

Real Estate Transfers

Following is a list of real estate transfers for the week ending Nov. 20, provided as a public service by the Geauga County Auditor's Office. Transfers may involve the sale of land only.

AQUILLA VILLAGE

Arthur D. and Donna L. Grossman (trustees), 108 Turner Drive, to Lea Angela Hlifka, \$25,000.

BAINBRIDGE TOWNSHIP

Kenwyn P. Ward, 8950 Taylor May Road, to Ted A. and Deborah N. Batchelor, \$70,000.

Tedd W. and Nancy C. Isham, 8317 Chagrin Road, to Deutsche Bank National Trust Company (trustee), \$116,700.

GMAC Mortgage LLC, Chagrin Road (s/l 11-13), to J. Paul Snavely, \$46,000.

BURTON TOWNSHIP

Kerry Buehner, 15543 Tavern Road, to Freeman A. and Sara A. Byler, \$140,000.

Matthew W. and Christina L. Hathaway, 14645 Erwin Drive, to Donald J. and Joyce K. Wichert, \$115,400.

CHARDON CITY

Christopher Martin and Melanie Jane Elliott, 125 Huntington St., to Julianne R. Parker, \$138,000.

Steven and Lisa McKimmy, 490 Crocker Blvd., to Sarah L. Intihar, \$110,000.

Marcia B. Hopkins and Marc Hal Burr, 103 Burlington Oval Drive, to Charles A. Pappalardo and Sally Jo Caldwell, \$147,500.

CHESTER TOWNSHIP

Dinardo Builders LLC, 13360 Green Drive, to Ronaldo B. and Patricia A. Politi (trustees), \$260,800.

Thomas C. and Robert L. Condit, 7540 Cedar Road, to Paul J., Hiam T. and Joseph Farhat, \$120,000.

Joseph M. Massi and Paula D'Alessandro, 12810 Kenyon Drive, to Nicholis A. Caticchio, \$177,500.

Donna Geraci, 12803 Lynn Drive, to Fernando S. and Rebecca A. Diaz, \$140,000.

Ronaldo B. and Patricia A. Politi (trustees), 12823 Vincent Drive, to William L. Jr. and Rebecca L. Bernhard, \$260,000.

CLARIDON TOWNSHIP

James E. Arp and Donna K. Bowman, 11747 Old State Road, to Daniel E. and Laura E. Zeiler, \$199,400.

HAMB DEN TOWNSHIP

Richard W. and Deborah J. Ridgway, 9370 S. Brown Road, to Joseph A. and Sharienne Cattell, \$279,000.

Jack V. and Karen Munro, 13150 Woodin Road, to James M. and Kristine M. Schneider, \$137,000.

MIDDLEFIELD VILLAGE

Christine B. Greenaway, 15011 Thompson Avenue, to Joseph A. and Jessica L. Baker, \$60,000.

MUNSON TOWNSHIP

Timberwood Farms Ltd., Ashton Trail, to Brian H. and Marija Miller, \$75,000.

John A. and Louise M. Hall, 12790 Greenbrier Drive, to Eric T. Bloom, \$183,000.

Paul L. and Jennifer C. Szabo, 12360 Auburn Road, to Anthony M. and Virginia T. Barille, \$277,000.

Carl J. Titgemeier, Willshire Lane, to Michael J. and Kelly B. Stefanek, \$115,000.

NEWBURY TOWNSHIP

John T. Schlundt, 9737 Music St., to Stanley A. Carp (trustee), \$185,000.

Charles R. James, Longview Drive (part s/l 329, 330, 411, part s/l 412), to Louis Soplata, \$17,000.

Anthony J. Miralia, 9942 Woodruff Lane, to HMF Properties, \$206,700.

PARKMAN TOWNSHIP

Homer H. and Martha L. Yoder, 17170 Reeves Road, to Homer H. and Martha L. Yoder, \$60,000.

