

Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

LEGAL NOTICES

ORDER AND NOTICE OF JUDICIAL SALE

WHEREAS, judgment was entered by the United States District Court for the Northern District of Ohio Eastern Division, on June 02, 2009 in Case No. 07-CV-2154 in favor of the United States and against defendant John R. Irwin M.D. and Nancy C. Irwin, ordering that the United States' tax liens be foreclosed and that the subject properties, described below, be sold pursuant to 28 U.S.C. § 2001(a).

WHEREAS, an Order of Sale of the subject real property commonly known as 17420 Tall Tree Trail, Chagrin Falls, OH 44023, which is more fully described as follows:

Situated in the Township of Bainbridge, County of Geauga, State of Ohio, being known as being Sublot 150 of Canyon Lake Colony Subdivision No. 7, as more fully set forth and described in Volume 26 Page 85 and re-recorded in Volume 26, Page 88 of Geauga County Records.

Accordingly, it is hereby ORDERED and DECREED as follows:

That the Internal Revenue Service, through its Property Appraisal and Liquidation Specialist ("PALS"), or by such representative as may be appointed or employed, in accordance with Title 28, United States Code, and the procedures of this Court, is authorized under 28 U.S.C. §§ 2001 and 2002 to offer for sale at public auction, and to sell the subject property, and is made without right of redemption. This decree of sale shall act as a special Writ of execution and no further orders or process from the Court shall be required.

Notice of Judicial Auction Sale

Date and Time of Auction:
October 15, 2009 12:00 p.m. (Noon)
Registration begins at 10:00 a.m.

Location of Auction:
17420 Tall Tree Trail
Chagrin Falls, OH 44023

Minimum Bid: - \$400,000.00.

Go to www.irssales.gov for additional details, and bidding information and dates for possible "open-house" showing of the properties.

Special instructions: Do not enter on, or in, any of the properties at any time. Viewing at this time is "Drive-by" only. Open house dates, if any, will be announced on the website.

Terms and Conditions of Sale

At the time of sale, the successful bidder shall be required to at the time of the same with the PALS a deposit at a minimum of twenty percent (20%) of the amount of the bid; made by cash, certified or cashier's check payable to the Clerk of the United States District Court for the Northern District of Ohio. Before being permitted to bid at the sale, bidders shall display to the IRS PALS proof they are able to comply with this requirement. No bids will be received from any person(s) who have not presented proof that, if they are the successful bidder, they can make the deposit required by this order of sale.

The balance of the purchase price is to be paid to the within thirty (30) days, by certified or cashier's check payable to the Clerk of the United States District Court for the Northern District of Ohio.

The sale of the property shall be free and clear of the interests of John R. Irwin and Nancy C. Irwin.

The property is offered for sale "as is" and "where is"; and without recourse against the United States.

The United States may bid as a credit against its judgment without tender of cash.

The sale of the Property shall be subject to confirmation by this Court. On confirmation of the sale, all interests in, liens 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

LEGAL NOTICE NOTICE OF ASSESSMENT FOR STREET LIGHTING

Residents of the City of Chardon and property owners shall take notice that the estimated assessment for street lighting based upon charges by the electric power supplier has been submitted and Council has passed a resolution of necessity assessing all lots and lands within the City (not exempt from real estate taxes), in the amount of \$95,000 for one year from the date of the resolution. The remainder shall be paid out of the general fund.

The rate charges and the amount of the assessment based upon millage per assessed value is on file with the Office of the Geauga County Auditor at 239 Main Street, Chardon, Ohio and may be inspected from 8:00 a.m. to 4:00 p.m., Monday through Friday.

This notice is served pursuant to Section 727.14. No other notice shall be given. Sep24 Oct1, 2009

LEGAL NOTICE NOTICE OF ASSESSMENT FOR SHADE TREES

Residents of the City of Chardon and property owners shall take notice that the estimated assessment 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 based upon an estimate and request for funds

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, OCTOBER 8, 2009 - 10:00 A.M.

AUBURN TOWNSHIP

Case No. 09-F-000279 - CitiMortgage, Inc., etc. vs. Daniel Sprute, aka, et al.,
18724 Shaw Road (2.00 acres). PPN: 01-011501. Rachel K. Pearson, atty. \$135,000.00 \$90,000.00

BAINBRIDGE TOWNSHIP

Case No. 08-F-001064 - JPMorgan Chase Bank, N.A. vs. Edward Carpenter, aka, et al.,
17980 Windy Lakes Circle (5.57 acres). PPN: 02-419888. Susana E. Lykins, atty. \$825,000.00 \$550,000.00

Case No. 08-F-001180 - Countrywide Home Loans, Inc. vs. Marcia Rubin, et al.,
18380 Jasmine Lane (0.69 acres). PPN: 02-420077. Darcy Mehling Good, atty. \$305,000.00 \$203,333.00

Case No. 09-F-000041 - Geauga County Habitat for Humanity, Inc. vs. John McClelland, et al.,
16675 Canton Street (0.30 acres). PPN: 02-216500, 02-216600, 02-216700, 02-216800, 02-216900.

