

# 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. 07-F-000221**

The State of Ohio, County of Geauga, ss:  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-CB5, Plaintiff vs. KIMBERLY MOORE, AKA KIMBERLY D. MOORE, 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 3rd day of December, 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. 12 in Tract No. 2 in said Township, bounded and described as follows:

Beginning in the center of Chillicothe Road, so called, at a point 9 rods North, running Easterly and Westerly through said Lot No. 12, said point of beginning being also the Northwesterly corner of 126 rods of land conveyed to J.E. Stephenson to Ira Lyman by deed dated March 4, 1865 then re-recorded in Volume 64, at Page 523 of Records of Deeds of Geauga County; thence Easterly along the northerly line of said land so conveyed to Ira Lyman, 14 rods to the Westerly line of 4 acres of land conveyed by Harvey Keeny to David Beall by deed dated April 22, 1870 and recorded in Volume 70 at Page 556 of Records of Deeds of Geauga County; thence Northerly along the Westerly line of land so conveyed to David Beall, 4 1/2 rods to the Southerly line of 28 acres of land conveyed by Adrelia Torry to Duane Gilmore by Deed dated December 14, 1874, and recorded in Volume 76 at Page 128 of Records of Deeds of Geauga County; thence Westerly along the Southerly line of land so conveyed to Duane Gilmore to the center of the aforesaid Chillicothe Road; thence Southerly along the center of said road, 4 1/2 rods to the place of beginning, containing one half acre of land, be the same more or less, but subject to all legal highways.

Parcel No.: 11-308500  
Said Premises Located at: 12313 CHILLICOTHE ROAD, CHESTER 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

Kim M. Hammond, attorney  
Nov5-12-19, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 07-F-001175**

The State of Ohio, County of Geauga, ss:  
**CITIBANK, N.A., AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-FF12, Plaintiff vs. PAULA BECKER, 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 3rd day of December, 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 Thompson to-wit:

Situated in the County of Geauga and in the State of Ohio:

Parcel land known as being part of Lot 4, in said Township and is bounded and described as follows:

Beginning in the intersection of the center line of Trask Road with the centerline of Thompson Road, S 70 deg. 40 min W a distance of 38.63 feet to an angle therein; Thence continuing along said centerline S 70 deg 58 min. W, A distance o 113.14 feet; Thence by a line which bears N. 2 deg. 03 min. W, a distance of 269.48 feet to a point; Thence by a line which bears S. 89 deg. 00 min. 30 sec. E., a distance of 161.20 feet to the center line of Trask Road; Thence along the center line of Trask Road, S 2 deg. 09 min. W., a distance of 217.00 feet to the Place of Beginning and containing 0.851 acre of land, as calculated and described by R.C. Dillworth, Registered Surveyor No. 4115, be the same more or less, but subject to all legal highways.

Parcel 2 and known as being a part of Lot 4 in said Township and is bounded and described as follows:

Beginning in the intersection of the center line of Trask Road with the intersection of the center line of Thompson Road; Thence along the center line of Thompson Road, S 70 deg. 490 min. W. a distance of 38.63 feet to an angle therein; Thence continuing along said centerline S. 70 deg. 58 min. W. a distance of 113.14 feet to the Principal Place of Beginning; Thence from said Place of Beginning, N. 2 deg. 03 min. W. a distance of 269.48 feet; Thence by a line which bears N. 87 deg. 51 min. W., a distance of 95.90 feet; Thence by a line which bears S 2 deg. 03 min. E., a distance of 305.71 feet to the center line of Thompson Road; Thence along the center line N. 70 deg. 58 min. E., a distance of 100 feet to the Place of Beginning and containing 0.631 acre of land as calculated and described by R.C. Dillworth, Registered Surveyor No. 4215 Crabb Surveying Service, be the same more or less, but subject to all legal highways.

PPN: 30-040000, 30-040100  
Deed Reference Number: dated September 30, 2005, filed October 3, 2005, recorded in Official Records Volume 1776, Page 409, Recorder's Office, Geauga County, Ohio.

Said Premises Located at: 15480 THOMPSON ROAD, THOMPSON TOWNSHIP, OH.

Said Premises appraised at (\$150,000.00) and cannot be sold for less than two-thirds of that amount (\$100,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule

## 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](http://www.co.geauga.oh.us) click on Departments & Offices) and can be researched in the respective offices. Legal Descriptions for Delinquent Tax Land can be found in the Clerk of Courts Office.
- Delinquent Tax Properties are NOT appraised. They are sold for DELINQUENT TAXES, COSTS, AND PENALTIES. The property is offered for sale two (2) times. If it is not sold on the first sale date, it will be offered again at a later date.
- The Purchaser is responsible for a \$50.00 Deed Fee to be paid to the Sheriff.
- Sheriff's Land Sales are held at 10:00 A.M. on Thursdays or date scheduled at the Geauga County Courthouse, 100 Short Court Street, Chardon, OH., First Floor Lobby.

