

Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

FIRST NOTICE

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-00087

The State of Ohio, County of Geauga, ss:
COUNTRYWIDE HOME LOANS, INC., Plaintiff vs. JEANNINE A. KWASNIEWSKI, 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 19th day of November, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Auburn to-wit:

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

And known as the Northeast division of the West Center Lot in Section No. 3 Tract No. 2 in said Township, and bounded and described as follows: Beginning at a point in the North and South center road 32 rods North to the center of the East and West center road; thence running South in the center of said North and South center road 9-1/3 rods; thence East 12 rods; thence North 9-1/3 rods; thence East 12 rods to the place of beginning; Containing 112 rods of land, be the same more or less, but subject to all legal highways.

Permanent Parcel Number: 01-367600
Said Premises Located at: 17702 AUBURN ROAD, AUBURN TOWNSHIP, 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

Brian L. Bly, attorney
Oct22-29 Nov5, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001005

The State of Ohio, County of Geauga, ss:
COUNTRYWIDE HOME LOANS, INC. DBA AMERICAS WHOLESAL E LENDER, Plaintiff vs. TERRY R. CHRISTIAN, 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 19th day of November, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Munson to-wit:

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

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

Property Address: 13025 Bass Lake Road, Chardon, OH 44024

Parcel No.: 21-173200
Prior Deed Reference: Book 675, Page 61
Said Premises Located at: 13025 BASS LAKE ROAD, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$130,000.00) and cannot be sold for less than two-thirds of that amount (\$86,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Stacy L. Hart, attorney
Oct22-29 Nov5, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001069

The State of Ohio, County of Geauga, ss:
COUNTRYWIDE HOME LOANS, INC., Plaintiff vs. JENNIFER HARRIS, ET AL., Defendant

In pursuance of an Alias Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 19th day of November, 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 in Tract No. 1, Lot No. 46, in the Northwest corner of said Lot, beginning in the center of the highway running South from Chagrin Falls, at the Southwest corner of land conveyed to Noah Pounds and Annie C. Pounds by deed recorded in Volume 260, Page 270 of Geauga County Records; Thence East about One Hundred Fifteen feet to the Wheeling and Lake Erie Railroad; Thence Southwest along said railroad about One Hundred Seventy Six feet (176') to the center of the above mentioned; Thence North along said highway about One Hundred Fifteen feet to the place of beginning, suppose to contain about 0.15 acres of land.
Be the same more or less, but subject to all

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 1/3 of the appraisal value (this is a verbal bid). No property can be sold for less than 1/3 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, NOVEMBER 5, 2009 – 10:00 A.M.

	APPRAISAL	MINIMUM BID
CHARDON CITY		
Case No. 08-F-001096 – Bank of New York, as Trustee, etc. vs. Heidi G. Greenwood, et al., 435 North Street (0.88 acres). PPN: 10-000400. Daniel A. Cox, atty.	\$210,000.00	\$140,000.00
Case No. 08-F-001252 – HSBC Bank USA, N.A., as Trustee, etc. vs. Kathy Daina, a.k.a., et al., 409 North Hambden Street (0.58 acres). PPN: 10-061950, 10-061951. Jeffrey A. Tobe, atty.	\$80,000.00	\$53,334.00
CHARDON TOWNSHIP		
Case No. 08-F-001330 – Chase Home Finance, LLC vs. Christopher J. Murray, et al., 12170 Catalpa Drive (5.00 acres). PPN: 06-120502. Rachel K. Pearson, atty.	\$315,000.00	\$210,000.00
CLARIDON TOWNSHIP		
Case No. 06-F-000777 – SALE WITHDRAWN.		
Case No. 09-F-000281 – RBS Citizens, N.A., etc. vs. Thomas W. Lane, Jr., et al., 13791 Mayfield Road (1.95 acres). PPN: 12-072700. Johna M. Bella, atty.	\$50,000.00	\$33,334.00
HAMB DEN TOWNSHIP		
Case No. 08-F-000701 – JPMorgan Chase Bank, N.A., as Trustee, etc. vs. Scott D. Sharp, et al., 14840 Crimson King Trail (3.41 acres). PPN: 15-102497. Susana E. Lykins, atty.	\$285,000.00	\$190,000.00
Case No. 09-F-000196 – U.S. Bank N.A., as Trustee, etc. vs. Michael D. Bolaney, et al., 8523 Old State Road (5.10 acres). PPN: 15-102227. Matthew J. Richardson, atty.	\$90,000.00	\$60,000.00
HUNTSBURG TOWNSHIP		
Case No. 08-F-000333 – CitiMortgage, Inc. vs. Charles H. Osborn, et al., 12391 Madison Road (0.26 acres). PPN: 16-068600. Brian L. Bly, atty.	\$65,000.00	\$43,334.00
Case No. 08-F-000835 – Deutsche Bank National Trust Company, as Trustee, etc. vs. Laura L. Steingass, et al., 12858 Princeton Road (20.25 acres). PPN: 16-066900. Matthew J. Richardson, atty.	\$230,000.00	\$153,334.00
MONTVILLE TOWNSHIP		
Case No. 08-F-001407 – CitiMortgage, Inc. vs. Shane H. DeLong, et al., 17096 Leggett Road (29.62 acres). PPN: 20-032600. Patricia K. Block, atty.	\$200,000.00	\$133,334.00
MUNSON TOWNSHIP		
Case No. 08-F-000254 – Chase Home Finance, LLC vs. Cathy Busser, et al., 10642 Butternut Road (10.42 acres). PPN: 21-106700. Joshua J. Epling, atty.	\$230,000.00	\$153,334.00
Case No. 08-F-000865 – LaSalle Bank National Association, as Trustee, etc. vs. Jack R. Scott, et al., 11835 Tall Pines Drive (2.72 acres). PPN: 21-176577. Maria Divita, atty.	\$360,000.00	\$240,000.00
Case No. 08-F-000890 – Deutsche Bank National Trust Company, as Trustee, etc. vs. Jack R. Scott, et al., 11805 Tall Pines Drive (2.56 acres). PPN: 21-176578. Kyle E. Timken, atty.	\$280,000.00	\$186,667.00
NEWBURY TOWNSHIP		
Case No. 06-F-000595 – Wells Fargo Bank, N.A., etc. vs. Dino T. Messina, et al., 13599 Bass Lake Road (5.95 acres). PPN: 23-063000. Melanie D. Butler, atty.	\$325,000.00	\$216,667.00
Case No. 08-F-000419 – Wells Fargo Bank, N.A., etc. vs. Laura Jones, a.k.a., et al., 12175 Snow Road (30.34 acres). PPN: 23-139500, 23-139310, 23-139400, 23-139300, 23-385359. Matthew A. Taulbee, atty.	\$300,000.00	\$200,000.00
RUSSELL TOWNSHIP		
Case No. 08-F-001246 – U.S. Bank, N.A., as Trustee, etc. vs. Lindsay Korbonits, et al., 14335 Watt Road (2.00 acres). PPN: 26-002800. Jeffrey R. Jinkens, atty.	\$155,000.00	\$103,334.00
TROY TOWNSHIP		
Case No. 08-F-001438 – GMAC Mortgage, LLC vs. Alan K. Ward, II, et al., 19032 Mumford Road (0.24 acres). PPN: 32-029550. Kevin L. Williams, atty.	\$65,000.00	\$43,334.00
<i>The following parcels will be offered for sale on Thursday, November 5, 2009. If they do not sell, they will be offered for sale on Thursday, November 19, 2009.</i>		
MIDDLEFIELD TOWNSHIP		
Case No. 08-F-001100 – Christopher P. Hitchcock, Treasurer of Geauga County vs. John H. Miller, et al., 13677 and 13717 Madison Road (9.35 acres). PPN: 18-090880, 18-090881. Bridey Matheny, atty.		Minimum Bid: \$29,002.21

legal highways.
Parcel No.: 02-085850
Prior Instrument Reference: Book 1767, Page 2322

Said Premises Located at: 16805 SOUTH FRANKLIN STREET, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$25,000.00) and cannot be sold for less than two-thirds of that amount (\$16,667.00). 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

Joshua J. Epling, attorney
Oct22-29 Nov5, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001287

The State of Ohio, County of Geauga, ss:
RBS CITIZENS, N.A., F.K.A. CITIZENS BANK, N.A., S.B.M. TO CHARTER ONE BANK, N.A., Plaintiff vs. WILLIAM P. MILLER, ET AL., Defendant

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 19th day of November, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Newbury to-wit:

Situated in the Township of Newbury, county of Geauga and State of Ohio: And known as being part of Original Newbury Township Lot No. 28, Tract 3, and bounded and described as follows: Beginning in the centerline of Bell Street (80 feet wide) at a point which is distant North 89° 30' 09" East 616.53 feet, measured

along said center line, from its intersection with the center line of Auburn Road; Thence North 2° 05' 41" East, passing through an iron pin set in the Northerly line of Bell Street, a total distance of 566.28 feet to an iron pin set; Thence South 2° 05' 41" West a distance of 99.56 feet to an iron pipe found at the Northwesterly corner of 1.64 acres of land conveyed to RR & C. Continenza by deed recorded in Volume 578, Page 1204 of Geauga County Deed Records and continuing South 2° 05' 41" West, passing through an iron pipe found at 426.83 feet, a total distance of 566.28 feet to the center line of Bell Street; Thence South 89° 30' 09" West, along the center line of Bell Street, a distance of 200.20 feet to the place of beginning and containing 2.60 acres of land, according to the survey of April 1976 by Braun-Prenosil Associates, Inc.

Permanent Parcel Number: 23-287550
Prior Deed Reference: OR Volume 877, Page 118 and OR Volume 1031, Page 753

Said Premises Located at: 11050 BELL STREET, NEWBURY TOWNSHIP, OH.

Said Premises appraised at (\$130,000.00) and

cannot be sold for less than two-thirds of that amount (\$86,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Brian L. Bly, attorney
Oct22-29 Nov5, 2009

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

Case No. 08-F-001305

The State of Ohio, County of Geauga, ss:

AURORA LOAN SERVICES, LLC, Plaintiff vs. ROBERT BELSHAW, 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 19th day of November, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Village of South Russell to-wit:

Situated in the Village of South Russell, County of Geauga and State of Ohio: and known as being part of Lot No. 2, Tract No. 3 of Russell Township and described as follows:

Beginning at a point in the center of Bell Street, at the southeast corner of Parcel No. 8, which point bears South 64 deg. 33' 40" West a distance of 393.6 feet from an iron pipe in the township line between Russell and Newbury Townships, this iron pipe also marking the southern corner of land in Newbury Township as recorded from Perry O. Johnson to Hazel K. Johnson in Volume 23, Page 450 of the Geauga County Records of Deeds;

1. thence North 05 deg. 04' 40" East along (sic East along) the east line of Parcel No. 8 a distance of 2661.9 feet to an iron pipe in the south line of land owned by E. and L. Pugsly, as recorded in Volume 212, Page 407, of the Geauga County Records of Deeds;

2. thence South 87 deg. 47' 10" East along Pugsly's south line 166.7 feet to an iron pipe;

3. thence South 05 deg. 04' 40" West a distance of 2572.1 feet to the center line of Bell Street and passing thru an iron pipe set 34.8 feet therefrom;

4. thence South 64 deg. 33' 40" West along said center line 193.2 feet to the place of beginning, containing 10.0 acres of land as surveyed by Sperry and Root, Registered Surveyors, September, 1946. Being Sublot No. 9 in a proposed Subdivision of Hazel K. Johnson in South Russell Village and Russell Township, Geauga County, Ohio. Be the same more or less, but subject to all legal highways.

Parcel No. 29-060100

Deed Reference Number: dated October 2, 1972, filed October 18, 1972, recorded in Official Records Volume 1767, Page 2597, Recorder's Office, Geauga County, Ohio.

Said Premises Located at: 1645 BELL ROAD, VILLAGE OF SOUTH RUSSELL, OH.

Said Premises appraised at (\$245,000.00) and cannot be sold for less than two-thirds of that amount (\$163,334.00). 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

Kevin L. Williams, attorney
Oct22-29 Nov5, 2009

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

Case No. 08-F-001373

The State of Ohio, County of Geauga, ss:

THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, Plaintiff vs. JOSEPH F. KUTY, 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 19th day of November, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Auburn to-wit:

Situated in the Township of Auburn, County of Geauga and State of Ohio: and known as being Sublot No. 32 in Lucky Bell Farms Estates Unit No. 3 of part of Original Auburn Township Lot No. 1 Section 2, Tract 1, as shown by the recorded plat in Volume 11, Page 105 of Geauga County Records, and being 259.52 feet front on the Easterly side of Lucky Bell Lane and extending back 626.18 feet on the Northerly line 620.47 feet on the Southerly line, and having a rear line of 254.64 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel Number 01-111457

Said Premises Located at: 16585 LUCKY BELL LANE, AUBURN TOWNSHIP, OH.

