° 31' 30" East a distance of 1689.24 feet from a 5/8 inch iron pin found at an angle point in said Pearl Road, said angle point being located South 67° 31' 30" West a distance of 1281.44 feet from the intersection of the Chardon Township and Hambden Township Division line with the centerline of said Pearl Road, said beginning point also being located South 67° 31' 30" West a distance of 433.10 feet from a 5/8 inch iron pin found in a monument box:

Course I: Thence South 22° 28' 30" East along a new division line, a distance of 30.00 feet to a 5/8 inch rebar set, capped "Foresight Eng.", on a southerly right of way of said Pearl Road;

Course II: Thence along a new division line, along the arc of a curve deflecting to the right, having a delta of 90° 09' 46", a length of 47.21 feet, a radius of 30.00 feet, a tangent of 30.09 feet, and a chord which bears South 67° 23' 37" East a distance of 42.49 feet to a 5/8 inch rebar set capped "Foresight Eng.;"

Course III: Thence South 22° 18' 44" East along a new division line, a distance of 40.58 feet to a 5/8 inch rebar set, capped "Foresight Eng.;"

Course IV: Thence along a new division line, along the arc of a curve deflecting to the right, having a delta of 25° 37' 08", a length of 433.72 feet, a radius of 970.00 feet, a tangent of 220.55 feet, and a chord which bears South 09° 30' 10" East a distance of 430.12 feet to a 5/8 inch rebar set capped "Foresight Eng.;"

Course V: Thence South 03° 18' 24" West along a new division line, a distance of 36.70 feet to a 5/8 inch rebar set, capped "Foresight Eng.;"

Course VI: Thence South 67° 30' 50" West along an easterly prolongation of a southerly line of parcels: 15-095700, owned by Joel Wetzel by deed recorded in Volume 1778, Page 223 of Geauga County Records of Deeds, parcel 15-015900, owned by Francis A. and Regina M. Collins by deed recorded in Volume 1030, Page 117 of Geauga County Records of Deeds, and parcel 15-016000 owned by Francis A. and Regina M. Collins by deed recorded in Volume 1030, Page 117 of Geauga County Records of Deeds, a distance of 292.56 feet to a southeasterly corner of said parcel 15-015900, passing by a 5/8 inch iron pin found North 76° 00' 16" East a distance of 6.48 feet from the southeasterly corner of said parcel 15-015900;

Course VII: Thence North 03° 18' 19" East along an easterly line of said parcel 15-015900, a distance of 614.02 feet to the centerline of said Pearl Road, passing through a 5/8 inch rebar set, capped "Foresight Eng." At a distance of 580.70 feet;

Course VIII: Thence North 67° 31' 30" East along the centerline of said Pearl Road, a distance of 108.14 feet to the place of beginning and containing 3.0370 acres of land, of which 0.6149 acres are from parcel 15-007000, and 2.4221 acres are from parcels 15-095700, of which 0.0795 acres are within the right-of-way of said Pearl Road, as surveyed and described by Foresight Engineering Group, Inc. in January 2006, under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are assumed and to denote angles only. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering.

There is also granted unto The Cleveland Electric Illuminating Company, Alltel Corporation, Adelphia Cable and the East Ohio Gas Company, all Ohio Corporations, their successors and assigns (hereinafter referred to as the Grantees) a permanent right-of-way easement twelve feet (12') in width under, over, and through, parallel and contiguous to all road lines and the easterly line of lands described above, to construct, place, operate, maintain, repair, reconstruct or relocate such above ground and underground electric, communication cables, gas ducts, conduits, pipes, gas pipe lines, surface or below surface mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantees for distributing, transporting and transmitting electricity, gas and communication signals, for public and private use at such locations as the Grantees may determine upon, within and across the easement premises. Said easement right shall include the right without liability therefore to remove trees and landscaping including lawns within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electrical, gas and communication facilities, the right to install, repair, augment and maintain service cables outside the above described easement premises and with the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right-of-way and easement grant.