RUSSELL TOWNSHIP

Harry F. Eisengrein, 7039 Deepwood Drive, to William M. and Michelle M. Owens, \$209,000.

SOUTH RUSSELL VILLAGE

Sallie C. Black, 272 Manor Brook Drive, to Constance M. Lammert (trustee), \$250,000.

Bruce R. Bartter (trustee), 1135 Royal Oak Drive, to Will H. and Rachel C. Vranich, \$300,000.

FAIR HOUSING IS THE LAW

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COUNTRY SETTING...1862 sq.ft. Bungalow and peaceful living in Mespo Twp. Located on a secondary road. 3 bedrms, 1.5 baths, updated country style kitchen w/loads of Oak cupboards, large LR - stone fireplace w/wood burner insert, lower level rec. rm, oversized 2 car garage, covered patio. Fenced rear yard, above ground pool, playset, storage shed. Many updates, incl. new septic! **\$146,900**

MIDDLEFIELD VILLAGE COLONIAL...Beautifully updated 3Br's, 2 baths, finished basement, rear deck overlooking nice back yard, 2 car attached garage and concrete driveway. Nice location on side street. **\$150,000**

MIDDLEFIELD CONDO...Like new 2 bedrm, 2 Bath free standing condo in High Pointe. Living rm with gas fireplace and vaulted ceiling, dining area leads to side deck, kitchen boasts loads of cupboards, desk or breakfast bar area. 2 car att'd garage, full basement too! **\$145,900**

MIDDLEFIELD VILLAGE DUPLEX ... Great investment or personal home with extra income. Downstairs offers 2BR, 1 bath, DR, LR, Fam rm and office; upstairs offers covered stairway, 2 bedrms, kitchen, LR and full bath. **\$139,900**

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PROBATE NOTICES

LEGAL NOTICE IN THE GEAUGA COUNTY COURT OF COMMON PLEAS, PROBATE DIVISION 09-PC-000417 - In re: Linda Sedivy, Executor of the Estate of Mildred E. Ladner, Plaintiff v. Estate of Mildred E. Ladner, et al.

Lauren Page, Seeing Eye Dogs for the Blind, Unknown Heirs-at-Law, Next of Kin, Legatees and Devises of Mildred E. Ladner, Deceased, their Executors, Administrators and Assigns, if any, all of whose last known and current addresses are unknown, will take notice that on the 30th of October, 2009, the Plaintiff filed a Complaint for Declaratory Judgment in the Geauga County, Ohio Probate Court, 231 Main Street, Suite 200, Chardon, OH 44024 alleging that Mildred E. Ladner, Decedent, died testate on June 23, 2009, that Decedent's Last Will and Testament was admitted to Probate on August 10, 2009, that Plaintiff was appointed as Executor on August 14, 2009 and she is now duly qualified and acting Executor of the Estate.

The Plaintiff alleges that she cannot ascertain the identity of two of the named beneficiaries under the Decedent's Last Will and Testament, specifically "Lauren Page" and "Seeing Eye Dogs for the Blind" and has asked the judgment and direction of the Court regarding the disposition of these bequests.

The above-named defendants are required to answer the Complaint within twenty-eight (28) days after last publication, which shall be published once a week for six consecutive weeks, or the above-named defendants may be denied a hearing in this case. **By Jennifer E. Peck, Attorney for Linda Sedivy, Executor of the Estate of Mildred E. Ladner, Budish, Solomon, Steiner & Peck, Ltd., 23240 Chagrin Blvd., Ste. 450, Beachwood, Ohio 44122 (216) 765-0123.** Nov12-19-26 Dec3-10-17, 2009

LEGAL NOTICE IN THE GEAUGA COUNTY COURT OF COMMON PLEAS, PROBATE DIVISION Case No. 09-PE-000174 -- IN THE MATTER OF THE ESTATE OF ETHEL MCCLISH, DECEASED

Notice is hereby given to the Unknown Heirs, Legatees and Devises of Ethel McClish, deceased, all of whose last known and current addresses are unknown.