Said Premises appraised at (\$260,000.00) and cannot be sold for less than two-thirds of that amount (\$173,334.00). 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

Benjamin N. Hoen, attorney
Oct22-29 Nov5, 2009

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

Case No. 08-F-001437

The State of Ohio, County of Geauga, ss:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BS ARM TRST 2004-1, Plaintiff vs. TERESA SHOTLIFF, 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 19th day of November, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chester to-wit:

Situated in the Township of Chester, County of Geauga and State of Ohio: and known as part of Lot No. 4 in Tract No. 2 within said Township, and further described as follows: Beginning in the center line of Sherman Road

at the point that is S. 88 deg. 06' 20" E. along said center line 1713.00 feet from an iron pipe found at the southeasterly corner of Sherman Acres Subdivision No. 1 as recorded in Volume 7, Page 28 of the Geauga County Records of Plats; thence N. 01 deg. 53' 40" E. 298.98 feet; thence N. 31 deg. 27' 00" W. 311.02 feet; thence N. 58 deg. 33' 00" E. 30.00 feet to an iron pipe stake; thence N. 06 deg. 41' 02" E. 587.28 feet to an iron pipe in the southerly line of land conveyed to Raymond C. Haserodt by deed recorded in Volume 593, Page 560 of the Geauga County Records of Deeds; thence S. 62 deg. 36' 26" E. along said southerly line and the southerly line of land conveyed to Hugh H. and Barbara J. Maher by deed recorded in Volume 591, Page 900 of the aforesaid records of deeds, a distance of 383.41 feet to an iron pipe; thence S. 21 deg. 28' 27" E. 360.00 feet to an iron pipe; thence S. 72 deg. 09' 34" W. 513.06 feet to an iron pipe; thence S. 31 deg. 27' 00" E. 220.00 feet to an iron pipe; thence S. 01 deg. 53' 40" W. 307.97 feet to the center line of Sherman Road, and through an iron pipe, 30.00 feet therefrom; thence N. 88 deg. 06' 20" W. along said center line 30.00 feet to the place of beginning, containing 5.605 acres of which 5.117 acres are exclusive of the right of way of all public and private roads as surveyed in Oct. 1976 by Lawrence Wilson, Ref. Surveyor No. 5807, be the same more or less, but subject to all legal highways.

PPN: 11-169350

Said Premises Located at: 7450 PADDOCK DRIVE, CHESTER 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

Phillip C. Barragate, attorney
Oct22-29 Nov5, 2009

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

Case No. 09-F-000025

The State of Ohio, County of Geauga, ss:

CHASE HOME FINANCE, LLC, Plaintiff vs. JOAN M. BARKER, 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 19th day of November, 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 City of Geauga, in the State of Ohio and in the Township of Chester, and known as being part of Original Chester Township Lot 15 in Tract 3 and known as being Sublot No. 15 in the Chester Estates Subdivision No. 2 as shown by the recorded plat in Volume 7, Page 93 and 94 of Geauga County Records of Plats, and being 115.88 feet front on the Westerly curved side of Dorothy Road, and extending back 301.02 feet on the Northerly line, 310.55 feet on the Southerly line, and having a rear line of 178.00 feet as appears by said plat, be the same more or less, but subject to all legal highways.

Being the same property conveyed to James W. Barker and Joann M. Barker, for their joint lives, remainder to the survivor of them by deed from Lloyd J. Dunlap and Loretta B. Dunlap, husband and wife, recorded on 12/05/1986 in Deed Book 774 Page 31.

Parcel No.: 11-085400

Prior Deed Reference: OR Volume 1720, Page 12

Said Premises Located at: 13078 DOROTHY DRIVE, CHESTER TOWNSHIP, OH.

Said Premises appraised at (\$130,000.00) and cannot be sold for less than two-thirds of that amount (\$86,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Stacy L. Hart, attorney
Oct22-29 Nov5, 2009

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

Case No. 09-M-000036

The State of Ohio, County of Geauga, ss:

HSBC MORTGAGE SERVICES, INC., Plaintiff vs. JACQUELYN J. BAJZEL, AKA JACQUELYN J. BLAKEWAY, 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 19th day of November, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chester to-wit:

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

And known as being Sublot No. 46 in Chester Estates Subdivision No. 1 of part of Original Chester Township Lot Nos. 14 and 24, Tract No. 3, as shown by the recorded plat in Volume 7, Page 32 of Geauga County Records and being 102.30 feet front on the easterly side of Cherry Lane, and extending back 425.83 feet on the northerly line, 426.14 feet on the southerly line, and having a rear line of 102.30 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Instrument Reference: O.R. Book 1611, Page 1002

Parcel Number: 11-196800

Prior Deed Info: Warranty Deed, O.R. Book 1611, Page 1002, filed April 25, 2003

Said Premises Located at: 13045 CHERRY LANE, CHESTER TOWNSHIP, OH.

Said Premises appraised at (\$75,000.00) and cannot be sold for less than two-thirds of that amount (\$50,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Robert R. Hoose, attorney
Oct22-29 Nov5, 2009

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

Case No. 09-F-000133

The State of Ohio, County of Geauga, ss:

CHASE HOME FINANCE, LLC, SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION, Plaintiff vs. CHRISTOPHER A. KARR, 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 19th day of November, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Newbury to-wit:

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

And known as being Sublots 34 and 35 in L.L. Punderson's Allotment of part of Original Lots Nos. 10, 11, 12 and 13, Tract No. 3 in said Township as shown by the plat of said Subdivision recorded in Volume 2 of Maps, Page 35 of Geauga County Records, be the same more or less, but subject to all legal highways.

Parcel No.: 23-178700 & 23-178800

Prior Deed Reference: Volume 1498, Page 136 Said Premises Located at: 15561 PUNDERSON ROAD, NEWBURY TOWNSHIP, 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

Melanie D. Butler, attorney
Oct22-29 Nov5, 2009

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

Case No. 09-F-000154

The State of Ohio, County of Geauga, ss:

FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY MERGER TO FIRST HORIZON HOME LOAN CORPORATION, Plaintiff vs. JEREMY W. TIMMONS, 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 19th day of November, 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 being a part of Lot 4, Tract 3, in said Township and described as follows:

Beginning at a point in the centerline of the Cleveland-Meadville Road where the West line of land owned by M.C. Miller et al. as recorded in Vol. 195, Page 543 of the Geauga County Record of Deeds meets said centerline; Then S. 05° 52' 00" W. along the west line of said Miller land 454.80 feet to an iron pipe and passing thru an iron pipe 30.0 feet from said centerline; Thence N. 82° 42' 00" W. along the north line of land owned by S.R. Kiehel as recorded in Vol. 208, Page 144 of the Geauga County Record of Deeds, a distance of 399.98 feet to an iron pipe; Thence N. 05° 52' 00" E. a distance of 434.72 feet to the center line of the aforesaid Cleveland-Meadville Road and passing thru an iron pipe 30.0 feet therefrom; Thence S. 85° 39' 30" E. along said centerline 400.00 feet to the place of beginning, containing 4.08 acres of land as surveyed Oct. 1949 by Richard Sperry, be the same more or less.

Parcel No.: 21-114800

Deed Reference: OR Book 1804, Page 2266, Recorded on 9/19/2006

Said Premises Located at: 10375 MAYFIELD ROAD, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$255,000.00) and cannot be sold for less than two-thirds of that amount (\$170,000.00). 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

Daniel A. Cox, attorney
Oct22-29 Nov5, 2009

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

Case No. 09-F-000242

The State of Ohio, County of Geauga, ss:

CITIZENS BANK, F.K.A., REPUBLIC BANK, Plaintiff vs. JEFFREY R. HOVINEN, 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 19th day of November, 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 Sublot No. 39 in Red Raider Trails Subdivision and Red Raider Trails Subdivision amended of part of Original Russell Township Lots No. 4, 5, and 6, Tract No. 1 and part of Lots No. 1, 10 and 11, Tract No. 2 Section No. 14 as shown by the recorded plat in Volume 12, Page 65 and amended in Volume 13, Page 47 of Geauga County Records.

Be the same more or less, but subject to all legal highways.

Parcel Number: 26-195767

Prior Deed Reference: Volume 1271, Page 802 Said Premises Located at: 8735 GALLOWAY TRAIL, RUSSELL TOWNSHIP, OH.

Said Premises appraised at (\$450,000.00) and cannot be sold for less than two-thirds of that amount (\$300,000.00). 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

Phillip C. Barragate, attorney
Oct22-29 Nov5, 2009

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

Case No. 09-F-000323

The State of Ohio, County of Geauga, ss:

BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST SERIES 2003-BC2, Plaintiff vs. JOHN JOSEPH BUNTURA, 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 19th day of November, 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:

Known as Sublot No. 90 of Tabor Subdivision situated in Original Lot 3 in Tract 3, Auburn Township, Geauga County, Ohio as shown by the recorded plat of said Subdivision in Plat Book 3 at Pages 7 and 8 Geauga County Map Records.

Said Sublot No. 90 having a frontage of 95 feet on the Westerly margin of Quinn Road; a frontage of 180.77 feet on the Northerly margin of Broadway Drive; is 104.42 feet on the Westerly side and 185.65 feet on the Northerly side, as appears by said plat, be the same more or less, but subject to all legal highways.

This property is subject to restrictions of record found in Warranty Deed recorded at Volume 221, Page 483, Geauga County Records, December 9, 1946.

Parcel No.: 01-010000

Prior Deed Reference: Volume 512, Page 306 Said Premises Located at: 18780 QUINN ROAD, AUBURN TOWNSHIP, OH.

Said Premises appraised at (\$110,000.00) and cannot be sold for less than two-thirds of that amount (\$73,334.00). 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

Elizabeth A. Carullo, attorney
Oct22-29 Nov5, 2009

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

Case No. 09-F-000443

The State of Ohio, County of Geauga, ss:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff vs. MICHAEL S. UNDERWOOD, 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 19th day of November, 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 being described in deed dated 8/28/1991 and recorded 9/18/1991 in Book 882 Page 982 among the land records of the County and State set forth above, and referenced as follows: Known as sublot no. 7 of the Peppermill Chase Subdivision No. 1 as recorded in Volume 19, Page 81, Re-Recorded in Volume 19, Page 98, of the Geauga County Records.

Parcel No.: 02-419813

Said Premises Located at: 8620 PEPPER-MILL RUN, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$360,000.00) and cannot be sold for less than two-thirds of that amount (\$240,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

TERMS OF SALE: "Cash if Purchase Price is \$

extinguished by the sale, and purchasers of any such real property are urged to search the Federal Tax Lien index that is kept by the County Recorder to determine if notice of a federal tax lien has been filed with respect to any such real property.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Bridey Matheney, attorney
Oct22-29 Nov5, 2009

THIRD NOTICE

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

Case No. 06-F-000595

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., Plaintiff vs. DINO T. MESSINA, 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 5th day of November, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Newbury to-wit:

Situated in the Township of Newbury, County of Geauga and State of Ohio; and known as being part of Original Newbury Township Lot 28, Tract 1 and bounded and described as follows:

Beginning at an iron pin set in the center line of Bass Lake Road (60 feet wide) which bears south 28 degs. 19' 40" west 604.87 feet, measured along said center line from an iron pin in the northerly line of Newbury Township Lot 28; thence south 00 degs. 36' 20" east along the centerline of Bass Lake Road, a distance of 208.50 feet to the principal place of beginning of the land here intended to be described; thence continuing south 00 degs. 36' 20" east along the centerline of Bass Lake Road, a distance of 250.00 feet to the northwesterly corner of land conveyed to Frank Damanti Builders by deed recorded in Volume 553, Page 878 of Geauga County Deed Records; thence north 88 degs. 14' 00" east along the northerly line of land so conveyed to Frank Damanti Builders, passing through an iron pipe found in the easterly line of Bass Lake Road and along the northerly line of land conveyed to M. and S. Dittrick by deed recorded in Volume 532, Page 826 of Geauga County Deed Records a total distance of 1037.64 feet to an iron pin set; thence north 00 degs. 36' 20" west a distance of 250.00 feet to an iron pin set; thence south 88 degs. 14' 00" west, passing through an iron pin set in the easterly line of Bass Lake Road, a total distance of 1037.64 feet to the principal place of beginning and containing 5.954 acres of land according to the survey of September 1973 by Braun, Prenosil & Associates, be the same more or less, but subject to all legal highways.