Parcel No. 15-095700

Said Premises Located at: 12529 PEARL ROAD, HAMBDEN TOWNSHIP, OH.

Said Premises appraised at (\$175,000.00) and cannot be sold for less than two-thirds of that amount (\$116,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Kriss D. Felty, attorney
Aug20-27 Sep3, 2009

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

Case No. 07-F-000827

The State of Ohio, County of Geauga, ss:
US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE MLMI SURF TRUST SERIES 2006-BC-3, Plaintiff vs. KAREN KORNER, 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 24th 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 Chardon to-wit:

Situated in the City of Geauga in the State of Ohio and in the Township of Chardon; and known as being Sublot No. 3 in Cambridge Subdivision, as shown by the recorded plat in Volume 12, Page 119 of Geauga County Records, and being 250.00 feet front on the Easterly side of Hermitage Road, and extending back 529.34 feet on the Northerly line, 602.37 feet on the irregular Southerly line, and having a rear line of 167.45 feet, as appears by said plat, be the same more or less.

Parcel No.: 06-120703
Prior Deed Reference: 1786, Pg. 2186
Said Premises Located at: 9265 HERMITAGE ROAD, CHARDON TOWNSHIP, OH.

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

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

S. Scott Martin, attorney
Aug20-27 Sep3, 2009

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

Case No. 07-F-000860

The State of Ohio, County of Geauga, ss:
BANK OF AMERICA, N.A., Plaintiff vs. BETTY JANE MAYEROS, 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 24th 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 Parkman to-wit:

Situated in the Township of Parkman, County of Geauga and State of Ohio; And known as being part of Lot No. 5 in Section No. 25 in said Township and is bounded and described as follows: Beginning at a point on the centerline of Reynolds Road which is westerly along said centerline, 600.00 feet from the Southwesterly corner of land conveyed to Charles E. and Kathleen K. Sahyers by Deed recorded in Volume 582, Page 99 of Geauga County Records; Thence North 1 degree 11' 25" East, parallel to the Westerly line of said land so conveyed to Sahyers, 1196.83 feet to a point in the Southerly line of land conveyed to Louis E. and Phyllis J. Rosecart by Deed recorded in Volume 520, Page 945 of Geauga County Records; Thence Easterly along the Southerly line of land conveyed to Rosecart, 200.01 feet to a point which is 400.01 feet Westerly from the Northwest corner of land conveyed to Sahyers; Thence South 1 degree 11' 25" West parallel to the Westerly line of land conveyed to Sahyers 1197.35 feet to a point in the center line of Reynolds Road; Thence Westerly along the centerline of Reynolds Road 200.00 feet to the place of beginning, containing about 5.496 acres of land, be the same more or less, but subject to all legal highways.

Parcel No.: 25-039110
Prior Deed Reference: Vol. 1193, pg 835
Said Premises Located at: 17620 REYNOLDS ROAD, PARKMAN 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

Patricia K. Block, attorney
Aug20-27 Sep3, 2009

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

Case No. 08-F-000379

The State of Ohio, County of Geauga, ss:
THE TANGLEWOOD LAKE ASSOCIATION, Plaintiff vs. DOROTHY TEXLER, 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 24th 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. 68 in Bainbridge Development Company's Tanglewood Reserve Subdivision No. 2 as shown by the recorded plat in Volume 9 of Maps, Page 19 and 19A of Geauga County Records, be the same more or less, but subject to all legal highways.

Parcel Number(s): 02-365300
Deed Reference Number: dated February 10, 1982, filed March 16, 1982, recorded in Official Records Volume 683, Page 768, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 17540 MERRY OAKS TRAIL, BAINBRIDGE TOWNSHIP, OH.
Said Premises appraised at (\$225,000.00) and cannot be sold for less than two-thirds of that amount (\$150,000.00). 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
Aug20-27 Sep3, 2009

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

Case No. 08-F-000623

The State of Ohio, County of Geauga, ss:
WASHINGTON MUTUAL BANK, FKA WASHINGTON MUTUAL BANK, F.A., Plaintiff vs. CINDY S. SEARS, 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 24th 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 Chardon to-wit:

Situated in the Township of Chardon, County of Geauga and State of Ohio; And known as being part of Lot No. 26, Tract No. 2, within the said Township and described as follows:

lowing described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Middlefield to-wit:

Situated in the Township of Middlefield, County of Geauga, and State of Ohio; And known as being Sublot No. 6 in Crestwood Subdivision of part of Original Middlefield Township lot No. 30, as shown by the recorded plat in Volume 6 of Maps, Page 77 of Geauga County Records and being a parcel of land 150 feet front on the Westerly side of Crestwood Drive and extending back 218.76 feet on the Northerly line, 218.76 feet on the Southerly line and having a rear line of 150 feet. Supposed to contain .753 acres as appears by said plat, be the same more or less.

Parcel Number: 18-004000
Prior Deed Reference: Official Records Volume 1568, Page 733

Said Premises Located at: 15008 CRESTWOOD DRIVE, MIDDLEFIELD 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

Joshua J. Epling, attorney
Aug20-27 Sep3, 2009

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

Case No. 08-F-000739

The State of Ohio, County of Geauga, ss:
COUNTRYWIDE HOME LOANS, INC., Plaintiff vs. ALLISON BENCIS, 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 24th 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 part of Sublot No. 27 in W.A. Eaton's Dalebrook Estates Subdivision of Original Bainbridge Township Lot No. 24, Tract No. 1 as shown by the recorded plat in Volume 7 of Plats, Page 8 of Geauga County Records and bounded and described as follows:

Beginning at the Southwesterly corner of said Sublot No. 27 and the Northerly margin of Tulip Lane (60 feet wide); Thence North 1 deg. 04' 08" West a distance of 479.48 feet to a point in the Westerly line of said Sublot No. 27; Thence North 88 deg. 55' 51" East a distance of 159.17 feet to a point in the Easterly line of said Sublot No. 27; Thence South 1 deg. 04' 08" East a distance of 438.37 feet to the Southeasterly corner of said Sublot No. 27 and the Northerly margin of Tulip Lane; Thence Southwesterly along the margin of Tulip Lane as are distance of 164.52 feet, to the place of beginning and containing 1.671 acres of land, be the same more or less, but subject to all legal highways.

Parcel No.: 02-095100
Prior Instrument No.: Instrument No. 200500732921 - OR Book 1783, Page 1111

Said Premises Located at: 8210 TULIP LANE, BAINBRIDGE 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

Stacy L. Hart, attorney
Aug20-27 Sep3, 2009

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

Case No. 08-F-000779

The State of Ohio, County of Geauga, ss:
THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, Plaintiff vs. SALEM ANTAR, 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 24th 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 Chardon to-wit:

Situated in the Township of Chardon, County of Geauga and State of Ohio; And known as being part of Lot No. 26, Tract No. 2, within the said Township and described as follows:

Beginning at the intersection of the centerlines of Ravenna Road and Joy Acre Lane; thence South 70 deg. 30' West along the centerline of Joy Acre Lane, 100.01 feet to a point of curve; thence along said curve and centerline, deflecting to the right by a radius of 800.0 feet, for a distance of 335.1 feet; thence North 85 deg. 30' West along said centerline 802.03 feet to the Southeasterly corner of the land herein described; thence North 04 deg. 30' East through and iron pipe 30.0 feet from said Southeasterly corner a total distance of 457.0 feet to an iron pipe in the Southerly line of lands conveyed to Miriam Rutz by deed recorded in Volume 221, Page 25 of Geauga County Records of Deeds; thence North 85 deg. 30' West along said Southerly line 125.0 feet to an iron pipe; thence South 04 deg. 30' West 457.0 feet to the centerline of Joy Acre Lane, and through an iron pipe 30.0 feet therefrom; thence South 85 deg. 30' East along said centerline 125.0 feet to the aforesaid Southeasterly corner; containing 1.31 acres, be the same more or less, but subject to all legal highways.

