

Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

THIRD 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 Hamblen to-wit:

All that parcel of land in Township of Hamblen/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 Hamblen 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 Hamblen 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 HAMB DEN 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 24, 2009 – 10:00 A.M.

AQUILLA VILLAGE

Case No. 08-F-001374 – Geauga County Habitat for Humanity, Inc. vs. Tod Perry, et al., 108 Berkshire Drive (0.28 acres). PPN: 14-057400, 14-057500, 14-057600, 14-057800.

Jeffrey T. Orndorff, atty. \$130,000.00 \$86,66700

BAINBRIDGE TOWNSHIP

Case No. 08-F-000379 – The Tanglewood Lake Association vs. Dorothy Texler, et al., 17540 Merry Oaks Trail (0.46 acres). PPN: 02-365300. Rebecca R. Shrader, atty.

..... \$225,000.00 \$150,000.00

Case No. 08-F-000739 – Countrywide Home Loans, Inc. vs. Allison Bencs, et al., 8210 Tulip Lane (1.68 acres). PPN: 02-095100. Stacy L. Hart, atty.

..... \$150,000.00 \$100,000.00

CHARDON TOWNSHIP

Case No. 07-F-000827 – US Bank N.A., etc. vs. Karen Korner, et al., 9265 Hermitage Road (3.01 acres). PPN: 06-120703. S. Scott Martin, atty.

..... \$325,000.00 \$216,66700

Case No. 08-F-000791 – Third Federal Savings & Loan Assoc. of Cleveland vs. Salem Antar, et al., 11796 Joy Acres Lane (1.31 acres). PPN: 06-036600. Benjamin N. Hoen, atty.

..... \$150,000.00 \$100,000.00

CHESTER TOWNSHIP

Case No. 06-F-000966 – DLJ Mortgage Capital, Inc. vs. Michelle A. Gayles, et al., 9090 Mulberry Road (1.50 acres). PPN: 11-206440. Rachel A. Leier, atty.

..... \$260,000.00 \$173,333.00

Case No. 08-F-001296 – Chase Home Finance LLC vs. John H. Simmons, Sr., et al., 12936 Cherry Lane (1.00 acres). PPN: 11-171000. Kevin L. Williams, atty.

..... \$160,000.00 \$106,66700

HAMB DEN TOWNSHIP

Case No. 07-F-000039 – LaSalle Bank, N.A., etc. vs. James Tommer, et al., 12529 Pearl Road (3.04 acres). PPN: 15-095700. Kriss D. Felty, atty.

..... \$175,000.00 \$116,66700

HUNTSBURG TOWNSHIP

Case No. 08-F-001216 – Household Realty Corp. vs. Susan Vargo, et al., 17720 Chardon Windsor Road (5.00 acres). PPN: 16-078287. Robert R. Hoose, atty.

..... \$115,000.00 \$76,66700

MIDDLEFIELD TOWNSHIP

Case No. 08-F-000623 – Washington Mutual Bank, etc. vs. Cindy S. Sears, et al., 15008 Crestwood Drive (0.75 acres). PPN: 18-004000. Joshua J. Epling, atty.

..... \$180,000.00 \$120,000.00

Case No. 09-F-000009 – The Huntington National Bank vs. Daniel S. Patterson, et al., 14787 Madison Road (1.13 acres). PPN: 18-083700. Brian L. Bly, atty.

..... \$140,000.00 \$93,333.00

Case No. 09-F-000147 – US Bank, N.A. vs. Richard Robey, et al., 15780 Shedd Road (0.80 acres). PPN: 18-062100. April A. Brown, atty.

..... \$100,000.00 \$66,66700

MIDDLEFIELD VILLAGE

Case No. 08-F-001086 – Huntington, etc. vs. Bradford J. Hess, et al., 15838 Grove Street (0.43 acres). PPN: 19-033100. Joshua D. Kaplow, atty.

..... \$90,000.00 \$60,000.00

PARKMAN TOWNSHIP

Case No. 07-F-000860 – Bank of America, N.A. vs. Betty Jane Mayeros, et al., 17620 Reynolds Road (5.50 acres). PPN: 25-039110. Patricia K. Block, atty.