Parcel Number: 23-063000
Prior Deed Reference: Vol. 1338, Page 260
Said Premises Located at: 13599 BASS LAKE ROAD, NEWBURY 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

Melanie D. Butler, attorney
Oct8-15-22, 2009

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

Case No. 08-F-000254

The State of Ohio, County of Geauga, ss:
CHASE HOME FINANCE, LLC, Plaintiff vs. CATHY BUSSER, 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 5th day of November, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Munson to-wit:

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

And known as being part of Lot No. 16, of Tract No. 3 within the said Township, and described as follows:

Beginning in the centerline of Butternut Road at a point which is N. 40 deg. 45' 50" W. 10.00 feet, along the said centerline, from the Northwesterly corner of land conveyed to Shirley A. Sedivy by Deed recorded in Volume 524, Page 598 of the Geauga County Records of Deeds; thence No. 49 deg. 14' 04" E. 484.04 feet to an iron pipe; thence No. 60 deg. 14' 03" W. 667.87 feet to an iron pipe; thence S. 00 deg. 30' 37" E. 750.76 feet to an iron pipe in the Northerly line of land conveyed to Fred Putzbach and Esther Williams by Deed recorded in Volume 233, Page 413 of the aforesaid records of deeds; thence N. 78 deg. 28' 23" E. along the said Northerly line 1189.08 feet to an iron pipe in the Westerly line of Parcel No. 2 as conveyed to Ellacott Shaker Motors, Inc., by Deed recorded in Volume 515, Page 1043 of the aforesaid records of deeds, said Westerly line also being the Easterly line of Lot No. 16 and the Westerly line of Lot No. 15; thence No. 01 deg. 15; 44" W. along the said lot line and the Westerly line of said Ellacott Shaker Motors, Inc. and the Westerly line of land conveyed to the Sisters of Notre Dame by Deed recorded in Volume 316, Page 585 of the aforesaid records, 341.54 feet to an iron pipe; thence S. 81 deg. 45' 56" W. 1163.24 feet to an iron pipe; thence N. 00 deg. 30' 37" W. 350.90 feet to an iron pipe; Thence S. 83 deg. 19' 45" W. 10.96 feet to an iron pipe; thence S. 60 deg. 14' 03" W. 674.63 feet; thence S. 49 deg. 14' 04" W. 485.00 feet to the center line of Butternut Road; thence S. 40 deg. 45' 56" E. along said centerline 10.00 feet to the place of beginning, contained 10.418 acres as surveyed by Lawrence Wilson, registered Surveyor No. 5807 April 1972. Be the same more or less, but subject to all legal highways.

Parcel No.: 21-106700
Prior Instrument Reference: Volume 1805, Page 806

Said Premises Located at: 10642 BUTTERNUT ROAD, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$230,000.00) and cannot be sold for less than two-thirds of that amount (\$153,334.00). 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

Joshua J. Epling, attorney
Oct8-15-22, 2009

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

Case No. 08-F-000333

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., Plaintiff vs. CHARLES H. OSBORN, 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 5th day of November, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Huntsburg to-wit:

Situated in the Township of Huntsburg, County of Geauga and State of Ohio: And known as part of Lot No. 46 in said township and bounded and described as follows:

Beginning at the south-west corner of land in said lot No. 26 owned by O.M. Barnes; thence running east to the west line of land formerly owned by A. DeMoody; now owned by Julie Evans; thence south on said Evan's west line 65 feet to a stake; thence west to a west lot line and north and south highway, thence north 65 feet to the place of beginning. Containing about 36 rods of land, plus a strip 20 feet front on said highway and running parallel with the south line of said F.D. Fisher land, and the entire length of same, containing .26 acres of land more or less as set forth on the Geauga County auditor's tax duplicate.

Permanent Parcel Number: 16-068600
Prior Deed Reference: Volume 1264, Page 332
Said Premises Located at: 12391 MADISON ROAD, HUNTSBURG TOWNSHIP, OH.

Said Premises appraised at (\$65,000.00) and cannot be sold for less than two-thirds of that amount (\$43,334.00). 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

Brian L. Bly, attorney
Oct8-15-22, 2009

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

Case No. 08-F-000419

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-3 ASSET-BACKED CERTIFICATES, SERIES 2005-3, Plaintiff vs. LAURA JONES, AKA LAURA W. JONES, AKA LAURA D. JONES, 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 5th day of November, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Newbury to-wit:

Parcel 1
Situated in the Township of Newbury, County of Geauga and State of Ohio, and known as being part of original Newbury Township Lot No. 35, Tract Three, and bounded and described as follows:

Beginning in the centerline of Snow Road (60 feet wide) at the Northeastern corner of land described in deed to S. Rose and recorded in Volume 821, Page 334 of Geauga County Deed Records; Thence South 83° 00' 00" East, along the centerline of Snow Road, a distance of 161.72 feet; Thence South 7° 00' 00" West, a distance of 30.00 feet to an iron pin set in the Southerly line of Snow Road; Thence Southeastern along a curved line deflecting to the right, said curved line having a radius of 40.00 feet, a chord which bears South 38° 00' 00" East 56.57 feet, an arc distance of 62.83 feet to an iron pin set at a point of tangency; Thence South 7° 00' 00" West, a distance of 362.77 feet to an iron pin set; Thence North 83° 00' 00" West, a distance of 277.70 feet to an iron pin set in an Easterly line of land described in deed to R. & M. Moodie and recorded in Volume 732, Page 647 of Geauga County Deed Records; Thence North 6° 07' 43" East, along an Easterly line of land so described in deed to R. & M. Moodie, a distance of 81.63 feet to an iron pipe found at a Northeastern corner thereof and in the Southerly line of land described in deed to S. Rose as aforesaid; Thence South 83° 01' 15" East, along the southerly line of land so described in deed to S. Rose, a distance of 77.44 feet to an iron pin at the Southeastern corner thereof; Thence North 6° 57' 55" East, along the Easterly line of land so described in Deed to S. Rose, passing through an iron pipe found in the Southerly line of Snow Road, a total distance of 351.12 feet to the place of beginning, and containing 2.000 Acres of land exclusive of 0.111 Acres within the right-of-way limits of Snow Road, according to the survey of July 1981 by Braun-Prenosil Associates, Inc., be the same more or less, but subject to all legal highways.

Parcel 2
Situated in the Township of Newbury, County of Geauga and State of Ohio, and known as being part of original Newbury Township Lot No. 35, Tract Three, and bounded and described as follows:

Beginning in the center line of Snow Road (60 feet wide) at the Northwesterly corner of land described in deed to L.R. & B.M. Rogers and recorded in Volume 679, Page 1008 of Geauga County Records; Thence South 3° 57' 20" West, along the Westerly line of land so described in deed to L.R. & B.M. Rogers, passing through an iron pipe at 30.66 feet, a total distance of 438.90 feet to an iron pin set; Thence North 83° 00' 00" West a distance of 225.03 feet to an iron pin set; Thence North 7° 00' 00" East a distance of 368.38 feet to an iron pin set at a point of curvature; Thence Northeastern along a curved line deflecting to the right having a radius of 40.00 feet, a chord which bears North 52° 00' 00" East 56.57 feet, an arc distance of 62.83 feet to an iron pin set in the Southerly line of Snow Road; Thence North 7° 00' 00" East a distance of 30.00 feet to the center line of Snow Road; Thence South 83° 00' 00" East, along the center line of Snow Road a distance of 161.72 feet to the place of beginning and containing 2.000 Acres of land exclusive of 0.112 Acres which lies within the right-of-way

limits of Snow Road, according to the survey of July 1981 by Braun-Prenosil Associates, Inc., be the same more or less, but subject to all legal highways.

Parcel 3
Situated in the Township of Newbury, County of Geauga and State of Ohio, and known as being part of Original Newbury Township Lot No. 35, Tract Three, and bounded and described as follows:

Beginning in the centerline of Snow Road (60 feet wide) at a point which is distant South 83° 00' 00" East, 161.72 feet as measured along said centerline from the Northeastern corner of land as described in deed to S. Rose as recorded in Vol. 821, Pg. 334 of Geauga County Records; Thence continuing South 83° 00' 00" East, along the centerline of said Snow Road a distance of 140.00 feet; Thence South 07° 00' 00" West a distance of 30.00 feet to an iron pin set in the Southerly line of Snow Road; Thence Southwestern along a curved line deflecting to the left, said curved line having a radius of 40.00 feet, a chord which bears South 52° 00' 00" West, 56.57 feet an arc distance of 62.83 feet to an iron pin set at a point of tangency; Thence South 07° 00' 00" West a distance of 604.76 to an iron pin set; Thence South 62° 44' 23" West a distance of 116.00 feet to an iron pin set; Thence South 14° 24' 19" East a distance of 30.48 feet to an iron pin set; Thence South 76° 25' 03" East a distance of 254.99 feet to an iron pin set; Thence South 21° 37' 58" East a distance of 136.19 feet to an iron pin set; Thence South 06° 07' 43" West a distance of 432.82 feet to an iron pin set in the Southerly line of original Lot 35; Thence North 85° 20' 23" West, along the Southerly line of original Lot 35, a distance of 564.27 feet to the Southeastern corner of land as described in deed to R. & M. Moodie as recorded in Vol. 732, Pg. 847 of Geauga County Records; Thence North 06° 07' 43" East, along the Easterly line of said R. & M. Moodie land, a distance of 940.35 feet to an iron pin set; Thence South 83° 00' 00" East a distance of 277.70 feet to an iron pin set; Thence North 07° 00' 00" East a distance of 362.77 feet to a point of curvature; Thence Northwestern along a curved line deflecting to the left, said curved line having a radius of 40.00 feet, a chord which bears North 38° 00' 00" West, 56.57 feet, an arc distance of 62.83 feet to an iron pin set in the Southerly line of said Snow Road; Thence North 07° 00' 00" East a distance of 30.00 feet to the place of beginning and containing 10.489 acres of land exclusive of 0.096 acres which lie within the right-of-way limits of Snow Road, according to the survey of July 1981 and March 1991 by Braun-Prenosil be the same more or less, but subject to all legal highways.

Parcel 4
Situated in the Township of Newbury, County of Geauga and State of Ohio, and known as being part of original Newbury Township Lot No. 34 & 35; Tract Three, and bounded and described as follows:

Beginning in the Southerly line of original Lot No. 34, distance North 85° 20' 23" West, as measured along the Southerly line of original lot 34, 465.61 feet from an iron pipe in the centerline of Valley Road (60 feet wide) being the Southwestern corner of land as described in deed to WFR Limited, Inc. and recorded in Vol. 866, Page 831 of Geauga County Records; Thence continuing North 85° 20' 23" West, along the Southerly line of original Lot No. 34 and original Lot 35, a distance of 572.70 feet to an iron pin set; Thence North 06° 07' 43" East, a distance of 432.82 feet to an iron pin set; Thence North 21° 37' 58" West a distance of 136.19 feet to an iron pin set; Thence North 76° 25' 03" West a distance of 254.99 feet to an iron pin set; Thence North 14° 24' 19" West a distance of 30.48 feet to an iron pin set; Thence North 62° 44' 23" East a distance of 116.00 feet to an iron pin set; North 7° 00' 00" East a distance of 236.38 feet to an iron pin set; Thence South 83° 00' 00" East a distance of 225.03 feet to an iron pin set in the Westerly line of land as described in deed to L.R. & B.M. Rogers as recorded in Volume 679, Page 1008 of Geauga County Records; Thence South 03° 57' 20" West, along the Westerly line of said L.R. & B.M. Rogers land, a distance of 39.85 feet to an iron pipe found at the corner therein; Thence South 83° 00' 00" East, along the Southerly line of said L.R. & B.M. Rogers land, a distance of 220.07 feet to its Southeastern corner; Thence North 03° 57' 20" East, along the Easterly line of said L.R. & B.M. Rogers land, a distance of 148.71 feet to the Southwestern corner of land as described in deed to E. & S.A. King as recorded in Vol. 749, Pg. 1164 of Geauga County Records; Thence South 83° 00' 00" East, along the Southerly line of said E. & S.A. King land, a distance of 380.16 feet to the Northwesterly corner of land as described in deed to S.A. and E. King Jr. as recorded in Vol. 719, Pg. 1215 of Geauga County Records; Thence South 04° 19' 00" West, along the Westerly line of said S.A. and E. King Jr. land, and the Westerly line of land as described in deed to E. & S. King Jr. as recorded in Vol. 719, Pg. 1213, a total distance of 528.73 feet to an iron pin found in the Northerly line of land as described in deed to O. & L. Holohan as recorded in Vol. 826, Pg. 1023 of Geauga County Records; Thence North 83°03' 54" West along the Northerly line of said O. & L. Holohan land, a distance of 53.57' to an iron pin set in the Northwesterly corner thereof; Thence South 04° 19' 00" West, along the Westerly line of said O. & L. Holohan land, a distance of 409.32 feet to the Southwestern corner thereof; said corner also being the Northwesterly corner of said WFR Limited, Inc., land aforementioned; Thence South 04° 19' 00" West, along the Westerly line of said WFR Limited, Inc., land a distance of 60.00 feet to the place of beginning and containing 14.887 Acres of land, according to the surveys of July 1981 and March 1991 by Braun-Prenosil Assoc. Inc., be the same more or less, but subject to all legal highways.

Parcel 5
Situated in the Township of Newbury, County of Geauga and State of Ohio and known as being part of Original Newbury Township Lot No. 34, Tract Three, and bounded and described as follows:

Beginning at an iron pipe in the centerline of Valley Road (60 feet wide) at its intersection with the Southerly line of said Original Lot No. 34, said line also known as being the Southerly line of Newbury Township; Thence North 85° 20' 23" West, along said township line, a distance of 465.61 feet to Southeastern corner of land as described in deed to WFR Limited, Inc., and recorded in Vol. 864, Page 633, of Geauga County Records; Thence North 04° 19' 00" East, along an Easterly line of said WFR Limited, Inc. land, a distance of 60.00 feet; Thence South 85° 20' 23" East, parallel with the Southerly line of Newbury Township, a distance of 465.61 feet to the centerline of Valley Road; Thence South 04° 19' 00" West, along the centerline of Valley Road, a distance of 60.00 feet to the place of beginning and containing 0.600 acres of land exclusive of 0.041 acres within the right-of-way limits of Valley Road, according to the survey of July 1981 by Braun-Prenosil Assoc. Inc., be the same more or less, but subject to all legal highways.