PPN: 06-036600
Said Premises Located at: 11796 JOY ACRES LANE, CHARDON 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

Benjamin N. Hoen, attorney
Aug20-27 Sep3, 2009

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

Case No. 08-F-001086

The State of Ohio, County of Geauga, ss:
HUNTINGTON, SUCCESSOR IN INTEREST BY MERGER TO SKY BANK, SUCCESSOR IN INTEREST BY MERGER TO SECOND NATIONAL BANK OF WARREN, Plaintiff vs. BRADFORD J. HESS, 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 24th 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; Known as being Sublot No. 83 in Chester Estates Subdivision No. 1 of a part of Original Chester Township Lot No. 24, Tract No. 3, as shown by the recorded plat of said Subdivision in Volume 7 of Maps, Page 32 of Geauga County Records, said Sublot No. 83 has a frontage of 100.00 feet on the Westerly side of Cherry Lane and extends back between parallel lines 435.60 feet on the Northerly line, 435.60 feet on the Southerly line and has a rear line of 100.00 feet, as appears by said plat, be the same more or less.

Parcel No.: 02-095100
Prior Instrument No.: Instrument No. 200500732921 - OR Book 1783, Page 1111

Said Premises Located at: 17720 CHARDON WINDSOR ROAD, HUNTSBURG TOWNSHIP, OH.

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

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Robert R. Hoose, attorney
Aug20-27 Sep3, 2009

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 24th 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 Middlefield to-wit:

Situated in the Village of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot No. 29 within said Village and bounded and described as follows:

Beginning at a 1" iron pin in a monument box found at the intersection of Grove Street (40 feet wide) and Lake Avenue.

Thence S. 87 deg. 16' 00" E. along the centerline of said Grove Street and passing through a 1" iron pin in a monument box found at 969.15 feet a total distance of 1054.15 feet to a point. Said point being the Southeasterly corner of a parcel of land conveyed to J.R. and C.M. Koby as recorded in Vol. 1018, Page 778 of Geauga County Records and Deeds. Said point also being the principal place of beginning of this survey.

Thence N. 02 deg. 44' 00" E. along the Easterly line of said Koby's Land and passing through a 1" iron pipe found at 20.00 feet a total distance of 232.50 feet to a 5/8" iron pin set.

Thence S. 87 deg. 16' 00" E. a distance of 80.00 feet to a 5/8" iron pin set on a Westerly line of a parcel of land conveyed to W.J. and C.J. Reiter as recorded in Vol. 562, Page 613 of Geauga County Records and Deeds.

Thence S. 02 deg. 44' 00" W. along said Reiter's Westerly line and passing through a 3 ft. high, 2" angle iron found at 212.50 feet a total distance of 232.50 feet to a point on the centerline of the aforesaid Grove Street.

Thence N. 87 deg. 16' 00" W. along said centerline a distance of 80.00 feet to the principal place of beginning of this survey and containing 0.427 acres of land as surveyed by Delmar B. Kosie and Associates (Delmar B. Kosie, Registered Surveyor No. 5276), November, 1996. Bearings are to an assumed meridian and indicate angles only.

Parcel No.: 19-033100

Said Premises Located at: 15388 GROVE STREET, VILLAGE OF MIDDLEFIELD, OH.

Said Premises appraised at (\$90,000.00) and cannot be sold for less than two-thirds of that amount (\$60,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Joshua D. Kaplow, attorney
Aug20-27 Sep3, 2009

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

Case No. 08-F-001216

The State of Ohio, County of Geauga, ss:
HOUSEHOLD REALTY CORPORATION, Plaintiff vs. SUSAN VARGO, ET AL., Defendant

SHERIFF'S SALE RESULTS

DATE OF SALE: THURSDAY, AUGUST 27, 2009

BURTON TOWNSHIP

Case No. 06-F-000335 – Bank of New York, as Trustee, etc. vs. David J. Dalton, et al., 15726 Jug Road (1742 acres). PPN: 04-150813. WITHDRAWN – ORDER OF COURT.