..... \$165,000.00 \$110,000.00

The following parcel will be offered for sale on Thursday, September 24, 2009.

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. Bridye Matheny, atty.

..... Minimum Bid: \$172,23.99

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 CHILlicothe 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-000665

The State of Ohio, County of Geauga, ss:
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MANTR 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 dated 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.

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-001027

The State of Ohio, County of Geauga, ss:
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BSABS 2004-AC3, Plaintiff vs. BRUCE A. BYERS, ET AL., Defendant

In pursuance of an 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.

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 Weatherly 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-000066

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: 13200 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 613.12 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 Southeastern 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 Hauer 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

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 Dharmainder L. Kampani, Attorney for Plaintiff, 17140 Lorain Ave., Cleveland, OH 44111, (216) 251-8023,
Aug13-20-27 Sep3-10-17, 2009

LEGAL NOTICE

NOTICE OF PUBLIC LIEN SALE

Saturday September 26, 2009 at 11:00 a.m. at Geauga Self Storage, 15354 St. Route 87, Middlefield, Ohio. Sales last approximately one (1) hour. Silent bid auction to satisfy liens for rental and other charges due from the following occupants:

#2 - Adam Rogers, P.O. Box 101, Burton, OH 44021 - Drum set, CD Player, Hutch, Guitar and Amp; Board Games.

#22 - Rose Caruso, 3851 W. 39th Street, Cleveland, OH 44109 - Couch, TV, table and chairs.

#26 - Ronald Wiech, 15853 Grove Street, Middlefield, OH 44062 - Dinette set, Mattresses and miscellaneous household items.

#83- Bonny Fowler, 12741 Ravenwood Drive, Chardon, OH 44024 - Miscellaneous household items.

#113 - Mike Bollinger, 14629 Erwin Drive, Burton, OH 44021 - Curio Cabinet, Couch, Kids Bike, Lamp, Two Refrigerators.

#127 - Thomas Ward, 102 Greentree Lane, Hiram, OH 44234 - Miscellaneous household items.

#147 - John Mark Saffer, 15906 Thomas Street, Newbury, OH 44065 - Cabinet, hutch, albums and table.

against, or claims to, the Property that are held or asserted by the United States or any of the defendants in this action are discharged and extinguished. On confirmation of the sale, a deed of judicial sale conveying the real property to the purchaser shall be delivered.

Important Information

This notice contains information regarding the procedures for the sale of foreclosed property under the auspices of the U.S. District Court for the Northern District of Ohio Eastern Division Case No. 07-CV-2154. Additional information can be found at: www.irssales.gov

It is important that any interested party contact: **Keith L. Thomas - Property Appraisal and Liquidation Specialist, Internal Revenue Service - Mazzoli Federal Building, 600 M. L. King Place, Room 663 (PO Box 1054) Louisville, KY 40202. (502-572-2284) Cell (502-216-9968),** Sep17-24 Oct1-8, 2009

**PUBLIC NOTICE
PASSAGE OF ORDINANCES/
RESOLUTIONS**

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

ORDINANCE NO. 2552

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT/AGREEMENT WITH E.H. SUTTON INSURANCE AGENCY, INC. FOR THE PURPOSE OF PROVIDING INSURANCE CONSULTING SERVICES AND DECLARING AN EMERGENCY.

An ordinance authorizing the City Manager to enter into a contract with E.H. Sutton Insurance Agency, Inc. for insurance consulting services in the amount of \$3,000 for one year.

PASSED AND ADOPTED THIS 10TH DAY OF SEPTEMBER, 2009.

ORDINANCE NO. 2553

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE WITH LAKE ERIE VIDEO PRODUCTIONS, INC. FOR PROPERTY LOCATED AT 101 SOUTH STREET, CITY OF CHARDON, OHIO, AND DECLARING AN EMERGENCY.

An ordinance authorizing the City Manager to enter into a one year lease with Lake Erie Video Productions, Inc. for the premises located at 101 South Street for annual rental in the amount of \$8,604 for one year.

PASSED AND ADOPTED THIS 10TH DAY OF SEPTEMBER, 2009.