## DATE OF SALE: THURSDAY, NOVEMBER 19, 2009 – 10:00 A.M.

### AUBURN TOWNSHIP

Case No. 08-F-000087 – Countrywide Home Loans, Inc. vs. Jeannine A. Kwasniewski, et al., 17702 Auburn Road (0.70 acres). PPN: 01-037600. Brian L. Bly, atty. .... \$90,000.00 ..... \$60,000.00

Case No. 08-F-001373 – Third Federal Savings & Loan Assoc. of Cleveland vs. Joseph F. Kutry, et al., 16585 Lucky Bell Lane (3.70 acres). PPN: 01-111457. Benjamin N. Hoen, atty. .... \$260,000.00 ..... \$173,334.00

Case No. 09-F-000323 – SALE WITHDRAWN.

### BAINBRIDGE TOWNSHIP

Case No. 08-F-001069 – Countrywide Home Loans, Inc. vs. Jennifer Harris, et al., 16805 South Franklin Street (0.15 acres). PPN: 02-085850. Joshua J. Epling, atty. .... \$25,000.00 ..... \$16,667.00

Case No. 09-F-000443 – JPMorgan Chase Bank, N.A. vs. Michael S. Underwood, et al., 8620 Peppermill Run (2.14 acres). PPN: 02-419813. Melissa N. Meinhart, atty. .... \$360,000.00 ..... \$240,000.00

### CHESTER TOWNSHIP

Case No. 08-F-001437 – U.S. Bank, N.A., as Trustee, etc. vs. Teresa Shottliff, et al., 7450 Paddock Drive (5.60 acres). PPN: 11-169350. Phillip C. Barragate, atty. .... \$325,000.00 ..... \$216,667.00

Case No. 09-F-000028 – Chase Home Finance, LLC vs. Joan M. Barker, et al., 13078 Dorothy Drive (1.02 acres). PPN: 11-085400. Stacy L. Hart, atty. .... \$130,000.00 ..... \$86,667.00

Case No. 09-M-000036 – HSBC Mortgage Services, Inc. vs. Jacquelyn J. Bajzel, aka, et al., 13045 Cherry Lane (1.00 acres). PPN: 11-196800. Robert R. Hoose, atty. .... \$75,000.00 ..... \$50,000.00

### MUNSON TOWNSHIP

Case No. 08-F-001008 – Countrywide Home Loans, Inc., etc. vs. Terry R. Christian, et al., 13025 Bass Lake Road (3.03 acres). PPN: 21-173200. Stacy L. Hart, atty. .... \$130,000.00 ..... \$86,667.00

Case No. 08-F-000154 – First Horizon Home Loans, etc. vs. Jeremy W. Timmons, et al., 10375 Mayfield Road (4.08 acres). PPN: 21-114800. Daniel A. Cox, atty. .... \$255,000.00 ..... \$170,000.00

### NEWBURY TOWNSHIP

Case No. 08-F-001287 – RBS Citizens, N.A., etc. vs. William P. Miller, et al., 11050 Bell Street (2.60 acres). PPN: 23-287550. Brian L. Bly, atty. .... \$130,000.00 ..... \$86,667.00

Case No. 09-F-000133 – Chase Home Finance, LLC, etc. vs. Christopher A. Karr, et al., 15561 Punderson Road (0.32 acres). PPN: 23-178700, 23-178800. Melanie D. Butler, atty. .... \$90,000.00 ..... \$60,000.00

### RUSSELL TOWNSHIP

Case No. 09-F-000242 – Citizens Bank, etc. vs. Jeffrey R. Hovinen, et al., 8735 Galloway Trail (3.00 acres). PPN: 26-195767. Phillip C. Barragate, atty. .... \$450,000.00 ..... \$300,000.00

### SOUTH RUSSELL VILLAGE

Case No. 08-F-001305 – Aurora Loan Services, LLC vs. Robert Belshaw, et al., 1645 Bell Road (10.00 acres). PPN: 29-060100. Kevin L. Williams, atty. .... \$245,000.00 ..... \$163,334.00

*The following parcel will be offered for sale on Thursday, November 19, 2009. If the parcel does not sell, it will be offered for sale on Thursday, December 3, 2009.*

### CHESTER TOWNSHIP

Case No. 08-F-001265 – Christopher P. Hitchcock, Treasurer of Geauga County vs. Karema Alabsi, et al., 13395 Ledgebrook Lane (3.00 acres). PPN: 11-388871. Bridey Matheney, atty. .... Minimum Bid: \$121,914.92

*The following parcels were offered for sale on Thursday, November 5, 2009. If they did not sell, they will be offered for sale on Thursday, November 19, 2009.*

### 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 Matheney, atty. .... Minimum Bid: \$29,002.21

of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

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

Rebecca R. Shrader, attorney  
Nov5-12-19, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000144**