Parcel No.: 23-139500; 23-139310; 23-139400; 23-139300; 23-385359

Prior Instrument Reference: Book 1777, Page 976

Said Premises Located at: 12175 SNOW ROAD, NEWBURY TOWNSHIP, OH.

Said Premises appraised at (\$300,000.00) and cannot be sold for less than two-thirds of that amount (\$200,000.00). 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

Matthew A. Taulbee, attorney
Oct8-15-22, 2009

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

Case No. 08-F-000701

The State of Ohio, County of Geauga, ss:
JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR1, Plaintiff vs. SCOTT D. SHARP, 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 5th day of November, 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 Hamdben to-wit:

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

And Known as being Sublot No. 11 in the Sugarbush Woods Subdivision, as shown by the recorded Plat in Volume 37 of Maps, Page 84 of Geauga County Records, as appears by said Plat.

Property Address: 14840 Crimson King Trail, Chardon, OH 44024

Parcel No: 15-102497
Prior Deed Reference: O.R. Vol. 1757 Page 1508

Said Premises Located at: 14840 CRIMSON KING TRAIL, HAMB DEN TOWNSHIP, OH.

Said Premises appraised at (\$285,000.00) and cannot be sold for less than two-thirds of that amount (\$190,000.00). 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
Oct8-15-22, 2009

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

Case No. 08-F-000835

The State of Ohio, County of Geauga, ss:
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF AMERQUEST MORTGAGE SECURITIES INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-R7, Plaintiff vs. LAURA L. STEINGASS, 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 5th day of November, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Huntsburg to-wit:

Parcel 1:
Situated in the Township of Huntsburg, County of Geauga and State of Ohio, and known as being part of Lot No. 22 in said Township, bounded and described as follows:

Beginning at a point in the centerline of Pioneer Road, 482.00 feet Due East of an iron pin at the intersection of the centerline of Pioneer Road and the centerline of Princeton Road; Thence Due East, 257.00 feet along the centerline of Pioneer Road to a point; Thence Due South, passing over an iron pin at 30 feet, a distance of 491.26 feet to an iron pin; Thence S. 86 degrees 03' 01" West 257.61 feet along the North line of 5.240 acre parcel to an iron pin at the Southeast corner of lands conveyed to J.A. and B.L. Schlevenski; Thence Due North, passing over an iron pin at 479.00 feet, a distance of 509.00 feet to the place of beginning and containing within the above described bounds, 2.951 acres of land.

The above description was prepared from a survey of the premises made by James R. Allen, Registered Surveyor No. 4616 on June 17, 1992.

Parcel 2:
Situated in the Township of Huntsburg, County of Geauga and State of Ohio and bounded as follows; Being part of Lots Nos. 21 and 22 in said Township and bounded; On the North by lot line of said Lots Nos. 21 and 22; On the East by the lot line of Lot No. 22; On the South by lands of D.M. Morehouse and land of A.B. and M.A. Knapp; On the West by the West line of Lot No. 21; Containing about 106 acres.

Also, and the piece of land in Lot No. 40 in said Township being about 8 acres in the Southwest corner of said Lot bounded on the West and South by the lot lines of said Lot No. 40 and on the North by land of Mary E. Dubois et al., and land of B.F. and A. Thompson and on the East by land of said Mary E. Dubois et al.

Being all of the property recorded in Volume 156, Page 480 Geauga County Records of Deeds. Excepting and Reserving 66.88 acres deeded to the City of Akron, December 19, 1929, recorded in Volume 184, Page 578 Geauga County Records of Deeds, and being more fully described as follows:

Situated in the Township of Huntsburg, County of Geauga and State of Ohio, and known as, Parcel Number One, Being part of Lot #21 in said Township bounded and described as follows: On the North, East and West, by the lot lines of said lot and the South by part of said lot formerly owned by C.N. Moss, now or formerly owned by D.W. Morehouse and also by part of said lot formerly owned by R. Amas, now or formerly owned by M. Knapp, containing about 59 acres of land.

Parcel Number Two, being part of lot #40, in said Township, bounded and described as follows; Beginning at the Southwest corner of said Lot No. 40; Thence running North on the Township line between Huntsburg and Clarion Townships to the Northeast corner of land or formerly owned by William H. Carver; Thence East 7.56 chains; Thence South to the line;

Thence West to the place of beginning, containing 7.88 acres of land, being the same parcel conveyed by William H. Carver and Rhoda E. Carver, his wife, to Mary E. Moss by Warranty Deed dated September 1st, 1881, and recorded in Volume 65, Page 465 of Record's of Deeds of Geauga County.

Making a total in both parcels of about 66.88 acres of land, which it is hereby intended to convey.

be the same more or less, but subject to all legal highways.

Further Excepting:
5.00 acres conveyed to J.A. and B.L. Schlevenski on September 30, 1982 and recorded in Volume 690, Page 31 of Geauga County Records, and being more fully described as follows:

Situated in the Township of Huntsburg, County of Geauga and State of Ohio and known as being part of Original Huntsburg Township Lot No. 22, being further bounded and described as follows:

Beginning in the centerline of Pioneer Road, 60 feet wide, with the centerline of Princeton Road, 60 feet wide, said centerline of Pioneer Road also being the Northerly line of Original Lot No. 22, being the principal place of beginning of the parcel of land described herein; Thence Easterly along the centerline of said Pioneer Road, about 482 feet to a point; Thence Southerly at rectangular measurement to the centerline of said pioneer road, about 509 feet to a point; Thence Westerly and parallel to the centerline of said Pioneer Road about 436 feet to the centerline of said Princeton Road; Thence Northerly along the centerline of said Princeton Road about 541 feet to the principal place of beginning, containing five acres.

be the same more or less, but subject to all legal highways.

Further Excepting:
13.611 acres conveyed to W.W. and S.J. Mullett on August 7, 1992 and recorded in Volume 911, Page 1055 of Geauga County Records, and being more fully described as follows:

Situated in the Township of Huntsburg, County of Geauga and State of Ohio and known as being part of Lot No. 22 in said Township, bounded and described as follows:

Beginning at a point in the centerline of Pioneer Road, 739.00 feet due East of the intersection of the centerline of Pioneer Road and Princeton Road; Thence due East, 700.00 feet along the centerline of Pioneer Road to a point; Thence due South passing over an iron pin at 30 feet, a distance of 847.00 feet to an iron pin; Thence due West, 700.00 feet along the North line of lands conveyed to J. and G. Fuduric by deed recorded in Volume 495, Page 2260, to an iron pin; Thence due North passing over an iron pin at 817.00 feet, a distance of 847.00 feet to the place of beginning, and containing within the above described bounds, 13.611 acres of land.

be the same more or less, but subject to all legal highways.

Further Excepting:
5.24 acres conveyed to D.E. Shipek and C.J. Walsh on June 16, 1993 and recorded in Volume 943, Page 659 of Geauga County Records, and being more fully described as follows:

Situated in the Township of Huntsburg, County of Geauga and State of Ohio and known as being part of Lot No. 22 in said Township, bounded and described as follows:

Beginning at a spike in the centerline of Princeton Road, South 4 deg. 15' 00" East 541.00 feet from the intersection of the centerline of Pioneer Road and Princeton Road; Thence North 86 deg. 03' 01" East along the Southerly line of land conveyed to J.A. and B.L. Schlevenski by deed recorded in Volume 690, Page 31 of Geauga County Records of Deeds, and extension thereof, a distance of 700.57 feet to an iron pin; Thence due South, 355.74 feet to an iron pin on the North line of land conveyed to J. and G. Fuduric by deed recorded in Volume 495, Page 260; Thence due West 676.06 feet along the North line of said Fuduric lands to a spike in the centerline of Princeton Road; Thence North 4 deg. 15' 00" West 308.33 feet along the centerline of said Road to the place of beginning, and containing within the above described bounds, 5.240 acres of land.

The above description was prepared from a survey of the premises by James R. Allen, Registered Surveyor No. 4616 on June 17, 1992.

be the same more or less, but subject to all legal highways.

Further Excepting the following described premises:

Situated in the Township of Huntsburg, County of Geauga and State of Ohio, and known as being part of Lot No. 22 in said Township, bounded and described as follows:

Beginning at a point in the centerline of Pioneer Road, 482.00 feet Due East of an iron pin at the intersection of the centerline of Pioneer Road and the centerline of Princeton Road; Thence Due East, 257.00 feet along the centerline of Pioneer Road to a point; Thence Due South, passing over an iron pin at 30 feet, a distance of 491.26 feet to an iron pin; Thence South 86 degrees 03' 01" West 257.61 feet along the North line of 5.240 acre parcel to an iron pin at the Southeast corner of lands conveyed to J.A. and B.L. Schlevenski; Thence Due North, passing over an iron pin at 479.00 feet, a distance of 509.00 feet to the place of beginning, and containing within the above described bounds, 2.951 acres of land.

The above description was prepared from a survey of the premises made by James R. Allen, Registered Surveyor No. 4616 on June 17, 1992.

be the same more or less, but subject to all legal highways.

Further excepting:
Situated in the Township of Huntsburg, County of Geauga and State of Ohio, and known as being part of Lot No. 22 in said Township, bounded and described as follows:

Beginning at a point in the centerline of Pioneer Road, 482.00 feet Due East of an iron pin at the intersection of the centerline of Pioneer Road and the centerline of Princeton Road; Thence Due East, 257.00 feet along the centerline of Pioneer Road to a point; Thence Due South, passing over an iron pin at 30 feet, a distance of 491.26 feet to an iron pin; Thence S. 86 degrees 03' 01" W. 257.61 feet along the north line of 5.240 acre parcel to an iron pin at the southeast corner of lands conveyed to J.A. and B.L. Schlevenski; Thence Due North, passing over an iron pin at 479.00 feet, a distance of 509.00 feet to the place of beginning, and containing within the above described bounds, 2.951 acres of land.

The above description was prepared from a survey of the premises made by James R. Allen, Registered Surveyor No. 4616 on June 17, 1992.

Deed Reference Number: dated October 14, 1993, filed October 19, 1993, recorded in Official Records Volume 957, Page 1336, as re-recorded on January 17, 2002, in Official Records Volume 1444, Page 652, Recorder's Office, Geauga County, Ohio

Permanent Parcel Number: 16-066900
Said Premises Located at: 12858 PRINCETON ROAD, HUNTSBURG TOWNSHIP, OH.

Said Premises appraised at (\$230,000.00) and cannot be sold for less than two-thirds of that amount (\$153,334.00). 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
Matthew J. Richardson, attorney
Oct8-15-22, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000865

The State of Ohio, County of Geauga, ss:

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-H1, Plaintiff vs. JACK R. 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 5th day of November, 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 a part of Section One, East Division and known as being Sublot No. 10 of Brookwood Subdivision as recorded in Volume 21, Page 60 of Geauga County Records of Plats, be the same more or less but subject to all legal highways.

Property Address: 11835 Tall Pines Drive Chardon, OH 44024
Parcel No: 21-176577

Prior Deed Reference: O.R. Vol. 1830, Pg. 1397

Said Premises Located at: 11835 TALL PINES DRIVE, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$360,000.00) and cannot be sold for less than two-thirds of that amount (\$240,000.00). 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
Maria Divita, attorney
Oct8-15-22, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000890

The State of Ohio, County of Geauga, ss:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2005-FFH4, ASSET-BACKED CERTIFICATES, SERIES 2005-FFH4, Plaintiff vs. JACK ROBERT 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 5th day of November, 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 a part of Section One, East Division and known as being Sublot No. 11 of Brookwood Subdivision as recorded in Volume 21, Page 60 of Geauga County Records of Plats, be the same more or less, but subject to all legal highways.

Parcel Number: 21-176578
Property Address: 11805 Tall Pines Drive, Chardon, OH 44024

Deed Reference Number: dated October 12, 2005, filed October 14, 2005, recorded in Official Records Volume 1777, Page 682, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 11805 TALL PINES DRIVE, MUNSON 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
Kyle E. Timken, attorney
Oct8-15-22, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001096

The State of Ohio, County of Geauga, ss:

BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT 2004-18CB, Plaintiff vs. HEIDI G. GREENWOOD, 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 5th day of November, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the City of Chardon to-wit:

The land referred to in this commitment, situated in the Village now known as City of Chardon, County of Geauga and State of Ohio, is described as follows:

Situated in the Village now known as City of Chardon, County of Geauga and State of Ohio: And known as being a part of Lot 130 in said Village now known as City and is bounded and described as follows:

Beginning in the centerline of North Street at the Southeasterly corner of land conveyed to H. & E. Pildner by deed recorded in Volume 237, Page 376 Geauga County Records of Deeds; Thence along the centerline of said North Street, South 27 deg. 30' East a distance of 209.1 feet to a point; Thence by a line which bears South 85 deg. 55' 10" West a distance of 310.93 feet to an iron pipe stake; Thence by a line which bears North 8 deg. 43' 40" West a distance of 222.63 feet to an iron pipe stake in the Southerly line of land of said Pildner; Thence along the Southerly line of land of said Pildner,

South 87 deg. 07' East (passing through an iron pipe stake at 209.17 feet) a distance of 247.69 feet to the place of beginning and containing 1.305 acres of land as surveyed and described by Fullerton, Kerr and Associates, Registered Engineers and Surveyors. Be the same more or less, but subject to all legal highways.