ORDINANCE NO. 2554

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

An ordinance amending the appropriations by increasing the 111 General Fund in the amount by \$17,000, specifically increasing Fund 794 Land & Building Operating by \$5,000 and increasing Fund 799 General Administration Operating by \$12,000.

PASSED AND ADOPTED THIS 10TH DAY OF SEPTEMBER, 2009.

ORDINANCE NO. 2555

AN ORDINANCE AMENDING CODIFIED ORDINANCE SECTION 1103.187 (b) SIGN PERMIT FEES, REQUIRING ONE FEE FOR EACH CLASSIFICATION OF SIGN.

An ordinance providing that the sign permit application fee of \$100 shall include all signs within that classification.

PASSED AND ADOPTED THIS 10TH DAY OF SEPTEMBER, 2009.

ORDINANCE NO. 2556

AN ORDINANCE AMENDING CODIFIED ORDINANCE SECTION 1113.11 ZONING CERTIFICATES, ALLOWING ONE RENEWAL OF A ZONING CERTIFICATE, AND SECTION 1103.19(a) ZONING CERTIFICATE AND PERMIT FEES, ADOPTING A FEE FOR A ZONING CERTIFICATE RENEWAL.

An ordinance amending §113.11 by allowing renewal of a zoning certificate for one year, with certain requirements, and amending §1103.19(a) to impose a fee of \$40 for the zoning certificate renewal.

PASSED AND ADOPTED THIS 10TH DAY OF SEPTEMBER, 2009.

RESOLUTION NO. 22-09

A RESOLUTION OF NECESSITY FOR THE ASSESSMENT OF STREET LIGHTING AND DECLARING AN EMERGENCY.

A resolution finding that a street lighting assessment is necessary to pay for the cost of electricity in the amount of \$95,000 for one year, with the balance paid from the general fund of the City of Chardon; delivering a certified copy of the resolution certifying the assessment to the County Auditor for \$95,000 to be included on the tax duplicate; to exempt the parcels which are exempt from paying real estate taxes, and notifying owners of the assessment.

PASSED AND ADOPTED THIS 10TH DAY OF SEPTEMBER, 2009.

RESOLUTION NO. 23-09

A RESOLUTION PROVIDING FOR THE CONTROL OF BLIGHT AND DISEASE OF SHADE TREES WITHIN PUBLIC RIGHTS OF WAY AND FOR PLANTING, MAINTAINING, TRIMMING AND REMOVING SHADE TREES IN AND ALONG THE STREETS OF THE CITY OF CHARDON; AUTHORIZING THE SHADE TREE COMMISSION TO SO PROVIDE DURING THE YEAR OF 2009; ESTABLISHING A SINGLE DISTRICT FOR SAID PURPOSE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 727.011, OHIO REVISED CODE; PROVIDING THE ASSESSMENT OF THE COST AND EXPENSE OF SUCH PLANTING, MAINTAINING TRIMMING AND REMOVING UPON BENEFITTING PROPERTY IN SAID DISTRICT, AND DECLARING AN EMERGENCY.

A resolution creating a forestry district per §727.011 O.R.C., directing the Shade Tree Commission to perform the work thereof with a budget of \$60,000, levying and assessing on all non-exempt lots and lands the amount of \$60,000 for one year to be paid pursuant to procedures in the Ohio Revised Code, certification by the Clerk of Council of the assessment and resolution to the County Auditor and notifying property owners of the assessment.

PASSED AND ADOPTED THIS 10TH DAY OF SEPTEMBER, 2009.

RESOLUTION NO. 24-09

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR.

A resolution levying on the tax duplicate of the City of Chardon the following rates of tax within and without the 10 mill limitations: General fund, 2.70 rate, \$470,040 within the 10 mill limitation; Fire fund, levy, \$72,403 proposed outside the 10 mill limitation; Police operating fund, 4.00 rate, \$241,334 outside 10 mill limitation; and Police Pension fund, .30 rate, \$52,449 inside the 10 mill limitation.

PASSED AND ADOPTED THIS 10TH DAY OF SEPTEMBER, 2009.