Jeffrey T. Orndorff, atty. \$73,000.00 \$48,667.00

CHESTER TOWNSHIP

Case No. 09-F-000006 - Deutsche Bank National Trust Company, etc. vs. Michael E. Cole, et al., 12020 Sperry Road (1.77 acres). PPN: 11-067400. Robert R. Hoose, atty. \$220,000.00 \$146,667.00

CLARIDON AND HAMB DEN TOWNSHIPS

Case No. 07-F-000462 - WM Specialty Mortgage LLC, etc. vs. William A. Barber, et al., 11080 Old State Road (3.85 acres). PPN: 12-002700, 15-002600. Kelly A. Long, atty. \$180,000.00 \$120,000.00

MIDDLEFIELD TOWNSHIP

Case No. 08-F-001021 - U.S. Bank, N.A., etc. vs. Bruce A. Byers, et al.,
15025 Crestwood Drive (0.75 acres). PPN: 18-043700. Jennifer E. Powers, atty. \$155,000.00 \$103,334.00

MONTVILLE TOWNSHIP

Case No. 08-F-000668 - U.S. Bank, N.A., etc. vs. Eileen Marie Fier, aka, et al.,
16180 Hart Road (10.19 acres). PPN: 20-070819. Channing L. Ulbrich, atty. \$150,000.00 \$100,000.00

MUNSON TOWNSHIP

Case No. 07-F-000500 - Third Federal Savings & Loan Assoc. of Cleveland vs. James C. Sanders, et al., 13175 Bass Lake Road (21.36 acres). PPN: 21-176350. Brian L. Bly, atty. \$780,000.00 \$520,000.00

RUSSELL TOWNSHIP

Case No. 08-F-000738 - Deutsche Bank National Trust Company, etc. vs. Annette E. Scott, et al., 15279 Hemlock Point Road (2.50 acres). PPN: 26-084300, 26-084400. April A. Brown, atty. \$280,000.00 \$186,667.00

Case No. 09-F-000074 - IndyMac Federal Bank, F.S.B. vs. Donna M. Haven, et al.,
13500 Sperry Road (11.00 acres). PPN: 26-086432. Douglas A. Haessig, atty. \$490,000.00 \$326,667.00

SOUTH RUSSELL VILLAGE

Case No. 08-F-000378 - The Bank of New York, etc. vs. Joseph C. Greulich, aka, et al.,
5137 Chillicothe Road (1.53 acres). PPN: 29-036100. Daniel A. Cox, atty. \$155,000.00 \$103,333.00

by the City of Chardon Shade Tree Commission has been submitted to Council, which has passed a resolution of necessity assessing all lots and lands within the City (not exempt from real estate taxes), in the amount of \$60,000 for one year from the date of the resolution. The remainder, if any, shall be paid out of the general fund.

The rate charges and the amount of the assessment based upon millage per assessed value is on file with the Office of the Geauga County Auditor at 239 Main Street, Chardon, Ohio and may be inspected from 8:00 a.m. to 4:00 p.m., Monday through Friday.

This notice is served pursuant to Section 727.14. No other notice shall be given. Sep24 Oct1, 2009

LEGAL NOTICE

Notice is hereby given that the location of the Auburn Township Board of Trustees regular meeting scheduled for Monday, September 28, 2009 at 7:30 p.m. has been changed to Adam Hall, 11455 Washington Street, Auburn Township, OH 44023.

BY THE ORDER OF THE AUBURN TOWNSHIP TRUSTEES
Susan Plavcan, Fiscal Officer
Sep24, 2009

NOTICE OF PUBLIC HEARING ON MOTION PROPOSING TO AMEND THE CHARDON TOWNSHIP ZONING RESOLUTION R.C. 519.12 (G)

Notice is hereby given that the Chardon Township Board of Township Trustees will conduct a public hearing on a motion which is an amendment, identified as number 2009-1, to the Chardon Township Zoning Resolution at the Chardon Township Town Hall at 8:00 o'clock p.m. on October 7, 2009.

The motion proposing to amend the zoning resolution will be available for examination at the Reference Desk at the Geauga County Library, Chardon Branch, 110 E. Park Street, Chardon, Ohio from 9:00 o'clock a.m. to 5:00 o'clock p.m. from September 25, 2009 through October 7, 2009.