Save and except the following:
Situated in the Village of Chardon now known as City, County of Geauga and State of Ohio being part of Original Village Lot No. 130 within said Village and further described as follows:

Beginning in the centerline of North Street at a Northeast corner of land conveyed to the Bridgewater Development, Inc., by deed recorded in Volume 1008, Page 538 of the Geauga County Records of Deeds; Thence South 85 deg. 55' 00" West along the North line of the said Bridgewater Development, Inc., land, passing through an iron pipe found at 32.69 feet, a distance of 310.11 feet to an iron pin found at an angle point; Thence North 08 deg. 43' 50" West along an Easterly line of the said Bridgewater Development, Inc., land a distance of 15.00 feet to a point; Thence North 89 deg. 28' 20" East a distance of 28.50 feet to a point; Thence North 60 deg. 04' 40" East a distance of 50.00 feet to a point; Thence North 58 deg. 41' 30" East a distance of 78.65 feet to a point; Thence North 65 deg. 00' 00" East a distance of 96.00 feet to a point in the West margin of North Street; Thence North 87 deg. 00' 00" East a distance of 32.97 feet to a point in the centerline of North Street; Thence South 27 deg. 30' 00" East along the centerline of North Street a distance of 114.00 feet to the place of beginning, containing within said bounds 0.434 acres of land, 3430.2 square feet being the area within the road right-of-way and 15477.6 square feet being the area outside of the road right-of-way as surveyed by J. Arthur Temple, Ohio Registered Surveyor OR No. 4761 dated April 10, 1995.

Parcel No. 10-000400
Deed No. 200400695814 Volume 1731 Page 2961

Said Premises Located at: 435 NORTH STREET, CITY OF CHARDON, OH.

Said Premises appraised at (\$210,000.00) and cannot be sold for less than two-thirds of that amount (\$140,000.00). 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
Daniel A. Cox, attorney
Oct8-15-22, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001246

The State of Ohio, County of Geauga, ss:

U.S. BANK N.A., AS TRUSTEE ON BEHALF OF ADJUSTABLE RATE MORTGAGE TRUST 2005-11 ADJUSTABLE RATE MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-11, Plaintiff vs. LINDSAY KORBONITS, 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 5th day of November, 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 being a part of Original Lot 1, Section No. 15, Tract No. 1, within said township and described as follows: Beginning at a point in the center line of Watt Road, so called and a distance of 380.00 feet Southerly (along the said Watt Road center line) from its intersection with the center line of Dines Corner Road, so called; thence South 85 deg. 36' East, and thru an iron pipe 25.00 feet therefrom, a total distance of 343.95 feet to an iron pipe; thence South 4 deg. West, a distance of 253.35 feet to an iron pipe; thence North 85 deg. 36' West, a distance of 343.95 feet to the said Watt Road center line, and thru an iron pipe 25.00 feet therefrom; thence North 4 deg. East, along the said road center line, a distance of 253.35 feet to the place of beginning, and containing two (2) acres, according to the survey of F.R. Zethmayr, May, 1941, being a parcel of land from near North Westerly corner of lands (Parcel No. 4) conveyed Dec. 13, 1933 to Elizabeth B. Boswell et al by deed recorded at Vol. 192, Page 182 of Geauga County Records of Deeds.

Parcel No.: 26-002800
Said Premises Located at: 14335 WATT ROAD, RUSSELL 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
Jeffrey R. Jinkens, attorney
Oct8-15-22, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001252

The State of Ohio, County of Geauga, ss:

HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR HOME EQUITY LOAN TRUST SERIES ACE 2005-HE7, Plaintiff vs. KATHY DAINA, AKA KATHY S. DAINA, AKA KATHY S. BAKER, 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 5th day of November, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the City of Chardon to-wit:

Situated in the City of Chardon, County of Geauga and State of Ohio:

And known as being part of Lot No. 117, and further described as follows:

Beginning at a point at the intersection of the easterly line of Lot No. 117, and the northerly line of North Hambden Street; thence westerly along the northerly line of North Hambden Street 150 feet to an iron pipe, which is the southeasterly corner of parcel No. 4 and principal Place of Beginning, thence Northerly 207 feet parallel to the easterly line of Lot No. 117 to an iron pipe; thence Westerly parallel to the

northerly line of North Hambden Street, 65 feet to an iron pipe; thence Southerly parallel to the easterly line of Lot No. 117, 207 feet to an iron pipe and the northerly line of North Hambden Street; thence Easterly along the Northerly line of North Hambden Street 65 feet to the Principal Place of Beginning, containing 0.3088 acres of land, according to the survey of W.B. Holland engineering Co., Chagrin Falls, Ohio. Be the same more or less, but subject to all legal highways.

Also another Parcel:
Situated in the City of Chardon, County of Geauga and State of Ohio, being part of Lot 117 within said City and bounded and described as follows:

Beginning at an iron pipe at the northwesterly corner of land conveyed to Kenneth R. and Margaret Ashba by deed recorded in Volume 251, Page 576 of Geauga County Record of Deeds; thence South 3 deg. 35 min. West along the westerly line of the said Ashba's land to the northeasterly corner of land conveyed to Wayne R. and Brenadette Ashba's M. Rought by deed record in Volume 296, Page 628 of the Geauga County Record of Deeds; thence Westerly along the northerly line of the said Rought's land 65 feet to the northwesterly corner thereof; thence No. 3 deg. 35 min. East parallel to the westerly line of the aforesaid Ashba's land to a point in the southerly line of land conveyed to P. Speck by deed recorded in Volume 260, Page 467 of the Geauga County Records of Deeds; thence Easterly along the southerly line of said Speck land 65 feet to the place of Beginning, containing about 0.268 acres, be the same more or less, but subject to all legal highways.

Parcel No: 10-061950 and 10-061951
Prior Deed Reference: O.R. Volume 1742 Page 204-205.

Said Premises Located at: 409 NORTH HAMB DEN STREET, CITY OF CHARDON, OH.

Said Premises appraised at (\$80,000.00) and cannot be sold for less than two-thirds of that amount (\$53,334.00). 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
Jeffrey A. Tobo, attorney
Oct8-15-22, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001330

The State of Ohio, County of Geauga, ss:

CHASE HOME FINANCE, LLC, Plaintiff vs. CHRISTOPHER J. MURRAY, 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 5th day of November, 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 Sublot No. 14 in Brookhaven Estates Subdivision of part of Original Township Lots No. 27 and 30 Section 13 Tract 2 as shown by the recorded plat in Volume 27 of Maps, Pages 28, 29 and 30 Geauga County Records be the same more or less.

Parcel No. 06-120502
Prior Deed Ref: OR Book 1518, Page 1162
Said Premises Located at: 12170 CATALPA DRIVE, CHARDON TOWNSHIP, OH.

Said Premises appraised at (\$315,000.00) and cannot be sold for less than two-thirds of that amount (\$210,000.00). 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
Oct8-15-22, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001407

The State of Ohio, County of Geauga, ss:

CITIMORTGAGE, INC., Plaintiff vs. SHANE H. DELONG, 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 5th day of November, 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:

Land situated in the Township of Montville in the County of Geauga and State of OH.

Situated in the Township of Montville, County of Geauga and State of Ohio, being part of Section No. 4 within said Township and further described as follows: Beginning in the centerline of Leggett Road at the Southeast corner of land conveyed to J.L. Veloski and L.A. Lambert by deed recorded in Volume 904, Page 4 of the Geauga County Records of Deeds; Thence North 00 degrees 32 minutes 08 seconds East along the East line of the said Veloski/Lambert land, passing through an iron pipe found at 30.22 feet, and along the East line of land conveyed to G. and P. Cantrell by deed recorded in Volume 672, Page 552 of the Geauga County Records of Deeds, a total distance of 1515.15 feet to an iron pin set at the Southwest corner of land conveyed to Scott Ferry by deed recorded in Volume 1096, Page 809 of the Geauga County Records of Deeds; Thence South 89 degrees 51 minutes 40 seconds East along the South line of the said Scott Ferry Land and along the South Line of land conveyed to Scott Ferry Construction Company by deed recorded in Volume 1103, Page 176 of the Geauga County Records of Deeds, a distance of 848.42 feet to an iron pin found at the Northwest corner of land conveyed to A.E. Twanogowski by deed recorded in Volume 872, Page 661 of the Geauga County Records of Deeds; Thence South 00 degrees 18 minutes 04 seconds West along the West line of said Twanogowski land and along the West line of land conveyed to J.A. Hrouda by deed recorded in Volume 611, Page 435 of the Geauga County Records of Deeds, a distance of 1515.12 feet to the center line of Leggett Road, passing through an iron pipe found 29.84 feet therefrom; Thence North 89 degrees 51 minutes 40 seconds West along the center line of Leggett

Road, a distance of 854.62 feet to the place of beginning, containing within said bounds 29.617 acres of land, according to the survey of J. Arthur Temple, Ohio Registered Surveyor No. 4761 dated October, 1996.

Property Address: 17096 Leggett Road, Montville, OH 44064
Parcel No.: 20-032600
Prior Deed Reference: O.R. Volume 1749, Page 2135.

Said Premises Located at: 17096 LEGGETT ROAD, MONTVILLE TOWNSHIP, OH.

Said Premises appraised at (\$200,000.00) and cannot be sold for less than two-thirds of that amount (\$133,334.00). 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

Patricia K. Block, attorney
Oct8-15-22, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001438

The State of Ohio, County of Geauga, ss:
GMAC MORTGAGE, LLC, Plaintiff vs. ALAN K. WARD, II, 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 5th day of November, 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 Troy to-wit:

Situated in the Township of Troy, County of Geauga and State of Ohio: And known as being Section No. 5 in said Township: Commencing at a point where the highway from Parkman Village to Hiram Rapids intersects the highways from Burton to Garrettsville; Thence South 149 feet; Thence West parallel with the highway from Parkman Village to Hiram Rapids 70 feet; Thence North parallel with the highway from Burton to Garrettsville 149 feet to the center of highway from Parkman Village to Hiram Rapids; Thence East to the place of beginning, containing 10,430 square feet of land, be the same more or less, but subject to all legal highways.

Parcel Number: 32-029550
Deed Reference Number: dated September 7, 2006, filed September 21, 2006, recorded in Official Records Volume 1804, Page 2822, Recorder's Office, Geauga County, Ohio
Said Premises Located at: 19032 MUMFORD ROAD, TROY TOWNSHIP, OH.

Said Premises appraised at (\$65,000.00) and cannot be sold for less than two-thirds of that amount (\$43,334.00). 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

Kevin L. Williams, attorney
Oct8-15-22, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000196

The State of Ohio, County of Geauga, ss:
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2005 MASTR ASSET-BACKED SECURITIES TRUST 2005-FRE1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-FRE1, Plaintiff vs. MICHAEL D. BOLANEY, 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 5th day of November, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Hambden to-wit:

Situated in the Township of Hambden, County of Geauga and State of Ohio;
And known as being Sublot 4C of the Zikursh Subdivision, a Re-Subdivision of Sublot 4, of the Zikursh Subdivision, as shown by the Original recorded plat in Volume 25, Page 108, said Resubdivision recorded in Plat Volume 28, Page 94 and 95 of Geauga County Records.

Parcel Number: 15-102227
Deed Reference Number: dated May 25, 2006, filed June 8, 2006, recorded in Official Records Volume 1796, Page 1198, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 8523 OLD STATE ROAD, HAMB DEN TOWNSHIP, 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

Matthew J. Richardson, attorney
Oct8-15-22, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000281

The State of Ohio, County of Geauga, ss:
RBS CITIZENS, N.A., ETC., Plaintiff vs. THOMAS W. LANE, JR., ET AL., Defendant

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 5th day of November, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Claridon to-wit:

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot No. 3, Section 7, East survey within said township and further described as follows:

Beginning in the centerline of Mayfield Road (U.S. Route 322) at a point which is South 89 degrees 00' East along said centerline a distance of 621.54 feet from the Northeast corner

of land conveyed to B. Ladd by deed recorded in Volume 452, Page 455 of Geauga County records of Deeds; Thence continuing South 89 degrees 00' East along said road centerline a distance of 150.00 feet; South 01 degrees 14' West along a line parallel to the East line of the said Ladd property, a distance of 567.67 feet to a point in the North line of land conveyed to K.B. Grubbs by deed recorded in Volume 299, Page 627 of the Geauga County Records of Deeds; Thence North 88 degrees 03' 03" West along the North line of said Grubbs property a distance of 150.02 feet; Thence North 01 degrees 14' East along a line parallel to the East line of the said Ladd property a distance of 565.17 feet to a place of beginning, containing 1.950 acres of land according to the survey of J. Arthur Temple Registered Surveyor No. 4761, be the same more or less, but subject to all legal highways.

Permanent parcel No.: 12-072700
Prior Deed Reference: Volume 984, Page 851 of Geauga County Records

Said Premises Located at: 13791 MAYFIELD ROAD, CLARIDON TOWNSHIP, OH.