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

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

**AMY E. DAY
CLERK OF COUNCIL**

Sep17, 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 an area variance at 7:30 p.m. and a review of Variance conditions at 8:00 p.m. on Tuesday, the 29th day of September 2009 at the Newbury Town Hall.

Brian Gronowski is requesting an area variance to build a 20' x 24' sunroom addition to an existing house at 13973 Meadowlark Lane in the Kimberly Estates Subdivision that would be 26 ft. from the SW side lot line (vs. Art. V, Sec. 5.05 required 30 ft. side setback & Art. XIV, Sec. 14.04A&B and 14.05 Extension of non-conforming uses, buildings and structures.

The Newbury Board of Zoning Appeals requests Sundria R. Ridgley, Attorney for Radio One-Blue Chip Broadcasting, to appear before the BZA for review of the conditions imposed on the area variance (9/10 & 9/17/85) for the tower erected at 14781 Sperry Road, Newbury, Ohio.

**Marge Hrabak, Secretary
Board of Zoning Appeals**

Sep17, 2009

BID NOTICES

LEGAL NOTICE

The Geauga County Airport Authority is requesting proposals for Snowplowing for the 2009-2010 season. Proposals must include a current equipment list, proof of insurance and workers' compensation coverage. **Bids will be taken until 11:00 a.m. on Monday, October 5, 2009.** Diagram and specifications are available on request at 440-632-1884 or may be picked up from the Pilot Lounge located at 15421 Old State Road, Middlefield, Ohio 44062 Monday-Friday from 9:00 a.m. to 11:30 a.m. Airport management will notify contractor when to plow. Price should be quoted according to specifications per push with an alternate for a 2-year proposal and a second alternate for the entire season.

Sep17-24, 2009

PROBATE NOTICES

LEGAL NOTICE

**IN THE GEAUGA 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**

LEGAL NOTICE

**IN THE GEAUGA COUNTY COURT OF COMMON PLEAS, PROBATE DIVISION
09-PC-000351 - Joseph Regula, Fiduciary of the Estate of Dorothy A. Regula, Plaintiff v. Richard E. Taton, Fiduciary of the Estate of Lillian H. Regula, et al., Defendants.**

Unknown Heirs-at-Law and Next of Kin of Jessica Jackowicz, Deceased, Their Executors, Administrators, and Assigns, if any, all of whose last known and current addresses are unknown, will take notice that on the 21st day of August 2009, the Plaintiff filed a Complaint for Construction of Will by Fiduciary, in the Geauga County Probate Court, Courthouse Annex, 2nd Floor, 231 Main Street, Chardon, Ohio 44024, Case No. 09-PC-000351, alleging that Dorothy A. Regula ("Decedent") died testate on June 6, 2008; that Decedent's Last Will and Testament was admitted to probate in Geauga County, Ohio Case No. 08-PE-000335; that Plaintiff was appointed fiduciary of Decedent's estate on November 18, 2008, and he is now duly qualified and acting fiduciary of the estate.

The Plaintiff is in doubt as to the true construction of the Will in the following particulars, and cannot safely proceed without direction of the Court: a.) There are no Will provisions for the Item I.I.B. lapsed specific bequest to Jessica Jackowicz; b.) There is no residuary clause in the Will; and c.) There is no Will provision that provides direction to the fiduciary as to which assets shall be used for the payment of estate debts, funeral expenses, and expenses of estate administration.

Wherefore, Plaintiff asks the judgment and direction of the Court in regard to the true construction of the Will, and as to his duties in the premises.

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

A Pre-trial hearing on the Complaint will be held on the 17th day of November, 2009 at 9:00 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.

**JOSEPH REGULA, FIDUCIARY OF THE
ESTATE OF DOROTHY A. REGULA**

**By Beverly A. Adamezyk, Attorney for Plaintiff,
7081 Pearl Road, Middleburg Heights,
OH 44130-4940, (440) 842-3500.
Sep10-17-24 Oct1-8-15, 2009**

SHERIFF'S SALE RESULTS

DATE OF SALE: THURSDAY, SEPTEMBER 10, 2009

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. WITHDRAWN – ORDER OF COURT.

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. WITHDRAWN – ORDER OF COURT.

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. WITHDRAWN – BANKRUPTCY.