BURTON VILLAGE

Case No. 08-F-001295 – AmTrust Bank, etc. vs. Adam T. Ogint, et al., 136909 Colony Lane (1.60 acres). PPN: 05-002400. SOLD TO PLTF. FOR \$76,667.00.

CHARDON CITY

Case No. 08-F-000599 – Bank of New York, as Trustee, etc. vs. Roger L. Morris, aka, et al., 390 Park Avenue (0.46 acres). PPN: 10-103360. SOLD TO PLTF. FOR \$93,333.00.

Case No. 08-F-001369 – CitiMortgage, Inc. vs. Christopher R. Moss, et al., 339 East King Street (1.00 acres). PPN: 10-146100. WITHDRAWN – ORDER OF COURT.

CHESTER TOWNSHIP

Case No. 07-F-000283 – Bank of New York, N.A. vs. Donald J. Lambert, aka, et al., 8033 Cedar Road (1.00 acres). PPN: 11-186500. SOLD TO CHASE HOME FINANCE FOR \$66,667.00.

CLARIDON TOWNSHIP

Case No. 09-F-000033 – Deutsche Bank Trust Company Americas, etc. vs. Marc H. Samber, et al., 14620 Chardon Windsor Road (3.20 acres). PPN: 12-090201. WITHDRAWN – BANKRUPTCY.

HAMB DEN TOWNSHIP

Case No. 08-F-000763 – Bank of New York, N.A. vs. Brett E. Yehl, aka, et al., 14853 GAR Highway (5.08 acres). PPN: 15-002650. SOLD TO CHRISTOPHER GUHDE FOR \$74,800.00.

HUNTSBURG TOWNSHIP

Case No. 08-F-000398 – JPMorgan Chase Bank, N.A. vs. Edward M. Bozak, et al., 12216 Brookview Road (4.15 acres). PPN: 16-006100, 16-006200. WITHDRAWN – ORDER OF COURT.

MIDDLEFIELD TOWNSHIP

Case No. 08-F-001179 – Countrywide Home Loans, Inc., etc. vs. Emma Y. Miller, et al., 16815 Kinsman Road (3.73 acres). PPN: 18-032400. WITHDRAWN – BANKRUPTCY.

MIDDLEFIELD VILLAGE

Case No. 08-F-000361 – Sun Life Assurance Co. of Canada vs. Beta Holdings LLC, et al., 15651 West High Street (4.59 acres). PPN: 19-016500. SOLD TO PLTF. FOR \$650,000.00.

MONTVILLE TOWNSHIP

Case No. 08-F-000587 – Chase Home Finance, LLC vs. Rex M. Collins, et al., 17010 Leggett Road (4.02 acres). PPN: 20-052992. SOLD TO PLTF. FOR \$45,000.00.

MUNSON TOWNSHIP

Case No. 08-F-000466 – IndyMac Bank, F.S.B. vs. Nga T. Chau, et al., 12085 Burlington Glen Drive (1.50 acres). PPN: 21-176446. WITHDRAWN – BANKRUPTCY.

Case No. 08-F-001008 – Countrywide Home Loans, Inc., etc. vs. Terry R. Christian, et al., 13025 Bass Lake Road (3.03 acres). PPN: 21-173200. WITHDRAWN – ORDER OF COURT.

Case No. 08-F-001133 – The Home Savings & Loan Co. of Youngstown, OH vs. Ronnie L. Clark, Jr., et al., 10760 Nollwood Drive (2.94 acres). PPN: 21-146700. SOLD TO PLTF. FOR \$340,000.00.

NEWBURY TOWNSHIP

Case No. 08-F-000241 – Bank of New York Trust Co., N.A., etc. vs. Dwayne Harris, et al., 14816 Beechwood Drive (0.28 acres). PPN: 23-178820, 23-178821, 23-178822, 23-178823. WITHDRAWN – ORDER OF COURT.

PARKMAN TOWNSHIP

Case No. 08-F-001122 – CitiMortgage, Inc. vs. Beverly A. Lipscomb, et al., 19111 Nelson Ledge Road (2.94 acres). PPN: 25-075800. SOLD TO PLTF. FOR \$100,000.00.