Said Premises appraised at (\$50,000.00) and cannot be sold for less than two-thirds of that amount (\$33,334.00). 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

Johna M. Bella, attorney
Oct8-15-22, 2009

TAX FORECLOSURE SALES

NOTICE OF SALE UNDER JUDGEMENT OF FORECLOSURE OF LIENS FOR DELINQUENT LAND TAX
Revised Code, Sec. 5721.19.1
Case No. 08-F-001100

CHRISTOPHER P. HITCHCOCK, TREASURER OF GAUGA COUNTY, OHIO, Plaintiff vs. JOHN H. MILLER, ET AL., Defendants

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

Parcel No(s): 18-090880 - 5.01 acres; 18-090881 - 4.34 acres.

Address: known on the tax duplicate as 18-090880 - 13717 MADISON ROAD, MIDDLEFIELD TOWNSHIP, OH AND 18-090881 - 13677 MADISON ROAD, MIDDLEFIELD TOWNSHIP, OH.

Description: "As Geauga County has adopted a permanent parcel number system, it has been determined that publication of the complete legal description is not necessary to provide reasonable notice of the foreclosure sale to potential bidders. The complete legal description can be located in the Court's file located at the Geauga County Clerk of Court's office, located on the 2nd floor of the Geauga County Courthouse, 100 Short Court, Chardon, Ohio 44024."

Last known owner: JOHN H. MILLER AND SHARYL L. MILLER, 17030 SHEDD ROAD, MIDDLEFIELD, OH 44062.
MINIMUM BID: \$29,002.21

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

Now, therefore, public notice is hereby given that Daniel C. McClelland, Sheriff of Geauga County, Ohio, will sell such real property at public auction, for cash to the highest bidder of an amount sufficient to satisfy the judgment against each parcel at 10:00 o'clock A.M. at the door of the Court House in the City of Chardon, Ohio on **THURSDAY, THE 5TH DAY OF NOVEMBER, 2009** and if any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and conditions of the first sale and at the same time of day and at the same place, on **THURSDAY, THE 19TH DAY OF NOVEMBER, 2009** for an amount sufficient to satisfy the judgment against the parcel.

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

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Bridey Matheney, attorney
Oct8-15-22, 2009

ELECTION NOTICES

ISSUE # 4
NOTICE OF ELECTION
On Tax Levy in Excess of the Ten Mill Limitation
Revised Code Sections 3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of County Commissioners of Geauga County, Ohio, passed on the 4th day of June 2009, there will be submitted to a vote of the people of said subdivision at a General Election to be held in the Precincts of Geauga County, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Geauga County for the purpose of:

PROVIDING AND MAINTAINING SENIOR CITIZENS SERVICES AND FACILITIES

Said tax being: a replacement of a tax at a rate not exceeding 1 mill for each one dollar of valuation, which amounts to \$0.10 for each one hundred dollars of valuation, for five years, commencing in 2010, first due in calendar year 2011.
The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

BY ORDER OF THE BOARD OF ELECTIONS, OF GAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director

Oct15-22, 2009

ISSUE # 5
NOTICE OF ELECTION
On Tax Levy in Excess of the Ten Mill Limitation
Revised Code Sections 3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of County Commissioners of Geauga County, Ohio, passed on the 18th day of August 2009, there will be submitted to a vote of the people of said subdivision at a General Election to be held in the Precincts of Geauga County, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Geauga County for the purpose of:

THE OPERATION OF ALCOHOL AND DRUG ADDICTION PROGRAMS AND MENTAL HEALTH PROGRAMS AND THE ACQUISITION, CONSTRUCTION, RENOVATION, FINANCING, MAINTENANCE, AND OPERATION OF ALCOHOL AND DRUG ADDICTION FACILITIES AND MENTAL HEALTH AND RECOVERY FACILITIES

Said tax being: a replacement of a tax at a rate not exceeding 0.7 mill for each one dollar of valuation, which amounts to \$0.07 for each one hundred dollars of valuation, for five years, commencing in 2009, first due in calendar year 2010.
The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

BY ORDER OF THE BOARD OF ELECTIONS, OF GAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director

Oct15-22, 2009

ISSUE # 6
NOTICE OF ELECTION
On Tax Levy in Excess of the Ten Mill Limitation
Revised Code Sections 3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Council of Aquilla Village, Ohio, passed on the 13th day of August 2009, there will be submitted to a vote of the people of said subdivision at a General Election to be held in the Precincts of Aquilla Village, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Aquilla Village for the purpose of:

THE GENERAL CONSTRUCTION, RECONSTRUCTION, RESURFACING AND REPAIR OF STREETS AND ROADS

Said tax being: a renewal of a tax at a rate not exceeding 4 mills for each one dollar of valuation, which amounts to \$0.40 for each one hundred dollars of valuation, for five years, commencing in 2009, first due in calendar year 2010.
The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

BY ORDER OF THE BOARD OF ELECTIONS, OF GAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director

Oct15-22, 2009

ISSUE # 7
NOTICE OF ELECTION
On Tax Levy in Excess of the Ten Mill Limitation
Revised Code Sections 3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Council of the City of Chardon, Ohio, passed on the 9th day of July 2009, there will be submitted to a vote of the people of said subdivision at a General Election to be held in the Precincts of Chardon City, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Chardon City for the purpose of:

FIRE

Said tax being: a renewal of a tax at a rate not exceeding 4 mills for each one dollar of valuation, which amounts to \$0.40 for each one hundred dollars of valuation, for three years, commencing in 2009, first due in calendar year 2010.
The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

BY ORDER OF THE BOARD OF ELECTIONS, OF GAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director

Oct15-22, 2009

ISSUE # 9
NOTICE OF ELECTION
On Tax Levy in Excess of the Ten Mill Limitation
Revised Code Sections 3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Council of Middlefield Village, Ohio, passed on the 6th day of August 2009, there will be submitted to a vote of the people of said subdivision at a General Election to be held in the Precincts of Middlefield Village, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Middlefield Village for the purpose of:

CURRENT EXPENSES

Said tax being: a replacement of a tax at a rate not exceeding 1.5 mills for each one dollar of valuation, which amounts to \$0.15 for each one hundred dollars of valuation, for five years, commencing in 2010, first due in calendar year 2011.
The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

BY ORDER OF THE BOARD OF ELECTIONS, OF GAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director

Oct15-22, 2009

ISSUE # 10
NOTICE OF ELECTION
On Tax Levy in Excess of the Ten Mill Limitation
Revised Code Sections 3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Council of Middlefield Village, Ohio, passed on the 6th day of August 2009, there will be submitted to a vote of the people of said subdivision at a General Election to be held in the Precincts of Middlefield Village, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Middlefield Village for the purpose of:

POLICE

Said tax being: a replacement of a tax at a rate not exceeding 2 mills for each one dollar of valuation, which amounts to \$0.20 for each one hundred dollars of valuation, for five years, commencing in 2010, first due in calendar year 2011.
The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

BY ORDER OF THE BOARD OF ELECTIONS, OF GAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director

Oct15-22, 2009

ISSUE # 11
NOTICE OF ELECTION
On Tax Levy in Excess of the Ten Mill Limitation
Revised Code Sections 3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Council of South Russell Village, Ohio, passed on the 13th day of July 2009, there will be submitted to a vote of the people of said subdivision at a General Election to be held in the Precincts of South Russell Village, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of South Russell Village for the purpose of:

POLICE

Said tax being: a renewal of a tax at a rate not exceeding 2.75 mills for each one dollar of valuation, which amounts to \$0.275 for each one hundred dollars of valuation, for five years, commencing in 2010, first due in calendar year 2011.
The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

BY ORDER OF THE BOARD OF ELECTIONS, OF GAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director

Oct15-22, 2009

ISSUE # 12
NOTICE OF ELECTION
On Tax Levy in Excess of the Ten Mill Limitation
Revised Code Sections 3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Bainbridge Township, Ohio, passed on the 27th day of July 2009, there will be submitted to a vote of the people of said subdivision at a General Election to be held in the Precincts of Bainbridge Township, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Bainbridge Township for the purpose of:

THE GENERAL CONSTRUCTION, RECONSTRUCTION, RESURFACING AND REPAIR OF STREETS, ROADS AND BRIDGES

Said tax being: a renewal of a tax at a rate not exceeding 1 mill for each one dollar of valuation, which amounts to \$0.10 for each one hundred dollars of valuation, for five years, commencing in 2009, first due in calendar year 2010.
The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

BY ORDER OF THE BOARD OF ELECTIONS, OF GAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director

Oct15-22, 2009

ISSUE # 13
NOTICE OF ELECTION
On Tax Levy in Excess of the Ten Mill Limitation
Revised Code Sections 3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Chardon Township, Ohio, passed on the 5th day of August 2009, there will be submitted to a vote of the people of said subdivision at a General Election to be held in the Precincts of Chardon Township, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Chardon Township for the purpose of:

FIRE

Said tax being: a replacement of 2 mills and an increase of 0.5 mill to constitute a tax of 2.5 mills for each one dollar of valuation, which amounts to \$0.25 for each one hundred dollars of valuation, for three years, commencing in 2009, first due in calendar year 2010.
The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

BY ORDER OF THE BOARD OF ELECTIONS, OF GAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director

Oct15-22, 2009

ISSUE # 14
NOTICE OF ELECTION
On Tax Levy in Excess of
the Ten Mill Limitation
Revised Code Sections
3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Chester Township, Ohio, passed on the 19th day of August 2009, there will be submitted to a vote of the people of said subdivision at a General Election to be held in the Precincts of Chester Township, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Chester Township for the purpose of:

FIRE

Said tax being: a renewal of a tax at a rate not exceeding 1.8 mills for each one dollar of valuation, which amounts to \$0.18 for each one hundred dollars of valuation, for five years, commencing in 2009, first due in calendar year 2010.

The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

**BY ORDER OF THE
BOARD OF ELECTIONS,
OF GEAUGA COUNTY, OHIO.**
Dorothy M. Stange, Chairman
Arch Kimbrew, Jr., Director

Oct15-22, 2009

ISSUE # 15
NOTICE OF ELECTION
On Tax Levy in Excess of
the Ten Mill Limitation
Revised Code Sections
3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Chester Township, Ohio, passed on the 13th day of August 2009, there will be submitted to a vote of the people of said subdivision at a General Election to be held in the Precincts of Chester Township, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Chester Township for the purpose of:

THE GENERAL CONSTRUCTION, RECONSTRUCTION, RESURFACING AND REPAIR OF STREETS, ROADS AND BRIDGES

Said tax being: a renewal of a tax at a rate not exceeding 1 mill for each one dollar of valuation, which amounts to \$0.10 for each one hundred dollars of valuation, for five years, commencing in 2009, first due in calendar year 2010.

The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

**BY ORDER OF THE
BOARD OF ELECTIONS,
OF GEAUGA COUNTY, OHIO.**
Dorothy M. Stange, Chairman
Arch Kimbrew, Jr., Director

Oct15-22, 2009

ISSUE # 16
NOTICE OF ELECTION
On Tax Levy in Excess of
the Ten Mill Limitation
Revised Code Sections
3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Chester Township, Ohio, passed on the 19th day of August 2009, there will be submitted to a vote of the people of said subdivision at a General Election to be held in the Precincts of Chester Township, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Chester Township for the purpose of:

POLICE

Said tax being: a renewal of part of a 2.4 mill existing levy, being a reduction of 0.63 mill to constitute a tax of 1.77 mills for each one dollar of valuation, which amounts to \$0.177 for each one hundred dollars of valuation, for five years, commencing in 2009, first due in calendar year 2010.

The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

**BY ORDER OF THE
BOARD OF ELECTIONS,
OF GEAUGA COUNTY, OHIO.**
Dorothy M. Stange, Chairman
Arch Kimbrew, Jr., Director

Oct15-22, 2009

ISSUE # 17
NOTICE OF ELECTION
On Tax Levy in Excess of
the Ten Mill Limitation
Revised Code Sections
3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of the Township of Claridon, Ohio, passed on the 13th day of July 2009, there will be submitted to a vote of the people of said subdivision at a General Election to be held in the Precincts of Claridon Township, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Claridon Township for the purpose of:

FIRE

Said tax being: a renewal of a tax at a rate not exceeding 2 mills for each one dollar of valuation, which amounts to \$0.20 for each one hundred dollars of valuation, for five years, commencing in 2010, first due in calendar year 2011.

The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

**BY ORDER OF THE
BOARD OF ELECTIONS,
OF GEAUGA COUNTY, OHIO.**
Dorothy M. Stange, Chairman
Arch Kimbrew, Jr., Director

Oct15-22, 2009

ISSUE # 18
NOTICE OF ELECTION
On Tax Levy in Excess of
the Ten Mill Limitation
Revised Code Sections
3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Hambden Township, Ohio, passed on the 3rd day of June 2009, there will be submitted to a vote of the people of said subdivision at a General Election to be held in the Precincts of Hambden Township, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Hambden Township for the purpose of:

THE ACQUISITION OF PERMANENT IMPROVEMENTS, NAMELY EQUIPMENT TO BE USED FOR THE MAINTENANCE OF TOWNSHIP ROADS AND OTHER TOWNSHIP PROPERTY

Said tax being: a replacement of part of an existing levy, being a reduction of 0.2 mill, to constitute a tax of 0.8 mill for each one dollar of valuation, which amounts to \$0.08 for each one hundred dollars of valuation, for five years, commencing in 2010, first due in calendar year 2011.