The State of Ohio, County of Geauga, ss:  
**COUNTRYWIDE HOME LOANS, INC., Plaintiff vs. MADELYN S. ROY, 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 3rd day of December, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Burton to-wit:

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

Beginning in the center line of Georgia Road at the southeasterly corner of land conveyed to John B. and Edna Westover by deed recorded in

Volume 551, Page 1044 of the Geauga County Records of Deeds; thence N. 00 Degrees 13' 30" W. along the easterly line of said Westover, through an iron pipe 30.08 feet from said center line, a total distance of 1057.69 feet to an iron pipe in the southerly line of land conveyed to Charlotte E. Young, et al., by deed recorded in Volume 538, Page 795 of the Geauga County Records of deeds, said southerly line also being the northerly line of Lot No. 69 and the southerly line of Lot No. 59; thence S. 89 Degrees 49' 40" E. along said southerly line of Young, and lot line 173.92 feet to an iron pipe; thence S. 00 Degrees 13' 30" E. 633.43 feet to an iron pipe; thence S. 86 Degrees 05' 55" E., 75.62 feet to an iron pipe; thence S. 00 Degrees 13' 30" E., 435.60 feet to the center line of Georgia Road and through an iron pipe 30.08 feet therefrom; thence N. 86 Degrees 05' 55" W., along said center line 250.00 feet to the place of beginning, containing 5.00 acres as surveyed in August 1973 by Lawrence Wilson, Registered Surveyor No. 5807, be the same more or less, but subject to all legal highways.

Property commonly known as: 14750 Georgia Road, Middlefield, OH 44062.

Permanent Parcel Number: 04-036700 Prior Deed Reference: OR 1780, Page 3261

Said Premises Located at: 14750 GEORGIA ROAD, BURTON TOWNSHIP, 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

Brian L. Bly, attorney  
Nov5-12-19, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000210**

The State of Ohio, County of Geauga, ss:  
**RBS CITIZENS, N.A., FKA CITIZENS BANK, N.A., SUCCESSOR BY MERGER TO CHARTER ONE BANK, N.A., SUCCESSOR BY MERGER WITH THE CUYAHOGA SAVINGS ASSOCIATION, Plaintiff vs. ESTATE OF GERALD E. LEVERT, 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 3rd day of December, 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: Being part of Original Lot Nos. 27 and 28 in Tract No. 3, bounded and described as follows:

Beginning at the intersection of the northerly line of said Lot No. 28 with the centerline of Auburn Road (60 feet wide); Thence South 17 deg. 30' West along said centerline 274.6 feet to the principal place of beginning; Thence continuing South 17 deg. 30' West along the centerline of said road, 400.0 feet to a point; Thence North 86 deg. 30' West 2,857.1 feet to a point; Thence North 3 deg. 30' East along the westerly line of said Original Lot No. 27, 388.1 feet to a point; Thence South 86 deg. 30' East, 2,953.9 feet to the principal place of beginning, containing 25.888 acres of land, including 0.275 acres of land occupied by the present road. Excepting and reserving 16.957 acres, to Todd M. Kestranek, and Dawn M. Kestranek in Volume 925, Page 691 of Geauga County Records, be the same more or less, but subject to all legal highways.

Parcel No.: 23-219600  
Said Premises Located at: 15806 ARBOR TRAIL, NEWBURY TOWNSHIP, OH.  
Said Premises appraised at (\$510,000.00) and cannot be sold for less than two-thirds of that amount (\$340,000.00). 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**

Roger W. Goranson, attorney  
Nov5-12-19, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000332**

The State of Ohio, County of Geauga, ss:  
**WACHOVIA MORTGAGE CORPORATION, Plaintiff vs. CATHY L. MANNING, 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 3rd day of December, 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 Aquilla to-wit:

Situated in the City of Chardon in the County of Geauga and State of Ohio and being described in a deed dated 04-06-1987 and recorded on 04-14-1987 in Book 782, Page 1140 among the land records of the County and State set forth above and referenced as follows:

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being Sublots 208, 209, and 210 in the Tuxedo Land Company's Lake Aquilla Subdivision No. 1 of part of Original Lots No. 7, 8, 9 and 10, Holmes Tract in said Township as shown by the plat recorded in Volume 1, Page 5 of the Geauga County Records of Plats and Surveys, being the same more or less, but subject to all legal highways; Parcel ID Numbers: 14-013400; 14-013500; 14-013600

Said Premises Located at: 241 TURNER ROAD, VILLAGE OF AQUILLA, OH.  
Said Premises appraised at (\$45,000.00) and cannot be sold for less than two-thirds of that amount (\$30,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.  
TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

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

Kriss D. Felty, attorney  
Nov5-12-19, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000658**

The State of Ohio, County of Geauga, ss:  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff vs. BRIAN J. SROUB, 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 3rd day of December, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Bainbridge to-wit:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being Sublot No. 4, in the Sanctuary Subdivision of part of Original Bainbridge Township Lot No. 15, Tract No. 3, as shown by the recorded plat in Volume 21, Page 69 of Geauga County Records, and being 294.26 feet front on the Northerly side of Tamarack Trail, and extending back of 300.11 feet on the Easterly line, 273.00 feet on the Westerly line, and having a rear line of 331.02 feet, as appears by said plat.