Case No. 08-F-001340 – Wells Fargo Bank, N.A. vs. Anthony I. Morgan, aka, et al., 16685 Madison Road (5.00 acres). PPN: 25-056100. SOLD TO PLTF. FOR \$113,333.00.

Case No. 08-F-001445 – MTGLQ Investors, L.P. vs. Ronald P. Freiberg, et al., 17915 Owen Road (1.66 acres). PPN: 25-068711. WITHDRAWN – ORDER OF COURT.

Parcel Number: 11-171000
Deed Reference Number: dated August 6, 2005, filed August 9, 2005, recorded in Official Records Volume 1770, Page 1729, Recorder's Office, Geauga County, Ohio
Said Premises Located at: 12936 CHERRY LANE, CHESTER 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
Kevin L. Williams, attorney
Aug20-27 Sep3, 2009

wit:
Situating in the Township of Claridon, County of Geauga and State of Ohio and known as being Sublot Nos. 12, 13, 14, 15, 16, Section C in Lake Aquilla Subdivision No. 1, as shown by the recorded plat in Volume 2, Page 5 of Geauga County Records, and together forming parcel of land 300 feet front on the southerly side of Berkshire Drive, and extending back 119.07 feet on the Westerly line, 119.72 feet on the Easterly line and having a rear line of 300 feet, as appears by said plat.
The Real Property is also known as 108 Berkshire Drive, Chardon, Ohio 44024
Parcel Nos. 14-057400, 14-057500, 14-057600, 14-057800
Said Premises Located at: 108 BERKSHIRE DRIVE, VILLAGE OF AQUILLA, 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
Jeffrey T. Orndorff, attorney
Aug20-27 Sep3, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000009
The State of Ohio, County of Geauga, ss:

THE HUNTINGTON NATIONAL BANK, Plaintiff vs. DANIEL S. PATTERSON, 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 24th 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 Middlefield to-wit:

Situated in the Township of Middlefield, County of Geauga and State of Ohio, and known as being part of Lot 23 in said Township, and further bounded and described as follows:

Beginning at a point on the centerline of Madison Road (S.R. 528) at the northwest corner of land conveyed to H. and E. Hall by deed recorded in Volume 706, Page 100 of Geauga County Records of Deeds, said point being North 3° 09' 00" East, a distance of 1874.78 feet from a 1" iron pin found in a monument box at the centerline intersection of said Madison Road and Kinsman Road (S.R. 87); Thence North 3° 09' 00" East, continuing along the centerline of said Madison Road, a distance of 114.00 feet to a point; Thence South 84° 17' 35" East, and passing over an iron pin set a 65.06 feet, a distance of 477.07 feet to an iron pin set; Thence South 3° 09' 00" West, a distance of 92.30 feet to an iron pin set on the north line of said Hall's land; Thence North 86° 54' 00" West, along said north line of Hall's land, and passing over an iron pin set at 411.60 feet, a distance of 476.60 feet to a point and the true place of beginning and containing therein 1.1286 acres of land as surveyed in October, 2002 by Jerry W. Daniel, Registered Surveyor No. 6222.

Basis of bearing and deed of record: 840-714 to H. and G. Hall.
Iron Pins set are 5/8" x 30" rebar capped "J. W. Daniel."

Permanent Parcel No. 18-083700
Prior Deed Reference: Official Records Volume 1589, Page 1179
Said Premises Located at: 14787 MADISON ROAD, MIDDLEFIELD TOWNSHIP, OH.