The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

**BY ORDER OF THE
BOARD OF ELECTIONS,
OF GEAUGA COUNTY, OHIO.**
Dorothy M. Stange, Chairman
Arch Kimbrew, Jr., Director

Oct15-22, 2009

ISSUE # 19
NOTICE OF ELECTION
On Tax Levy in Excess of
the Ten Mill Limitation
Revised Code Sections
3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Hambden Township, Ohio, passed on the 3rd day of June 2009, there will be submitted to a vote of the people of said subdivision at a General Election to be held in the Precincts of Hambden Township, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Hambden Township for the purpose of:

THE GENERAL CONSTRUCTION, RECONSTRUCTION, RESURFACING AND REPAIR OF STREETS, ROADS AND BRIDGES

Said tax being: a renewal of a tax at a rate not exceeding 0.8 mill for each one dollar of valuation, which amounts to \$0.08 for each one hundred dollars of valuation, for five years, commencing in 2009, first due in calendar year 2010.

The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

**BY ORDER OF THE
BOARD OF ELECTIONS,
OF GEAUGA COUNTY, OHIO.**
Dorothy M. Stange, Chairman
Arch Kimbrew, Jr., Director

Oct15-22, 2009

ISSUE # 20
NOTICE OF ELECTION
On Tax Levy in Excess of
the Ten Mill Limitation
Revised Code Sections
3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Middlefield Township, Ohio, passed on the 8th day of June 2009, there will be submitted to a vote of the people of said subdivision at a General Election to be held in the Precincts of Middlefield Township, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Middlefield Township for the purpose of:

THE GENERAL CONSTRUCTION, RECONSTRUCTION, RESURFACING AND REPAIR OF STREETS, ROADS AND BRIDGES

Said tax being: an additional tax at a rate not exceeding 2.5 mills for each one dollar of valuation, which amounts to \$0.25 for each one hundred dollars of valuation, for five years, commencing in 2009, first due in calendar year 2010.

The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

**BY ORDER OF THE
BOARD OF ELECTIONS,
OF GEAUGA COUNTY, OHIO.**
Dorothy M. Stange, Chairman
Arch Kimbrew, Jr., Director

Oct15-22, 2009

ISSUE # 21
NOTICE OF ELECTION
On Tax Levy in Excess of
the Ten Mill Limitation
Revised Code Sections
3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Munson Township, Ohio, passed on the 28th day of July 2009, there will be submitted to a vote of the people of said subdivision at a General Election to be held in the Precincts of Munson Township, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Munson Township for the purpose of:

FIRE

Said tax being: a renewal of a tax at a rate not exceeding 0.65 mill for each one dollar of valuation, which amounts to \$0.065 for each one hundred dollars of valuation, for five years, commencing in 2009, first due in calendar year 2010.

The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

**BY ORDER OF THE
BOARD OF ELECTIONS,
OF GEAUGA COUNTY, OHIO.**
Dorothy M. Stange, Chairman
Arch Kimbrew, Jr., Director

Oct15-22, 2009

ISSUE # 22
NOTICE OF ELECTION
On Tax Levy in Excess of
the Ten Mill Limitation
Revised Code Sections
3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Munson Township, Ohio, passed on the 28th day of July 2009, there will be submitted to a vote of the people of said subdivision at a General Election to be held in the Precincts of Munson Township, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Munson Township for the purpose of:

THE GENERAL CONSTRUCTION, RECONSTRUCTION, RESURFACING AND REPAIR OF STREETS, ROADS AND BRIDGES

Said tax being: a renewal of a tax at a rate not exceeding 2 mills for each one dollar of valuation, which amounts to \$0.20 for each one hundred dollars of valuation, for four years, commencing in 2009, first due in calendar year 2010.

The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

**BY ORDER OF THE
BOARD OF ELECTIONS,
OF GEAUGA COUNTY, OHIO.**
Dorothy M. Stange, Chairman
Arch Kimbrew, Jr., Director

Oct15-22, 2009

ISSUE # 23
NOTICE OF ELECTION
On Tax Levy in Excess of
the Ten Mill Limitation
Revised Code Sections
3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Munson Township, Ohio, passed on the 28th day of July 2009, there will be submitted to a vote of the people of said subdivision at a General Election to be held in the Precincts of Munson Township, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Munson Township for the purpose of:

THE GENERAL CONSTRUCTION, RECONSTRUCTION, RESURFACING AND REPAIR OF STREETS, ROADS AND BRIDGES

Said tax being: a renewal of a tax at a rate not exceeding 2.1 mills for each one dollar of valuation, which amounts to \$0.21 for each one hundred dollars of valuation, for five years, commencing in 2009, first due in calendar year 2010.

The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

**BY ORDER OF THE
BOARD OF ELECTIONS,
OF GEAUGA COUNTY, OHIO.**
Dorothy M. Stange, Chairman
Arch Kimbrew, Jr., Director

Oct15-22, 2009

ISSUE # 25
NOTICE OF ELECTION
On Tax Levy in Excess of
the Ten Mill Limitation
Revised Code Sections
3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Troy Township, Ohio, passed on the 4th day of August 2009, there will be submitted to a vote of the people of said subdivision at a General Election to be held in the Precincts of Troy Township, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Troy Township for the purpose of:

THE GENERAL CONSTRUCTION, RECONSTRUCTION, RESURFACING AND REPAIR OF STREETS, ROADS AND BRIDGES

Said tax being: a renewal of a tax at a rate not exceeding 5 mills for each one dollar of valuation, which amounts to \$0.50 for each one hundred dollars of valuation, for five years, commencing in 2009, first due in calendar year 2010.

The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

**BY ORDER OF THE
BOARD OF ELECTIONS,
OF GEAUGA COUNTY, OHIO.**
Dorothy M. Stange, Chairman
Arch Kimbrew, Jr., Director

Oct15-22, 2009

ISSUE # 26
LEDGEMONT LOCAL SCHOOL DISTRICT
NOTICE OF ELECTION
ON SCHOOL DISTRICT INCOME TAX
(R.C. 5748.02)

Notice is hereby given that pursuant to a Resolution of the Board of Education of the Ledgemont Local School District, Geauga County, Ohio, adopted on June 8, 2009, there will be submitted to a vote of the electors of said school district at the election to be held in said school district at the regular places of voting therein, on Tuesday, November 3, 2009, the question of levying an annual income tax on the earned income of individuals residing in the school district, at the rate of one and one quarter percent (1.25%), for the purpose of providing for the current operating expenses of the Ledgemont Local School District. If a majority of the voters voting on this question vote in favor of it, that income tax will take effect on January 1, 2010, for a period of five (5) years.

The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

**BY ORDER OF THE
BOARD OF ELECTIONS,
OF GEAUGA COUNTY, OHIO.**
Dorothy M. Stange, Chairman
Arch Kimbrew, Jr., Director

Oct15-22, 2009

ISSUE # 27
NOTICE OF ELECTION
On Tax Levy in Excess of
the Ten Mill Limitation
Revised Code Sections
3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Education of the West Geauga Local School District, Ohio, passed on the 10th day of August 2009, there will be submitted to a vote of the people of said school district at a General Election to be held in the Precincts of the West Geauga Local School District, Ohio, at the regular places of voting therein, on the 3rd day of November, 2009, the question of levying a tax, in excess of the ten mill limitation, for the benefit of the West Geauga Local School District for the purpose of:

PROVIDING FOR EMERGENCY REQUIREMENTS

Said tax being: a renewal of a tax of 3.53 mills for each one dollar of valuation, which amounts to \$0.353 for each one hundred dollars of valuation, for five years, commencing in 2010, first due in calendar year 2011. The polls for said Election will be open at 6:30 a.m. and remain open until 7:30 p.m. of said day.

**BY ORDER OF THE
BOARD OF ELECTIONS,
OF GEAUGA COUNTY, OHIO.**
Dorothy M. Stange, Chairman
Arch Kimbrew, Jr., Director

Oct15-22, 2009

LEGAL NOTICES

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

09-F-001019 - Citibank, N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-FF12, Plaintiff vs. Edward J. Depew, Jr., Executor of the Estate of Mary Ann Depew aka Mary Ann Claire Depew and Edna J. Hensel, Executor of the Estate of Mary Ann Depew aka Mary Ann Claire Depew, et al., Defendants

Phillip Depew, whose last place of residence is known as 10039 Route 700, Lot 61, Mantua, OH 44255 but whose present place of residence is unknown, Jane Doe, Unknown Spouse, if any, of Phillip Depew, whose last place of residence is known as 10039 Route 700, Lot 61, Mantua, OH 44255 but whose present place of residence is unknown, Phyllis Parant, whose last place of residence is known as 10026 Delores Dr., #H, Streetsboro, OH 44241 but whose present place of residence is unknown, and John Doe, Unknown Spouse, if any, of Phyllis Parant, whose last place of residence is known as 10026 Delores Dr., #H, Streetsboro, OH 44241 but whose present place of residence is unknown, will take notice that on August 27, 2009, Citibank, N.A., as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-FF12, filed its Complaint in Foreclosure in Case No. 09-F-001019 in the Court of Common Pleas Geauga County, Ohio, 100 Short Court, Chardon, OH 44024, alleging that the Defendants, Phillip Depew, Jane Doe, Unknown Spouse, if any, of Phillip Depew, Phyllis Parant, and John Doe, Unknown Spouse, if any, of Phyllis Parant, have or claim to have an interest in the real estate located at 8834 Valley Lane, Chagrin Falls, OH 44023, PPN #02-090600. A complete legal description may be obtained with the Geauga County Auditor's Office located at 231 Main St., Chardon, OH 44024-1293.

The Petitioner further alleges that by reason of default of the Defendant(s) in the payment of a promissory note, according to its tenor, the conditions of a concurrent mortgage deed given to secure the payment of said note and conveying the premises described, have been broken, and the same has become absolute.

The Petitioner prays that the Defendant(s) named above be required to answer and set up their interest in said real estate or be forever barred from asserting the same, for foreclosure of said mortgage, the marshalling of any liens, and the sale of said real estate, and the proceeds of said sale applied to the payment of Petitioner's claim in the property order of its priority, and for such other and further relief as is just and equitable.

The Defendant(s) named above are required to answer on or before the 30th day of November, 2009.

CITIBANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-FF12

By The Law Offices of John D. Clunk Co., L.P.A., Charles V. Gasior, Attorney for Plaintiff-Petitioner, 4500 Courthouse Blvd., Suite 400, Stow, OH 44224. (330) 436-0300 - telephone, (330) 436-0301 - facsimile.
Oct15-22-29, 2009

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

09-F-001084 - CitiMortgage, Inc., Plaintiff vs. Brad Tanner, as Trustee of the Brad Tanner Trust dated June 21, 2001, et al., Defendants

Nita L. Brown, Trustee of the Carl Brown Trust u/a/d February 17, 1995, whose last known address is unknown, and the Unknown Successor Trustee(s) of the Carl Brown Trust u/a/d February 17, 1995, all of whose residences are unknown and cannot by reasonable diligence be ascertained, will take notice that on the 16th day of September, 2009, CitiMortgage, Inc. filed its Complaint in the Common Pleas Court of Geauga County, Ohio, 100 Short Court, Chardon, OH 44024 in Case No. 09-F-001084, on the docket of the Court, and the object and demand for relief of which pleading is to foreclose the lien of plaintiff's mortgage recorded upon the following described real estate to wit:

Property Address: 9380 Sherman Road, Chesterland, OH 44026, and being more particularly described in plaintiff's mortgage recorded in Mortgage Book 1776, page 130, of this County Recorder's Office.

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

CITIMORTGAGE, INC.
By Lerner, Sampson & Rothfuss, Attorneys for Plaintiff, P.O. Box 5480, Cincinnati, Ohio 45201-5480. (513) 241-3100.
Oct8-15-22, 2009

**LEGAL NOTICE
IN THE COURT OF COMMON PLEAS
GEAUGA COUNTY, OHIO
09-F-000903 - Fifth Third Mortgage Company, Plaintiff vs. Val M. Smith aka Val Smith, et al., Defendants**

Val M. Smith aka Val Smith, whose last known address is 15595 Valleyview Drive, Burton, OH 44021, and the unknown heirs, devisees, legatees, executors, administrators, spouses and assigns and the unknown guardians of minor and/or incompetent heirs of Val M. Smith aka Val Smith, all of whose residences are unknown and cannot by reasonable diligence be ascertained, will take notice that on the 4th day of August, 2009, Fifth Third Mortgage Company filed its Complaint in the Common Pleas Court of Geauga County, Ohio, 100 Short Court, Chardon, OH 44024 in Case No. 09-F-000903, on the docket of the Court, and the object and demand for relief of which pleading is to foreclose the lien of plaintiff's mortgage recorded upon the following described real estate to wit:

Property Address: 15595 Valleyview Drive, Burton, OH 44021, and being more particularly described in plaintiff's mortgage recorded in Mortgage Book No. 1753, page 1778, of this County Recorder's Office.

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

**FIFTH THIRD MORTGAGE COMPANY
By Lerner, Sampson & Rothfuss, Attorneys
for Plaintiff, P.O. Box 5480, Cincinnati, Ohio
45201-5480, (513) 241-3100.
Oct15-22-29, 2009**

Taxpayers who are unable to make full payments may enter into a written agreement (installment plan) with the County Treasurer to pay unpaid taxes.