You are hereby notified that said decedent died on April 9, 2009, and that the decedent's Last Will and Testament was admitted to Probate by the Geauga County Probate Court, Courthouse Annex, 231 Main Street, Suite 200, Chardon, Ohio 44024, on April 29, 2009, Case No. 09-PE-000174, and that on May 12, 2009, the undersigned was appointed Executor of the decedent's estate by the Court.

This notice is given to all person who would be entitled to inherit from the decedent had the decedent died intestate, known and unknown, as required by Section 2107.19 of the Ohio Revised Code, who did not waive this notice.

Any action to contest the validity of this Will must be filed within three (3) months from the filing of the Certificate of Service of Notice of Probate of Will pursuant to Section 2107.19 ORC.

By Patricia J. Schraff, Attorney and Executor of the Estate of Ethel McClish, Deceased, Schraff & King Co., LPA, 2802 SOM Center Road, Suite 200, Willoughby Hills, OH 44094. (440) 585-1600. Nov19-26 Dec3, 2009

LEGAL NOTICE IN THE GEAUGA COUNTY COURT OF COMMON PLEAS, PROBATE DIVISION Case No. 09-PG-000390 -- In the Matter of the Guardianship of Bryce Hoke Cable, a minor.

Unknown biological father of Bryce Hoke Cable, a minor, whose last known address and current address are unknown, will take notice that on September 16, 2009, Marsha B.



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Cable, filed an Application in the Geauga County Probate Court, Case No. 09-PG-000390, for the Appointment of Guardian of a Minor in the matter of the Guardianship of Bryce Hoke Cable.

Said Application is ordered and set for hearing on the 9th day of February, 2010 at 9:00 a.m. in the Geauga County Probate Court, Geauga County Courthouse Annex, Suite 200, 231 Main Street, Chardon, Ohio 44024.

By Sarah L. Heffter, Attorney for Applicant, 401 South Street, Suite 2B, Chardon, Ohio 44024. (440) 285-7750. Nov26 Dec3-10-17-24-31, 2009

PROBATE COURT OF GEAUGA COUNTY, OHIO JUDGE CHARLES E. HENRY 09-PB-000456 -- IN RE: CHANGE OF NAME OF SYDNEY ELAYNE CUNNINGHAM-MCCANN TO SYDNEY ELAYNE MCCANN. NOTICE OF HEARING ON CHANGE OF NAME

Applicant hereby gives notice to all interested persons, that the applicant has filed an Application for Change of Name in the Probate Court of Geauga County, Ohio, requesting the change of name of Sydney Elayne Cunningham-McCann to Sydney Elayne McCann.

The hearing on the application will be held on the 5th day of January, 2010 at 8:30 o'clock A.M. in the Probate Court of Geauga County, located at Courthouse Annex, 2nd Floor, 231 Main Street, Suite 200, Chardon, Ohio 44024.

Jessica E. McCann 10745 Howard Drive Chardon, OH 44024 Dec3, 2009

PROBATE COURT OF GEAUGA COUNTY, OHIO JUDGE CHARLES E. HENRY 09-PB-000463 -- IN RE: CHANGE OF NAME

OF TRENT A. PAYNTHOR TO JEN ALEXANDER.

NOTICE OF HEARING ON CHANGE OF NAME

Applicant hereby gives notice to all interested persons, that the applicant has filed an Application for Change of Name in the Probate Court of Geauga County, Ohio, requesting the change of name of Trent A. Paynther to Jen Alexander.

The hearing on the application will be held on the 5th day of January, 2010 at 8:30 o'clock A.M. in the Probate Court of Geauga County, located at Courthouse Annex, 2nd Floor, 231 Main Street, Suite 200, Chardon, Ohio 44024.