Said Premises appraised at (\$140,000.00) and cannot be sold for less than two-thirds of that amount (\$93,333.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND, Sheriff Geauga County, Ohio
Brian L. Bly, attorney
Aug20-27 Sep3, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000147

US BANK, N.A., Plaintiff vs. RICHARD ROBEY, ET AL., Defendant

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 24th 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 Middlefield to-wit:

Situated in the Township of Middlefield, County of Geauga and State of Ohio and known as being a part of Lot 49 in said Township and further bounded and described as follows:

Beginning at a point in the centerline of Shedd Road at the Southeast corner of land conveyed to Martha K. Fisher by deed recorded in Volume 444 at Page 827 of Geauga County Deed Records; Thence North along the Easterly line of said land conveyed to Fisher and prolongation thereof, a distance of 350 feet; Thence East 100 feet; Thence South 350 feet to the centerline of said Shedd Road; Thence Westerly along the centerline of Shedd Road 100 feet to the place of beginning, containing .803 of an acre of land, be the same more or less, but subject to all legal highways.

Parcel No.: 18-062100
Prior Deed Reference: 1819/1604
Said Premises Located at: 15780 SHEDD ROAD, MIDDLEFIELD 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
April A. Brown, attorney
Aug20-27 Sep3, 2009

LEGAL NOTICES

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

09-D-000901 - Manishkumar C. Patel, Plaintiff vs. Tasha Lee Citron, Defendant

Tasha Lee Citron, whose last known address was 59 East Browning Road, Belmont, New Jersey 08031 and whose current address is unknown, will take notice that on the 3rd day of August 2009, Manishkumar C. Patel filed a Complaint for Divorce in the Court of Common Pleas, Geauga County, Ohio, 100 Short Court Street, Chardon, Ohio 44024, Case No. 09-D-000901, on the docket of the Court, praying for a complete and absolute divorce and other relief on the grounds that he and the defendant have been living separate and apart without cohabitation for a period in excess of one (1) year.

The above named defendant is required to answer on or before October 15, 2009 or she might be denied a hearing in this case.

MANISHKUMAR C. PATEL
By **Dharminder L. Kampani, Attorney for Plaintiff, 17140 Lorain Ave., Cleveland, OH 44111. (216) 251-8023.**
Aug13-20-27 Sep3-10-17, 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 two public hearings for Area Variances: 1) at 7:30 p.m. & 2) at 8:00 p.m. and a Conditional Use at 8:30 p.m. on Tuesday, the 15th day of September 2009 at the Newbury Town Hall.

1) Gary Kovach is requesting an area variance to build a 1200 sq. ft. detached garage that will straddle 4 different parcel's side and rear lot lines with a driveway less than 10 ft. from a side lot line adjacent to an existing house at 14810 Ashwood Drive in the Kiwanis Lake Subdivision. Variances are required for the 30 ft. rear setback, the 16 ft. side setback per Art. V, Sec. 5.05 &

driveway per Art. XI, Sec. 11.07 C.

2) Steve and Jennifer Fishman are requesting an area variance to build a 7300 sq. ft. structure with 3100 sq. ft. to be used as living space and 3200 sq. ft. for a combination of attached garage and attached barn (vs. Art. 5.02A3a garage exceeds 50% of principle structure floor area, Sec. 5.02A6 storage building, used for agricultural purposes, exceeds 1280 sq. ft. or 500 sq. ft. per acre - permitted 1850 sq. ft. for 3.7 acre lot) at 10655 Music Street. The driveway will be from a recorded easement on the east side lot line and a driveway accessing a rear lot (owned by the applicants) from the west side lot line; the two driveways will cross over side lot lines (vs. Art. XI, Sec. 11.07C required 10 ft. line setback).

Jeff Fanger, agent is requesting a conditional use permit to expand the Geauga County Democratic Headquarters from a single office unit in the Marathon Plaza at 12428 Kinsman Road to a double unit to include a party center for fundraising, political assembly/activism, organizing and recruiting in the B-1 Commercial/Business District. Art. VI, Sec. 6.04C classifies lodges and fraternal organizations as Conditional Uses requiring BZA approval per Art. X, Sec. 10.00.