Said list will contain the names of the most current owner and any unpaid taxes, assessments, penalties, and interest.

**Frank J. Gliha
Geauga County Auditor**

Oct15-22, 2009

**LEGAL NOTICE
ADVANCE NOTICE OF PUBLICATION OF
DELINQUENT MANUFACTURED
HOME TAX LIST**

Pursuant to Ohio Revised Code, Section 4503.06, notice is hereby given of the forthcoming publication on November 12 and November 19, 2009 of the delinquent manufactured home tax list of Geauga County.

Said list will contain the name of the most current owner and any unpaid tax and penalties.

Delinquent taxes may be paid at the office of the Geauga County Treasurer, 211 Main Street, Chardon, OH 44024, Monday through Friday (except holidays) between the hours of 8:00 a.m. and 4:30 p.m. on or before Friday, October 30, 2009 to avoid publication.

Taxpayers who are unable to make full payments may enter into a written agreement (installment plan) with the County Treasurer to pay unpaid taxes.

**Frank J. Gliha
Geauga County Auditor**

Oct15-22, 2009

**LEGAL NOTICE
ADVANCE NOTICE OF PUBLICATION OF
DELINQUENT LAND TAX LIST**

Pursuant to Ohio Revised Code, Section 5721.03, notice is hereby given of the forthcoming publication on November 12 and November 19, 2009 of the delinquent land tax list of Geauga County.

Said list will contain the name of the most current owner and any unpaid tax, penalty, or assessments.

Delinquent taxes may be paid at the office of the Geauga County Treasurer, 211 Main Street, Chardon, OH, 44024, Monday through Friday, (except holidays) between the hours of 8:00 AM and 4:30 PM on or before Friday, October 30, 2009, to avoid publication.

Taxpayers who are unable to make full payments may enter into a written agreement (installment plan) with the County Treasurer to pay unpaid taxes.

Beginning December 1, 2009 an interest charge will begin accruing on all unpaid taxes not having a written agreement with the Treasurer.

**Frank J. Gliha
Geauga County Auditor**

Oct15-22, 2009

**LEGAL NOTICE
ADVANCE NOTICE OF PUBLICATION OF
DELINQUENT VACANT LAND TAX LIST**

Pursuant to Ohio Revised Code, Section 5721.03, notice is hereby given of the forthcoming publication on November 12 and November 19, 2009 of the delinquent vacant land tax list of Geauga County.

Said list are lots and lands on which taxes have remained unpaid for two (2) years after being certified delinquent, and that are now subject to foreclosure and forfeiture proceedings as provided in Ohio Revised Code, Section 5721.14 within twenty-eight (28) days after final publication of said list.

Delinquent taxes may be paid at the office of the Geauga County Treasurer, 211 Main Street, Chardon, OH, 44024, Monday through Friday, (except holidays) between the hours of 8:00 AM and 4:30 PM on or before Friday, October 30, 2009, to avoid publication.

Notice is hereby given that the valuations for tax year 2009 have been completed and are now open for public inspection. Said valuations may be checked at the Real Estate Department of the Auditor's Office, Courthouse Annex, 231 Main Street, Chardon, Ohio 44024.

This legal notice is being made to comply with Ohio Revised Code, Section 5715.17 requiring publication in the newspaper and does not change any prior written notification. Taxpayers are advised that any and all changes to valuations have already been made, by mail, to every property owner. No changes to valuations are done without written notification.

Complaints against any valuation or assessment except those fixed by the Department of Taxation will be heard by the Board of Revision on January 11, 2010 at 3:30 p.m. in the Auditor's Office, at 215 Main Street. Further information regarding complaints may be obtained by contacting the Auditor's Office.

**Frank J. Gliha
Geauga County Auditor**

Oct15-22, 2009

NOTICE
Effective on October 16, 2009, Amended Substitute House Bill Number 1 ("H.B. 1") will alter the beginning time of the sale of intoxicating liquor on Sunday in certain precincts from one p.m. to eleven a.m. Notwithstanding the statutory amendments set forth in H.B. 1, the electors in a precinct in which the first hour of sale on Sunday will be changed from one p.m. to eleven a.m. by operation of H.B. 1 may petition to hold an election to revert that first hour of sale to one p.m. That election shall be held under the following conditions:

(1) At the first general election that occurs after the effective date of this section unless that general election will be held less than one hundred thirty-five days after that date, in which case the election shall be held at the immediately following general election;

(2) Under division (B)(1), (2), or (3) of section 4301.351 or 4301.354 of the Revised

Code, under division (B)(2) of section 4301.355 of the Revised Code, or under section 4301.356 of the Revised Code, as applicable, except that the starting time for sales under the question shall be one p.m. rather than eleven a.m.;

(3) In accordance with the applicable requirements and provisions governing elections that are held under those divisions or that section and that are established under Chapter 4301. of the Revised Code.

Oct22, 2009

BID NOTICES

**LEGAL NOTICE
Geauga County**

Notice is hereby given that sealed bids will be received by the Board of Commissioners of Geauga County, 470 Center Street, Building 4, Chardon, Ohio 44024 until 1:45 P.M. official local time on Wednesday, October 28, 2009 for **The Asphalt Resurfacing of Sections I and J of Auburn Road, CH 4 in Newbury Township.** Bids received will be publicly opened and read aloud at 2:00 P.M. the same day. The estimated construction cost for this project is \$440,000.00.

Copies of the plans and/or specifications may be obtained at the Geauga County Engineer's Office, 470 Center Street, Building 5, Chardon, Ohio 44024. Digital sets can be provided to Bidders upon request to the Office of the County Engineer.

A copy of this legal notice is posted on the county's internet site on the world wide web. Go to <http://www.co.geauga.oh.us/Bids.aspx> and click on the project name to view this legal. This project will utilize federal ARRA funding.

A bid guaranty in the amount of one hundred (100%) percent of the bid amount or a certified check, cashier's check or letter of credit pursuant to Chapter 1305 of the Ohio Revised Code in the amount of ten (10%) percent of the total bid amount shall accompany each bid: The bid shall be let upon a unit price basis.

All contractors and subcontractors involved with the project will, to the extent practicable, use Ohio products, materials, services, and labor in the implementation of their project. Bidders must comply with the prevailing wage rates on Public Improvements as determined by the Ohio Department of Industrial Relations.

DOMESTIC STEEL USE REQUIREMENTS AS SPECIFIED IN SECTION 153.011 OF THE OHIO REVISED CODE APPLIES TO THIS PROJECT. COPIES OF SECTION 153.011 OF THE REVISED CODE CAN BE OBTAINED FROM ANY OF THE OFFICES OF THE OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES.

Bids may be held by the Board of County Commissioners for a period not to exceed sixty (60) days from the date of opening, for the purpose of reviewing the bids and investigating the qualifications of bidders, prior to awarding the contract.

The Board of County Commissioners reserves the right to reject any and all bids, to waive any informalities or irregularities in the bids received, and to accept any bid or bids which are deemed most favorable to the Board at the time and under conditions stipulated, all in accord with the applicable provisions of laws of the State of Ohio governing the conduct of the Board of County Commissioners of Geauga County.

**BY THE ORDER OF THE GEAUGA COUNTY BOARD OF COMMISSIONERS
Claudine Kozenko, Clerk**

Oct8-15-22, 2009

**LEGAL NOTICE
Geauga County**

Notice is hereby given that sealed bids will be received by the Board of Commission-

ers of Geauga County, 470 Center Street, Building 4, Chardon, Ohio 44024 until 1:45 P.M. official local time on Wednesday, October 28, 2009, bids received will be publicly opened and read aloud at 2:05 P.M. the same day for **The Cement Stabilization and Asphalt Repaving of Section A of Nauvoo Road, CH 41.** The estimated construction cost for the project is \$725,000.00.

Copies of the plans and/or specifications may be obtained at the Geauga County Engineer's Office, 470 Center Street, Building 5, Chardon, Ohio 44024-1068. Digital sets can be provided to Bidders upon request to the Office of the County Engineer.

A copy of this legal notice is posted on the county's internet site on the world wide web. Go to <http://www.co.geauga.oh.us/departments/commissioners/bids/> and click on the project name to view this legal.

A bid guaranty in the amount of one hundred (100%) percent of the bid amount or a certified check, cashier's check or letter of credit pursuant to Chapter 1305 of the Ohio Revised Code in the amount of ten (10%) percent of the total bid amount shall accompany each bid. The bid shall be let upon a unit price basis.

All contractors and subcontractors involved with the project will, to the extent practicable, use Ohio products, materials, services, and labor in the implementation of their project. Bidders must comply with the prevailing wage rates on Public Improvements as determined by the Ohio Department of Industrial Relations.

DOMESTIC STEEL USE REQUIREMENTS AS SPECIFIED IN SECTION 153.011 OF THE OHIO REVISED CODE APPLIES TO THIS PROJECT. COPIES OF SECTION 153.011 OF THE REVISED CODE CAN BE OBTAINED FROM ANY OF THE OFFICES OF THE OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES.

Bids may be held by the Board of County Commissioners for a period not to exceed sixty (60) days from the date of opening, for the purpose of reviewing the bids and investigating the qualifications of bidders, prior to awarding the contract.

The Board of County Commissioners reserves the right to reject any and all bids, to waive any informalities or irregularities in the bids received, and to accept any bid or bids which are deemed most favorable to the Board at the time and under conditions stipulated, all in accord with the applicable provisions of laws of the State of Ohio governing the conduct of the Board of County Commissioners of Geauga County.

**BY THE ORDER OF THE GEAUGA COUNTY BOARD OF COMMISSIONERS
Claudine Kozenko, Clerk**

Oct8-15-22, 2009

PROBATE NOTICES

**LEGAL NOTICE
IN THE GEAUGA COUNTY COURT OF
COMMON PLEAS, PROBATE DIVISION
Case No. 09-PE-000329 -- In the Matter of
the Estate of Mildred E. Ladner, deceased.**

Lauren Page and Seeing Eye Dogs for the Blind, whose addresses are unknown, will take notice that the undersigned, Linda Sedivy, presented to the Probate Court of Geauga County, Ohio, 231 Main Street, Suite 200, Chardon, OH 44024, a paper writing purporting to be the Last Will and Testament of Mildred E. Ladner, deceased, late of Middlefield, Geauga County, Ohio, who died June 23, 2009; that said paper writing was filed and admitted to probate on the 10th day of August 2009.

Any action to contest the validity of the Will must be filed within three months after the undersigned files an affidavit in this Court evidencing the publication of this notice.

**By Jennifer E. Peck, Attorney for Linda Sedivy, Applicant; Budish, Solomon, Steiner & Peck, Ltd., 23240 Chagrin Blvd., Suite 450, Beachwood, OH 44122. (216) 765-0123.
Oct8-15-22, 2009**

PROCLAMATION AND NOTICE OF GENERAL ELECTION

(R.C. 3501.03)

The Board of Elections of Geauga County, Ohio, issues this Proclamation and Notice of Election.

**A GENERAL ELECTION WILL BE HELD ON
TUESDAY, NOVEMBER 3, 2009**

at the usual place of holding elections in each and every precinct throughout said County or at such places as the Board may designate for the purpose of choosing the following officers:

- Township Trustees in Auburn, Bainbridge, Burton, Chardon, Chester, Claridon, Hambden, Huntsburg, Middlefield, Montville, Munson, Newbury, Parkman, Russell, Thompson, and Troy.
- Fiscal Officer in Bainbridge Township
- Chardon City Council Members; Village Council Members in Aquilla, Burton, Hunting Valley, Middlefield and South Russell;
- Member of the Board of Public Affairs in Burton Village; Finance Director in Hunting Valley
- Governing Board Members of the Geauga County Educational Service Center and Lake County Educational Service Center
- Board of Education Members in Berkshire L.S.D., Cardinal L.S.D., Chagrin Falls Exempted Village S.D., Chardon L.S.D., Kenston L.S.D., Kirtland L.S.D., Ledgemont L.S.D., Madison L.S.D., Mentor Exempted Village S.D., Newbury L.S.D., Riverside L.S.D. and West Geauga L.S.D.

or at such places as the Board may designate for the purpose of determining issues in the following areas:

- State of Ohio
- Geauga County
- City of Chardon
- Villages of Aquilla, Middlefield, and South Russell
- Townships of Bainbridge, Chardon, Chester, Claridon, Hambden, Middlefield, Munson, Parkman and Troy
- School Districts of Ledgemont, West Geauga and Ashtabula County J.V.S.D.

The Polls for the Election will open at 6:30 o'clock a.m. and remain open until 7:30 o'clock p.m. of said day.

**BY ORDER OF THE BOARD OF ELECTIONS, GEAUGA COUNTY, OHIO
DOROTHY STANGE, CHAIRMAN
ARCH KIMBREW, JR., DIRECTOR**

Oct22, 2009



Adopt me!

Liberty was found on Sherman Rd on July 4, 2009. No one ever came for her. She is an adult female boxer shepherd mix. She is with a trainer. Great dog, easy to adopt. Geauga County dog warden 12513 Merritt Road Chardon, OH 44024 Phone: 440-286-8135.

Geauga County

Maple Leaf

*A Newspaper Covering All
of Geauga County*

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