Trent A. Paynther 8930 Crackel Road Chagrin Falls, OH 44023 Dec3, 2009

PROBATE COURT OF GEAUGA COUNTY, OHIO JUDGE CHARLES E. HENRY 09-PB-000472 -- IN RE: CHANGE OF NAME OF BARBARA ANN SASS TO BARBARA ANN ANNA.

NOTICE OF HEARING ON CHANGE OF NAME

Applicant hereby gives notice to all interested persons, that the applicant has filed an Application for Change of Name in the Probate Court of Geauga County, Ohio, requesting the change of name of Barbara Ann Sass to Barbara Ann Anna.

The hearing on the application will be held on the 5th day of January, 2010 at 8:30 o'clock A.M. in the Probate Court of Geauga County, located at Courthouse Annex, 2nd Floor, 231 Main Street, Suite 200, Chardon, Ohio 44024.

Barbara A. Sass 15721 Jug Road Burton, OH 44021 Dec3, 2009

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Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

THIRD NOTICE

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000015

The State of Ohio, County of Geauga, ss:
SUNTRUST MORTGAGE, Plaintiff vs. BARTHOLOMEW ROMANO, 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 17th 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:

Land situated in the Township of Newbury, County of Geauga, State of Ohio: And known as being a part of Lot No. 7, Tract No. 3 in said Township and further described as follows:

Beginning at an iron pin at the intersection of the center line of Music Street and the center line of Auburn-Center Road, Thence East 1272.68 feet along the center line of Music Street, to the principal place of beginning, being the Westerly line of said Lot No. 7;

COURSE NO. 1: Thence N-00-19-00 W., 1230.87 feet along the Westerly line of said Lot No. 7, to the Northerly line of land conveyed to S. and M. Szarka, as recorded in Vol. 224, Page 487, of Geauga County Deed Records;

COURSE NO. 2: Thence S-88-56-00 E. 177.91 feet along said Northerly line of land conveyed to S. and M. Szarka, to the Easterly line thereof;

COURSE NO. 3: Thence S-00-19-00 E. 1227.61 feet along the said Easterly line of land conveyed to S. and M. Szarka, to the center line of Music Street;

COURSE NO. 4: Thence West 177.91 feet along the center line of Music Street, to the principal place of beginning. Containing 5.0197 acres of land according to survey of W.E. Holland Engineering Co., Chagrin Falls, Ohio, March, 1964.

Permanent Parcel No.: 23-147500
Prior Deed Reference: Volume 1759, Page 2931

Said Premises Located at: 11214 MUSIC STREET, NEWBURY 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

Jeffrey R. Helms, attorney
Nov19-26 Dec3, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000417

The State of Ohio, County of Geauga, ss:
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF LAKEWOOD, Plaintiff vs. JENNIFER A. WETZEL, 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 17th 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 South Russell to-wit:

Situated in the Village of South Russell, County of Geauga and State of Ohio:

And known as being Sublot No. 9 Silver Springs Subdivision of part of Original Russell Township Lot No. 2, Tract No. 3, as shown by the recorded plat in Volume 16, Page 47 of Geauga, as appears by said plat, be the same more or less, but subject to all legal highways.

Permanent Parcel Number: 29-107772

Said Premises Located at: 116 SILVER SPRINGS TRAIL, VILLAGE OF SOUTH RUSSELL, OH.

Said Premises appraised at (\$290,000.00) and cannot be sold for less than two-thirds of that amount (\$193,334.00). 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

Manbir S. Sandhu, attorney
Nov19-26 Dec3, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000466

The State of Ohio, County of Geauga, ss:
INDYMAC BANK, F.S.B., Plaintiff vs. NGA T. CHAU, 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 17th 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 the State of Ohio:

And known as being Sublot No. 25 of the Burlington Station Subdivision No. 2 of part of Lot No. 5 of the Phelps and part of Lot 7 in the Hathway Tract in Original Township Tract No. 1 as the same is shown on the Plat thereof at page 54 of Plat book 18 of the records of the Geauga County Recorder, be the same more or less, but subject to all legal highways.