Marge Hrabak, Secretary Board of Zoning Appeals
Sep3, 2009

NOTICE OF PUBLIC HEARING

The Village of Burton Board of Public Affairs has scheduled a public hearing on Tuesday, September 8, 2009 at 7:00 p.m. in the Village office, 14588 West Park on the second floor of the Library to pass Resolution No. 2009-22 to raise water rates and discussion on any other business that may properly come before the board.
Sep3, 2009

LEGAL NOTICE/PUBLIC NOTICE MUNSON TOWNSHIP BOARD OF ZONING APPEALS

Munson Township Board of Zoning Appeals will conduct a public hearing on Thursday, September 17, 2009 at 6:30 p.m. at the Munson Town Hall, 12210 Auburn Rd., Munson, OH to consider the following appeals for variance.

CASE 09-12: Steven Molle, 12055 Country Oaks Tr., Chardon, OH - requests to construct a 22 x 26 ft. accessory building 4' 10" from the west side property line. Violates SEC. 411 Minimum Dimensional Requirements - minimum side yard setback is 25 feet.

CASE 09-13: Molly Douglass, 10249 Mayfield Rd., Chesterland, OH - requests to construct a roof over existing deck 69 ft. from road right-of-way to a nonconforming structure. Violates SEC. 411 Minimum Dimensional Requirements - minimum setback from road right-of-way is 80 ft.; and SEC. 704.1 Nonconforming Structures (in part) - no such nonconforming structure may be enlarged, altered or reconstructed in a way which increases its nonconformity.

CASE 09-14: Cecelia Musgrave, 11640 Sherman Rd., Chardon, OH - requests to construct a 30 x 40 ft. accessory building 10 ft. from east side property line. Violates SEC. 411 Minimum Dimensional Requirements - minimum side yard setback is 25 feet.

CASE 09-15: John Willis, 10676 Butternut Rd., Chesterland, OH - requests to construct an 8 x 24 ft. home addition 32 ft. from rear property line, and a 6 x 24 ft. deck 31 ft. from rear property line to a nonconforming structure. Violates SEC 411 Minimum Dimensional Requirements - minimum rear yard setback is 40 ft. and SEC. 704.1 Nonconforming Structures (in part) - no such nonconforming structure may be enlarged, altered or reconstructed in a way which increases its nonconformity.

Paula A. Friebertshauer, Secretary
Sep3, 2009

PROBATE NOTICES

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

CASE NO. 09-PC-000043 - James R. Jenkins, Administrator of the Estates of Jeffery and Jennifer Hovinen, Deceased, Plaintiff v. City of Beachwood, et al., Defendants.

Ohio Directory Pages Corporation, a Delaware corporation, whose last known address is c/o Agents and Corporations, Inc., 1201 Orange Street, Suite 600, One Commerce Center, Wilmington, Delaware, 19801, and whose current address is unknown, will take notice that on the 5th day of February 2009 the Plaintiff filed a Complaint for Declaratory Judgments, and that on the 23rd day of February 2009 the Plaintiff filed a First Amended Complaint for Declaratory Judgments, in the Geauga County Probate Court, Courthouse Annex, 2nd Floor, 231 Main Street, Chardon, Ohio 44024, praying for a declaratory judgment (1) that Ohio Directory Pages Corporation was incorporated on or about December 12, 2001, in the State of Delaware, (2) that Jeffrey Raymond Hovinen was the sole shareholder of Ohio Directory Pages Corporation during the term of its existence, and at the time of his death, (3) that Plaintiff is entitled to withdraw the balance of funds held in the name of Ohio Directory Pages Corporation at KeyBank, (4) that Plaintiff is entitled to include such funds as assets of the Estate of Jeffrey Raymond Hovinen, Deceased, (5) that Plaintiff is entitled to take possession of any other assets of Ohio Directory Pages Corporation that may be hereafter discovered, and to a declaration of the other rights and interests at issue in the action.

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

JAMES R. JENKINS, ADMINISTRATOR OF THE ESTATES OF JEFFERY AND JENNIFER HOVINEN, DECEASED, PLAINTIFF

By **David Ledman, Attorney for Plaintiff, 35000 Chardon Road, Suite 105, Willoughby Hills, OH 44094. (440) 918-1850.**
Aug20-27 Sep3-10-17-24, 2009