Joan A. Windnagel, Fiscal Officer
Sep24, 2009

NOTICE OF PUBLIC HEARING

The City of Chardon Planning Commission will hold a meeting on Monday, September 28, 2009, at 6:30 p.m. in Council Chambers at the Municipal Center, 111 Water Street, to hear the following:

1) Consider a variance from the sign area, height and location requirements of the City Sign Regulation for modification of existing signs at Maple Leaf Plaza ("A Sign Above" Inc.)

2) Consider variances for the permanent installation of a portable toilet structure at Kovacs Park in the Woods of Burlington PUD (Woods of Burlington Homeowner's Association)

3) Consider enforcement action based on failure to comply with the terms and conditions of approval for the proposed stream relocation on the Mentor Lumber and Supply Co. property located at 332 Center Street (City Engineer)

4) Consider enforcement action based on expiration of previous extensions for completion of construction at 520 and 521 Fifth Avenue (Chardon Park Subdivision)

5) Consider enforcement action based on failure to comply with the terms and conditions of approval for field changes for 521 Fifth Avenue (sublot 2) Chardon Park Subdivision (Planning & Zoning Administrator)

6) Consider approval of requested field changes for 520 Fifth Avenue (sublot 7) Chardon Park Subdivision (Larry Vagner, Chardon Park, Inc.)

7) Consider approval of proposed construction document for the installation of concrete steps at the Chardon District Park, Sledging Hill (J. Rodriguez, Park & Recreation Dept. Director)

8) Consider preliminary approval of the administrative regulations for the new Planning and Zoning Code (Law Director and Planning & Zoning Administrator)

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

Jackie Burkley, Clerk
Sep24, 2009

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

Notice is hereby given that the Parkman Township Board of Township Trustees will conduct a public hearing on a motion which is an amendment, identified as number 2009-04, to the Parkman Township Zoning Resolution at the Parkman Community House, Parkman, Ohio at 8:00 o'clock p.m. on Tuesday, October 6, 2009.

The motion proposing to amend the zoning resolution will be available for examination at the Parkman Community House from 8:00 o'clock a.m. to 8:00 o'clock p.m. from September 24, 2009 through October 6, 2009.

Connie M. Hasman, Assistant Fiscal Officer
Sep24, 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.L.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

LEGAL NOTICE

IN THE GEAUGA COUNTY COURT OF COMMON PLEAS, PROBATE DIVISION Case No. 07-PE-000192 - In the Matter of the Estate of Ronald Lee Willis, deceased.

To Michael Willis, a beneficiary whose last known and current addresses are unknown.

You are hereby notified that on July 10, 2009, Kimberly Tubbs, Executrix of the Estate of Ronald Lee Willis, filed a Final Fiduciary Account for the estate in the Geauga County Probate Court, 231 Main Street, Suite 200, Chardon, Ohio 44024, Case No. 07-PE-000192.

A hearing on the Final Fiduciary Account will be held on October 21, 2009 at 8:30 a.m. in the Court.

By Harry J. Jacob, III, Attorney for Kimberly Tubbs, Executrix, 30405 Solon Road, Unit 14, Solon, Ohio 44139. (440) 349-3301. Sep24 Oct1-8, 2009

Yes! We plan to reinvest in our community by making the following donation to Geauga County Tourism Council's

HOMETOWN HOE-DOWN

- Presenting Sponsor** - Be recognized as a supporting Business. Your logo will appear on all promotional materials. Giving Level: \$500
- Table Sponsor** - Receive recognition signage at your table. Giving Level: \$100
- General Contributor** - Your monetary contribution will help cover event costs. _____ \$100 _____ \$50 _____ Other
- Event Attendee** - Purchase tickets for a great night of community fun. _____ @ \$30 per person (or \$55 per couple) = Total \$ _____
- Game Player** - Purchase a numbered square in the "Cow Plop Drop." A live cow will be released on the life-sized game board. The numbered square where the "cow chip" lands is the winning number. _____ \$25 per square Number selection (#1-40) _____ 1st choice _____ 2nd choice

Name _____

Address _____

Phone / Email _____

My check payable to Geauga County Tourism Council is enclosed.

Please charge my Visa or Master Card account.

_____ Exp. Date ____ / ____ 3 digit code _____

Signature _____

REWARD

Contributing to the economic success of your Geauga County

All proceeds go to assisting Geauga County Tourism mission to "stimulate economic development through year-round tourism." Geauga County Tourism is a non-profit 501 (C)3 organization.

14907 North State Street, Middlefield, Ohio 44062
440-632-1538 • info@tourgeauga.com
www.tourgeauga.com • 440-632-1540 (Fax)



Get up and play. An hour a day.

Be a player. Encourage your kids to get out and play. It's good for them, good for you and just good fun. So grab a jump rope. Turn a cartwheel. Dance. Wiggle. Shake a tail feather. As long as you're moving, you're a player, too. Find lots of easy ways to get active at www.SmallSteps.gov.

Ad Council