Property address: 12085 Burlington Glen Drive, Chardon, OH 44024

Prior Instrument Reference: Volume 1828, page 581.

Parcel No.: 21-176446

Said Premises Located at: 12085 BURLINGTON GLEN DRIVE, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$480,000.00) and cannot be sold for less than two-thirds of that amount (\$320,000.00). 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

April A. Brown, attorney
Nov19-26 Dec3, 2009

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, DECEMBER 17, 2009 – 10:00 A.M.

AUBURN TOWNSHIP

Case No. 08-F-000649 – Wells Fargo Bank, N.A. vs. Jim Buckley, aka, et al.,
16780 Orange Lane (2.00 acres). PPN: 01-118413. S. Scott Martin, atty. \$340,000.00 \$226,667.00

Case No. 08-F-001316 – Greenpoint Mortgage Funding, Inc. vs. Melissa S. Voinovich Nerone, aka, et al., 17578 Indian Hills Drive (1.79 acres). PPN: 01-067421. Robert R. Hoose, atty. \$165,000.00 \$110,000.00

Case No. 09-F-000061 – CitiMortgage, Inc., etc. vs. Timothy J. Klonowski, et al.,
10051 Bainbridge Road (1.51 acres). PPN: 01-104400. Anita L. Maddix, atty. \$120,000.00 \$80,000.00

BURTON VILLAGE

Case No. 09-F-000489 – OneWest Bank, F.S.B. etc. vs. Kenneth J. Balmat, et al.,
13600 Seco Boulevard (0.25 acres). PPN: 05-033550. F. Peter Costello, atty. \$123,000.00 \$82,000.00

MIDDLEFIELD TOWNSHIP

Case No. 08-F-001021 – SALE WITHDRAWN.

MUNSON TOWNSHIP

Case No. 08-F-000466 – IndyMac Bank, F.S.B. vs. Nga T. Chau, et al.,
12085 Burlington Glen Drive (1.50 acres). PPN: 21-176446. April A. Brown, atty. \$480,000.00 \$320,000.00

NEWBURY TOWNSHIP

Case No. 08-F-000015 – SunTrust Mortgage vs. Bartholomew Romano, et al.,
11214 Music Street (5.02 acres). PPN: 23-147500. Jeffrey R. Helms, atty. \$200,000.00 \$133,334.00

Case No. 08-F-000882 – U.S. Bank, N.A., etc. vs. Daniel K. Redfern, et al.,
15450 Lake Shore Drive (0.11 acres). PPN: 23-116800. Elizabeth A. Carullo, atty. \$40,000.00 \$26,667.00

PARKMAN TOWNSHIP

Case No. 07-F-000860 – SALE WITHDRAWN.

Case No. 09-F-000603 – Decision One Non-Litigation vs. Patricia M. Farrington,
et al., 16693 Bundysburg Road (3.32 acres). PPN: 25-064900. Matthew J. Richardson, atty. \$70,000.00 \$46,667.00

RUSSELL TOWNSHIP

Case No. 08-F-001074 – HSBC Mortgage Services, Inc. vs. Ruth Ann Leslie, et al.,
14961 Surrey Downs (1.76 acres). PPN: 26-102101. Stephen D. Miles, atty. \$240,000.00 \$160,000.00

Case No. 08-F-001248 – Aurora Loan Services, LLC vs. David R. Newby, et al.,
14319 Caves Road (1.83 acres). PPN: 26-174500. Kevin L. Williams, atty. \$245,000.00 \$163,334.00

SOUTH RUSSELL VILLAGE

Case No. 08-F-000417 – First Federal Savings & Loan Assoc. of Lakewood vs. Jennifer A. Wetzel, et al., 116 Silver Springs Trail (2.11 acres). PPN: 29-107772. Manbir S. Sandhu, atty. \$290,000.00 \$193,334.00