Property Address: 8660 Tamarack Trail, Chagrin Falls, OH 44023  
Parcel No.: 02-420044  
Prior Deed Reference: Book 1640 Page 829  
Said Premises Located at: 8660 TAMARACK TRAIL, BAINBRIDGE TOWNSHIP, OH.  
Said Premises appraised at (\$725,000.00) and cannot be sold for less than two-thirds of that amount (\$483,334.00). 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**

Susana E. Lykins, attorney  
Nov5-12-19, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000723**

The State of Ohio, County of Geauga, ss:  
**THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC. CHL MORTGAGE PASS-THROUGH TRUST 2005-OA5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES**

**2006-OA5, Plaintiff vs. M. KYLE RESSLER, AKA, KYLE M. RESSLER, 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 3rd day of December, 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. 9 in Brookhaven Estates Subdivision, of part of Original Chardon Township Lot Nos. 27 and 30, Section 13, as shown by the plat of said Subdivision recorded in Volume 27, Page 28 of Geauga County Records, be the same more or less, but subject to all legal highways.

Parcel No. 06-120496  
Said Premises Located at: 12155 CATALPA DRIVE, CHARDON 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**

Matthew P. Bierlein, attorney  
Nov5-12-19, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000792**

The State of Ohio, County of Geauga, ss:  
**AMERICAN HOME MORTGAGE SERVICING INC., Plaintiff vs. JOHN L. TRIVISONNO, 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 3rd day of December, 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 2 of Brookwood Subdivision as recorded in Volume 21, Page 60 of Geauga County Records and Plats, be the same more or less, but subject to all legal highways.

PPN: 21-176569  
Said Premises Located at: 11720 TALL PINES DRIVE, MUNSON TOWNSHIP, OH.  
Said Premises appraised at (\$330,000.00) and cannot be sold for less than two-thirds of that amount (\$220,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.  
TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

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

Benjamin N. Hoen, attorney  
Nov5-12-19, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000952**

The State of Ohio, County of Geauga, ss:  
**THE HOME SAVINGS AND LOAN COMPANY OF YOUNGSTOWN, OHIO, Plaintiff vs. SULLY'S AUTOMOTIVE REPAIR, INC., 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 3rd day of December, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Middlefield to-wit:

Situated in the Township of Middlefield, County of Geauga, and State of Ohio: know as being part of Lots Nos. 39 and 42 in said Township bounded and described as follows:

Beginning at a point in the centerline of Old State Road located South 32 deg. 11-2/3' East 150 feet from the Southeastly corner of land conveyed to M. and L. Szepestry by Deed recorded in Volume 232, Page 296 of Geauga County Records; Thence Southwesterly on a straight line about 1195.5 feet to a point in the East line of land conveyed to M.C. Lyman by deed recorded in Volume 220, Page 523 of Geauga County Records, said point being located 257.5 feet South as measured along said Lyman's East line from the South line of land conveyed to G. Judah, Jr. by deed recorded in Volume 180, Page 52 of Geauga County Records; Thence South along said Lyman's East line 237.5 feet to a point; Thence Northeasterly on a straight line about 1312.5 feet to a point in the centerline of Old State Road, said point being located Southeastly 150 feet measured along said road centerline from the place of beginning; Thence North 32 deg. 11-2/3' West along said road centerline 150 feet to the place of beginning, containing about 5 acres of land, be the same more or less, but subject to all legal highways.

PPN: 18-016700  
PROPERTY ADDRESS: 15600 Old State Road, Middlefield, Ohio 44062  
Said Premises appraised at (\$128,000.00) and cannot be sold for less than two-thirds of that amount (\$85,334.00). 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**

Kim M. Hammond, attorney  
Nov5-12-19, 2009

acres of land as surveyed by William W. Welch P.S. 5463.

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

PPN: 18-021550  
PROPERTY ADDRESS: VACANT LAND PRIOR DEED REFERENCE: 1625, Page 67  
Said Premises Located at: 15600 OLD STATE ROAD, MIDDLEFIELD TOWNSHIP, OH.