Case No. 08-F-001037 – MorEquity, Inc. vs. Doug McVeen, aka, et al., 18245 Rolling Brook Drive (0.46 acres). PPN: 02-056097. SOLD TO PLTF. FOR \$208,000.00.

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. WITHDRAWN – ORDER OF COURT.

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: 01-1069724. SOLD TO PARK VIEW FEDERAL SAVINGS BANK FOR \$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. SOLD TO DENNIS BARNES FOR \$214,000.00.

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. WITHDRAWN – ORDER OF COURT.

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. WITHDRAWN – ORDER OF COURT.

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. WITHDRAWN – BANKRUPTCY.

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. SOLD TO PLTF. FOR \$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. SOLD TO PLTF. FOR \$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. SOLD TO PLTF. FOR \$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. SOLD TO PLTF. FOR \$123,981.55.

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. WITHDRAWN – ORDER OF COURT.

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. SOLD TO GREGORY VILK FOR \$2,600.00.

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. NO BID. NO SALE.

LEGAL NOTICE

**GENERAL ELECTION - NOVEMBER 3, 2009
ORC 3503.01, 3503.12, 3503.16, 3503.19**

NOTICE IS HEREBY GIVEN THAT RESIDENTS OF GEAUGA COUNTY WHO WILL HAVE RESIDED IN THE STATE FOR 30 DAYS PRIOR TO THE GENERAL ELECTION AND WHO WILL BE 18 YEARS OF AGE OR OVER ON OR BEFORE NOVEMBER 3, 2009 MAY REGISTER TO VOTE AT THE FOLLOWING LOCATIONS:

**GEAUGA COUNTY BOARD OF ELECTIONS
470 Center Street - Bldg. 6-A
Chardon, Ohio
440-279-2030**

REGULAR HOURS: Monday through Friday - 8:00 a.m. to 4:30 p.m.
EXTENDED HOURS: Monday, October 5th - 8:00 a.m. - 9:00 p.m.

AT ANY STATE OR LOCAL OFFICE OF A DESIGNATED AGENCY, AT THE OFFICE OF THE REGISTRAR OR A DEPUTY REGISTRAR OF MOTOR VEHICLES, AT A PUBLIC HIGH SCHOOL OR VOCATIONAL SCHOOL, AT A PUBLIC LIBRARY, AT THE OFFICE OF THE COUNTY TREASURER, OR THE OFFICE OF THE SECRETARY OF STATE.

DEADLINE FOR REGISTRATION IS MONDAY, OCTOBER 5, 2009 AT 9:00 P.M.

REQUESTS FOR REGISTRATION FORMS MAY BE MADE BY MAIL, IN PERSON, BY TELEPHONE OR THROUGH ANOTHER PERSON. SEND TO OR DROP OFF TO THE GEAUGA COUNTY BOARD OF ELECTIONS, 470 CENTER ST., BLDG. 6-A, CHARDON, OH 44024. REGISTRATION CLOSES OCTOBER 5, 2009 AT 9:00 P.M. PERSONS WHO HAVE ALREADY REGISTERED IN GEAUGA COUNTY, BUT HAVE MOVED TO ANOTHER ADDRESS WITHIN THE COUNTY MAY FILE A CHANGE OF ADDRESS FORM WITH THE BOARD OF ELECTIONS, LIBRARIES OR LICENSE BUREAU WITHIN THE COUNTY BY OCTOBER 5, 2009. ANY REGISTERED VOTER WHO MOVES FROM ONE PRECINCT TO ANOTHER, MOVES FROM ONE COUNTY TO ANOTHER, OR WHO CHANGES THEIR NAME AND HAS NOT FILED A NOTICE OF CHANGE ON OR BEFORE OCTOBER 5, 2009 MAY VOTE A PROVISIONAL BALLOT AT THE BOARD OF ELECTIONS OFFICE BETWEEN OCTOBER 6, 2009 AND NOVEMBER 3, 2009 OR AT YOUR "NEW" POLLING LOCATION ON ELECTION DAY.

**BY ORDER OF GEAUGA COUNTY BOARD OF ELECTIONS
ARCH KIMBREW, JR., DIRECTOR**

Sep17, 2009