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

Case No. 09-F-000492 – MorEquity, Inc. vs. Daniel A. Weiss, et al., 19 Chelsea Court (0.80 acres).
PPN: 29-064421. Peter L. Mehler, atty. \$290,000.00 \$193,334.00

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000649

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, N.A., Plaintiff vs. JIM BUCKLEY, AKA JAMES BUCKLEY, 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 17th 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 Auburn to-wit:

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

And known as being sublot no. 26 in Hunters Creek subdivision, phase II of part of original lot nos. 5, 6, 15 and 16, section 5, tract 1, as shown by the recorded plat in Volume 28, page 23 of Geauga County records, as appears by said plat.

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

Property Address: 16780 Orange Lane, Chagrin Falls, OH 44023

Parcel No.: 01-118413

Prior Deed Reference: book 1439 page 457

Said Premises Located at: 16780 ORANGE LANE, AUBURN TOWNSHIP, OH.

Said Premises appraised at (\$340,000.00) and cannot be sold for less than two-thirds of that amount (\$226,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

S. Scott Martin, attorney
Nov19-26 Dec3, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000882

The State of Ohio, County of Geauga, ss:
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2002-HE-1, SERIES 2002-HE-1, Plaintiff vs. DANIEL K. REDFERN, 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 17th 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 to-wit:

and known as being Lot No. 219 in Punderson's Lake Development, Plat Vol. 4, Page 19, of Original Lots Nos. 10, 11, 12, 13, Tract 2, Newbury Township and being further described as follows: Beginning at the northwesterly corner of Original Lot No. 12; thence North 89 deg. 57' East along the northerly line of said Original Lot 12 a distance of 211.93 feet to the westerly line of Lake Shore Drive (40 feet in width) to the true place of beginning of this description; thence South 0 deg. 9' West along the westerly line of Lake Shore Drive a distance of 32.54 feet to the southeasterly corner of said Sublot No. 219; thence North 89 deg. 51' West along the southerly line of said Sublot No. 219 a distance of 120 feet to the southwesterly corner thereof; thence North 0 deg. 9' East along the westerly line of said Sublot No. 219 a distance of 40 feet to the northwesterly corner thereof; thence South 89 deg. 51' East along the northerly line of said Sublot No. 219, a distance of 120 feet to the westerly line of said Lake Shore Drive; thence South 0 deg. 9' West along the westerly line of said Lake Shore Drive a distance of 7.46 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Property Address: 15450 Lake Shore Drive Burton, OH 44021

Parcel No.: 23-116800

Prior Deed Reference: Book 1193, Page 756

Said Premises Located at: 15450 LAKE SHORE DRIVE, NEWBURY TOWNSHIP, OH.

Said Premises appraised at (\$40,000.00) and cannot be sold for less than two-thirds of that amount (\$26,667.00). 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

Elizabeth A. Carullo, attorney
Nov19-26 Dec3, 2009

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001025

The State of Ohio, County of Geauga, ss:
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FFMLT TRUST 2006-FF6, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF6, Plaintiff vs. RAY SCHLOSS, 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 17th 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 South Russell to-wit:

Situated in the Village of South Russell, County of Geauga and State of Ohio:

And known as being Sublot 80 in Frank Station's Chagrin Heights Subdivision No. 2 of part of Original Russell Township Lot No. 15, Tract No. 3, as shown by the recorded plat in Volume 3, Page 5 and 6 of Geauga County Records, and being 75.0 feet front on the Easterly side of Mapleridge Road, and extending back of equal width 192.0 feet, and having a rear line of 75.0 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel Number(s): 29-089500

Deed Reference Number: dated January 25, 2005, filed February 1, 2005, recorded in Official Records Volume 1753, Page 2743, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 114 MAPLERIDGE ROAD, VILLAGE OF SOUTH RUSSELL, OH.