Said Premises appraised at (\$470,000.00) and cannot be sold for less than two-thirds of that amount (\$313,334.00). 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**

Thomas M. Gacse, attorney  
Nov5-12-19, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-001048**

The State of Ohio, County of Geauga, ss:  
**NANTUCKET COVE TOWNHOUSE ASSOCIATION, INC., Plaintiff vs. LARRY E. DOMOKOS, 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 3rd day of December, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Village of Middlefield to-wit:

Situated in the Village of Middlefield, County of Geauga and State of Ohio; and known as being Unit No. 1 of Building No. 13 of the Nantucket Cove Townhouses (a Condominium Development) Phase No. VI whose drawings are recorded in Volume 22 of Maps, Page 44 of Geauga County Records, being a part of Sublot No. 4A in Mid-Meadow Subdivision Phase II, Plat Amendment as shown by the Plat recorded in Volume 20, Page 132 of Geauga County Record of Plats and as further described by the Declaration of Condominium Ownership and ByLaws attached thereto and recorded in Volume 912, Page 1045 of Geauga County Records, together with an undivided percentage interests in and to all the common areas and facilities appurtenant to said unit as set forth in the Declaration of Condominium Ownership as the same may be from time to time amended, which percentage shall automatically change in accordance with the Amendment (s) to Declaration as the same are filed of record pursuant to the provisions of said Declaration and will attach to the additional common areas and facilities in the percentages set forth in such Amendment (s) to Declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amendment (s) to Declaration as though conveyed hereby, be the same more or less, but subject to all legal highways.

Premises commonly known as: 14765 Lakeview Drive #1, Middlefield, Ohio 44062  
Permanent Parcel No.: 19-080844  
Said Premises Located at: 14765 LAKEVIEW DRIVE, UNIT #1 (UNIT #1, BUILDING #13 OF THE NANTUCKET COVE TOWNHOUSES, PHASE NO. VI), VILLAGE OF MIDDLEFIELD, OH.  
Said Premises appraised at (\$105,000.00) and cannot be sold for less than two-thirds of that amount (\$70,000.00). 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**

Darcy Mehling Good, attorney  
Nov5-12-19, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-001445**

The State of Ohio, County of Geauga, ss:  
**MTGLQ INVESTORS, L.P., Plaintiff vs. RONALD P. FREIBERG, ET AL., Defendant**

In pursuance of an 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 3rd day of December, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Parkman to-wit:

Situated in the Township of Parkman, County of Geauga and State of Ohio: And known as being Sublot No. 2 in A Place in Parkman Subdivision of part of Original Parkman Township Lot No. 11 and 12, Section No. 14, and Lot No. 1 in Section 17, as shown by the recorded plat in Volume 11 of Maps, Page 140 of Geauga County Records and containing 1.2500 acres of land as appears by said plat, be the same more or less, but subject to all legal highways.

Property Address: 17915 Owen Road, Middlefield, Ohio 44062  
Parcel No. 25-068711

Said Premises Located at: 17915 OWEN ROAD, PARKMAN TOWNSHIP, OH.  
Said Premises appraised at (\$128,000.00) and cannot be sold for less than two-thirds of that amount (\$85,334.00). 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**

Kim M. Hammond, attorney  
Nov5-12-19, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-000042**

The State of Ohio, County of Geauga, ss:  
**WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., Plaintiff vs. KEVIN J. GILMOUR, 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 3rd day of December, 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:

**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 Aquilla to-wit:

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

**Parcel No. 1:** And known as being Sublot No. 235 in Tuxedo Land Company's Lake Aquilla Subdivision No. 1 of part of Original Lots 7, 8, 9 and 10, Holmes Tract, as shown by the plat recorded in Volume 1, Pages 50 and 51, Geauga County Records of Plats and Surveys; Second Party shall have the right in common with other owners of lots in said allotment to use the beach, clubhouse, tennis courts, croquette grounds and park as shown on said plat.

**Parcel No. 2:** And known as being Sublot No. 235A of the Addition to the Tuxedo Land Company's Lake Aquilla Subdivision No. 1 of part of Original Lots Nos. 8 and 9, Holmes Tract of Claridon Township, as shown by the plat recorded in Volume 4, Page 23 of Geauga County Records of Plats and Surveys.

**Parcel No. 3:** And known as being Sublot Nos. 236 and 237 in the Tuxedo Land Company's Lake Aquilla Subdivision No. 4 of part of Original Lots 7, 8, 9 and 10, Holmes Tract, as shown by the plat recorded in Volume 1, Pages 50 and 51 of Geauga County Records of Plats and Surveys.

**Parcel No. 4:** And known as being Sublot No. 236A and 237A of the Addition to the Tuxedo Land Company's Lake Aquilla Subdivision No. 1 of part of Original Lots 8 and 9, Holmes Tract of Claridon Township, as shown by the plat recorded in Volume 4, Page 23 of Geauga County Records of Plats and Surveys, be the same more or less, but subject to all legal highways.

Property Address: 201 Turner Drive Chardon, OH 44024

Parcel No.: 14-024500, 14-055100, 14-055200  
Prior Deed Reference: O.R. Vol. 1512, Pg. 283  
Said Premises Located at: 201 TURNER DRIVE, VILLAGE OF AQUILLA, OH.

Said Premises appraised at (\$100,000.00) and cannot be sold for less than two-thirds of that amount (\$66,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Erin E. Bjerkaas, attorney  
Nov5-12-19, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-000053**

The State of Ohio, County of Geauga, ss:  
**THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, Plaintiff vs. ESTATE OF WANDA L. MOSIER, DECEASED, 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 3rd day of December, 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 a part of Original Troy Township Lot No. 4, and being a part of the land as recorded in Volume 203, Page 274 of the Geauga County Record of Deeds, and also being parcel No. 6 of the Home Acre Garden's Subdivision, and bounded and described as follows:

Beginning on an iron spike on the centerline of the Chagrin Falls-Greenville Road (U.S. 422) which bears north 71 deg. 17' 00" west 529.55 feet from the intersection of the centerline of the said Chagrin Falls-Greenville Road and the Township line between the said Troy Township and Parkman Township, measured along the centerline of the Chagrin Falls-Greenville Road to the principal beginning point of this survey; thence south 0 degrees 31' 00" east 1142.41 feet passing through an iron pipe on the south margin line of the said Chagrin Falls-Greenville Road and along the west line of Parcel No. 5 of the Home Acre Garden's Subdivision to an iron pipe on the north line of land in the name of Elma J. Rowe as recorded in Volume 205, Page 611 of the Geauga County Record of Deeds; thence south 89 degrees, 29' 00" west 100.00 feet along the said Rowe's land to an iron pipe; thence north 0 degrees 31' 00" west 1177.28 feet parallel with the east line and along the east line of Parcel No. 7 of the said Subdivision and passing thru an iron pipe on the south margin line of the said Chagrin Falls-Greenville Road to an iron spike on the centerline of said road; thence south 71 degrees 17' 00" east 105.91 feet along the centerline of the Chagrin Falls-Greenville Road to the place of beginning, containing two and six hundred and sixty two thousandth (2.662/1000) acres of land. Bearings are given to indicate angles only. Survey and description made and prepared by L.S. Speer, Surveyor Reg. 1262, be the same more or less, but subject to all legal highways.

Premises commonly known as: 15141 Main Market Road, Burton, OH 44021  
Permanent Parcel Number: 32-016250

Said Premises Located at: 15141 MAIN MARKET ROAD, TROY 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**

Dean K. Hegyes, attorney  
Nov5-12-19, 2009

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-000070**

The State of Ohio, County of Geauga, ss:  
**HOUSEHOLD REALTY CORPORATION, Plaintiff vs. LINDA M. JAMES, EXECUTOR OF THE ESTATE OF TERRY A. JAMES, AKA TERRY ALAN JAMES, 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 3rd day of December, 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. 115 in Berkshire Heights Estates Subdivision No. 2 of part of Original Chardon Township Lot Nos. 160 and 161, Tract No. 3, as shown by the recorded plat in Volume 8, Page 26 of Geauga County Records and being 105.25 feet front on the center line of Henning Drive, and extending back 417.97 feet on the Northerly line, 449.33 feet on the Southerly line, and having a rear line of 100 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No. 06-109300  
Said Premises Located at: 10972 HENNING DRIVE, CHARDON TOWNSHIP, OH.

Said Premises appraised at (\$70,000.00) and cannot be sold for less than two-thirds of that amount (\$46,667.00). 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

Erin M. Laurito, attorney  
Nov5-12-19, 2009

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

**Case No. 09-F-000071**

The State of Ohio, County of Geauga, ss:  
**THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE-HOLDERS, CWALT, INC., ALTERNATIVE LOAN TRUST 2007-3T1; MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-3T1, Plaintiff vs. JOHN C. REID, ET AL., Defendant**

In pursuance of an 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 3rd day of December, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Munson to-wit:

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

Parcel No. 21-176804  
Said Premises Located at: 11110 RIVER ROAD, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$600,000.00) and cannot be sold for less than two-thirds of that amount (\$400,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Erin M. Laurito, attorney  
Nov5-12-19, 2009

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

**Case No. 09-F-000308**

The State of Ohio, County of Geauga, ss:  
**DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RAMP 2007-SP3, Plaintiff vs. ROBERT D. GIBSON, 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 3rd day of December, 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 Thompson to-wit:

Situated in the Township of Thompson, County of Geauga, and State of Ohio and known as being a part of Lot No. 17 in said Township and is bounded and described as follows:

Beginning at the southeast corner of Lot No. 17 as established from Field Book 119, Page 57 of the Geauga County Engineers centerline survey of Thompson Road; Thence South 89° 13' 30" West along the centerline of Thompson Road a distance of 125.50 feet to the principal place of beginning of this description; Thence continuing South 89° 13' 30" West along said centerline a distance of 155.00 feet to the southeast corner of land now or formerly owned by M&M Feko as recorded in Volume 220, Page 252, of Geauga County Records of Deeds. Thence North 00° 33' 33" West along the east line of said Feko land and passing through an one inch iron pipe set at 31.00 feet, total distance of 2310.00 feet to an one inch iron pipe set in the south line of land now or formerly owned by J. Colleen as recorded in Volume 320, page 136 of Geauga County Records of Deeds. Thence North 89° 13' 30" East along said south line a distance of 140.25 feet to a one inch iron pipe set; Thence South 00° 33' 33" East a distance of 1794.00 feet to a one inch iron pipe set; Thence North 89° 13' 30" East a distance of 59.75 feet to a one inch iron pipe set; Thence South 00° 33' 33" East a distance of 356.00 feet to a one inch iron pipe set; Thence South 89° 13' 30" West a distance of 45.00 feet to a one inch iron pipe set; Thence South 00° 33' 33" East and passing through an one inch iron pipe set at 130.00 feet, a total distance of 160.00 feet to the principal place of beginning and contains 7.9799 acres of land according to a survey of Schade Surveying Company, Willard F. Schade, Jr., Registered Surveyor S-6008, in July 1983 be the same more or less, but subject to all legal highways. Bearings refer to an assumed meridian and are used to describe angles only.

Parcel No.: 30-095605  
Prior Deed Reference: Bk. 1754, Pg. 2661  
Said Premises Located at: 16340 THOMPSON ROAD, THOMPSON 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

Jeffrey A. Tobe, attorney  
Nov5-12-19, 2009

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

**Case No. 09-F-000445**

The State of Ohio, County of Geauga, ss:  
**COUNTRYWIDE HOME LOANS SERVICE, LP, Plaintiff vs. ELIZABETH B. PARADISE, 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 3rd day of December, 2009, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the City of Chardon to-wit:

Situated in the City of Chardon, County of Geauga and State of Ohio; and known as part of Lot No. 63 in the Incorporated Village of Chardon, and bounded and described as follows:

On the west by property owned by Charles Chase, on the north by land owned by F. Phipps, on the East by property owned by F. Whitney and on the south by Court Street, be the same more or less, but subject to all legal highways.

Parcel No.: 10-102700  
Prior Deed Reference: O.R. Book 1502, Page 261

Said Premises Located at: 142 COURT STREET, CITY OF CHARDON, OH.

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

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

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

Barbara J. Thornell Ginn, attorney  
Nov5-12-19, 2009

## THIRD NOTICE

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

**Case No. 08-F-000087**

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-001008**

The State of Ohio, County of Geauga, ss:  
**COUNTRYWIDE HOME LOANS, INC. DBA AMERICAS WHOLESALE LENDER, Plaintiff vs. TERRY R. CHRISTIAN, ET AL., Defendant**

In pursuance of an 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.

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 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 southwest 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

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Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-000028**

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. Barragante, 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 \$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**  
Melissa N. Meinhart, attorney  
Oct22-29 Nov5, 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-001265**

**CHRISTOPHER P. HITCHCOCK, TREASURER OF GEAGA COUNTY, Ohio, Plaintiff vs. KAREMA ALABSI, 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): 11-388871 - 3.00 acres.  
Address: known on the tax duplicate as 11-388871 13395 LEDGEBROOK LANE, CHESTER 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: KAREMA ALABSI, 13395 LEDGEBROOK LANE, CHAGRIN FALLS, OH 44022.

MINIMUM BID: \$121,914.92  
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 19TH 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 3RD DAY OF DECEMBER, 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 Matheny, attorney  
Oct22-29 Nov5, 2009

**LEGAL NOTICES**

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

**09-F-001080 - The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-81 Mortgage Pass-Through Certificates, Series 2005-81, Plaintiff vs. Ralph A. Perry, et al., Defendants**  
Shirley J. Perry, whose last place of residence is known as 11001 Olmar Dr, Chardon, OH 44024 but whose present place of residence is unknown, will take notice that on September 16, 2009, The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders CWALT, Inc. Alternative Loan Trust 2005-81 Mortgage Pass-Through Certificates, Series 2005-81, filed its Complaint in Foreclosure in Case No. 09-F-001080 in the Court of Common Pleas Geauga County, Ohio, 100 Short Court, Chardon, OH 44024, alleging that the Defendants, Shirley J. Perry, have or claim to have an interest in the real estate located at 11001 Olmar Dr, Chardon, OH 44024, PPN #06-003100. 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 10th day of December, 2009.

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE-HOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-81 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-81 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. Oct29 Nov5-12, 2009**

**NOTICE OF PUBLIC HEARING APPEAL FOR VARIANCE TO TROY TOWNSHIP ZONING RESOLUTION**

Notice is hereby given that the Troy Township Board of Zoning Appeals will conduct a public hearing on an application on an appeal for a variance to the Troy Township Zoning Resolution on the 18th day of November, 2009 at 7:00 o'clock p.m. at the Troy Township Community Center, 13950 Main Market Road (US 422), Burton, Ohio 44021.

This application, submitted by John T. Tracy, requests that an area variance be granted for the property located at 18789 Jug Road.

**Kathleen Valerio, Secretary**  
Nov5, 2009

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

Notice is hereby given that the Burton Township Board of Trustees will conduct a public hearing on a motion which is an amendment, identified as number 2008-01, to the Burton Township Zoning Resolution at the Burton Township Administration Building, 14821 Rapids Road, Burton, Ohio, at 7:00 o'clock p.m. on November 17, 2009.

The motion proposing to amend the zoning resolution will be available for examination at the Burton Public Library from 9:00 a.m. - 8:00 p.m. Monday through Thursday, 9:00 a.m. - 5:00 p.m. on Friday, 10:00 a.m. - 2:00 p.m. on Saturday and 1:00 p.m. - 5:00 p.m. on Sunday from November 6, 2009 through November 17, 2009.

**Evelyn A. Luoma, Fiscal Officer**  
Nov5, 2009

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

Notice is hereby given that the Montville Township Board of Township Trustees will conduct a public hearing on a motion, which is an amendment, identified as number 1-09, to the Montville Township Zoning Resolution at the Montville Community Center at 7:30 p.m. on November 16, 2009.

**Sarah McDonald, Fiscal Officer**  
Nov5, 2009

**PUBLIC NOTICE**

For those parents requesting consideration by the Board of Education of the Cardinal Local School District for "In-Lieu of Transportation" for the 2009-2010 school year, per O.R.C. Section 3327.01, you need to have your request in writing to the Treasurer's Office by November 20, 2009. Include name of student, school attending, distance from home to school in miles & time and reason why it is impractical for the Board to transport the student via regular school district transportation. Send letters to: Cardinal Local School District, Attn: Merry Lou Knuckles, Treasurer, PO Box 188, Middlefield, OH 44062.  
Nov5, 2009

**NOTICE OF PUBLIC HEARING APPEAL FOR VARIANCE TO NEWBURY TOWNSHIP ZONING RESOLUTION**

Notice is hereby given that the Newbury Township Board of Zoning Appeals will conduct a public hearing for an area variance at 7:30 p.m. on Tuesday, the 17th day of November 2009 at the Newbury Town Hall.

Mervin R. Byler Jr., d.b.a. A to Z Construction requests an area variance to construct an attached 22 ft x 24 ft. garage to the existing home of John Krizner at the corner of 14653 Stone and Crestwood Roads, 45 ft. from the Stone Rd. right-of-way and 10 ft. from the north side lot line (vs. Art. V, Sec. 5.05 required 100 ft. R-o-W and 30 ft. side setbacks). This is an expansion of an existing non-conforming structure requiring relief from Art. XIV, Sec. 14.04 A&B & 14.05.

**Marge Hrabak, Secretary Board of Zoning Appeals**  
Nov5, 2009

**NOTICE OF PUBLIC HEARING APPEAL FOR VARIANCE TO PARKMAN TOWNSHIP ZONING RESOLUTION**

Notice is hereby given that the Parkman Township Board of Zoning Appeals will conduct a public hearing on an appeal for a variance to the Parkman Township Zoning Resolution on the 17th day of November, 2009 at 7:30 o'clock p.m. at the Community House.

This application, submitted by Marty D. Hershberger, of 17207 Reeves Road, (Parkman Township) Middlefield, OH, is requesting an area variance from the Parkman Township Zoning Resolution for property located at 17207 Reeves Road, Parkman Township, Ohio for a lot split to build a new school. The new lot would be 190' in width and would contain 2 acres. Article IV, Section 402.4 (A) states: "The minimum lot area shall be 2.5 acres" and 402.5 of the Parkman Township Zoning Resolution states: "The minimum lot width shall be 200 feet except for lots located on the arc of a permanent cul-de-sac road turnaround."

**Connie M. Hasman, Secretary Board of Zoning Appeals**  
Nov5, 2009

**BID NOTICES**

**LEGAL NOTICE**

The City of Chardon intends to contract for architectural services in connection with the Service Garage Facility Construction Project. Architectural firms interested in being considered for a contract to provide the required services should reply with a Statement of Qualifications no later than 5:00 p.m. on November 20, 2009. Statements received after this deadline will not be considered.

A packet of information detailing the project, services to be provided by the architect, and information to be included in submitted Statement of Qualifications is available in the City Manager's office, 111 Water Street, Chardon, Ohio 44024.

As required by Ohio Revised Code §§153.65-71, responding firms will be evaluated and ranked in order of their qualifications. Following this evaluation, the City of Chardon will enter into contract negotiations with the most qualified firm.  
Nov5, 2009