Said Premises appraised at (\$220,000.00) and cannot be sold for less than two-thirds of that amount (\$146,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Matthew J. Richardson, attorney
Nov19-26 Dec3, 2009

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

Case No. 08-F-001074

The State of Ohio, County of Geauga, ss:
HSBC MORTGAGE SERVICES, INC., Plaintiff vs. RUTH ANN LESLIE, 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 17th 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 Russell to-wit:

Situated in the Township of Russell, County of Geauga and State of Ohio, known as being Sublot No. 7 of Surrey Downs Estates Subdivision as recorded in Vol. 9, pages 26 & 27 of Geauga County Plat Records, and further described as having a frontage of 160.00 feet on Easterly side of Surrey Downs Drive and being 604.19 feet on the Northernly line, 626.36 feet on the Southernly line and 90.00 feet on the rear line and containing 1.7557 acres of land according to W.E. Holland Engineering Co., Chagrin Falls, Ohio.

This Sublot No. 7 is subject to an Easement of 15.00 feet Southernly and parallel to the Northernly line of said Sublot No. 7 to be enjoyed solely by the owner of Sublot No. 8 for the purpose of landscaping, grading and below ground utilities and drainage pipes.

Parcel # 26-102101.
Said Premises Located at: 14961 SURREY DOWNS, RUSSELL TOWNSHIP.

Said Premises appraised at (\$240,000.00) and cannot be sold for less than two-thirds of that amount (\$160,000.00). 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

Stephen D. Miles, attorney
Nov19-26 Dec3, 2009

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

Case No. 08-F-001248

The State of Ohio, County of Geauga, ss:
AURORA LOAN SERVICES, LLC, Plaintiff vs. DAVID R. NEWBY, 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 17th 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 Russell to-wit:

Situated in the Township of Russell, County of Geauga and State of Ohio, is described as follows:
And known as being part of Township Lot No. 1, Section No. 12, Tract No. 1, within said Township and described as follows:

Beginning at an iron pipe at the intersection of the center line of Caves Road and Pekin Road; thence South 04 degrees 52' 00" West along the center line of Caves Road 180.0 feet; Thence South 85 degrees 40' 50" East through an iron pipe 30.0 feet from said center line a total distance of 443.42 feet to an iron pipe; thence North 03 degrees 58' 10" East 180.00 feet to the center line of Pekin Road, and through an iron pipe 30.0 feet therefrom; Thence North 85 degrees 40' 50" West along said Pekin Road center line 440.60 feet to the place of beginning, containing 1.826 acres.

Parcel Number: 26-174500
Deed Reference Number: dated May 24, 2004, filed June 14, 2004, recorded in Official Records Volume 1732, Page 2159, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 14319 CAVES ROAD, RUSSELL TOWNSHIP, OH.

Said Premises appraised at (\$245,000.00) and cannot be sold for less than two-thirds of that amount (\$163,333.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Kevin L. Williams, attorney
Nov19-26 Dec3, 2009

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

Case No. 08-F-001316

The State of Ohio, County of Geauga, ss:
GREENPOINT MORTGAGE FUNDING, INC., Plaintiff vs. MELISSA S. VOINOVICH NERONE, AKA MELISSA S. VOINOVICH, 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 17th 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 Auburn to-wit:

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being Sublot No. 20 in Indian Hills Subdivision as shown by the recorded plat in Volume 11, Page 25 of Geauga County Records, be the same more or less, but subject to all legal highways.

Instrument Reference: O.R. Book 1792, Page 2130

Parcel Number: 01-067421
Said Premises Located at: 17578 INDIAN HILLS DRIVE, AUBURN TOWNSHIP, OH.

Said Premises appraised at (\$165,000.00) and cannot be sold for less than two-thirds of that amount (\$110,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Robert R. Hoose, attorney
Nov19-26 Dec3, 2009

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

Case No. 09-F-000061

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff vs. TIMOTHY J. KLONOWSKI, 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 17th 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 Auburn to-wit:

Situated in the Township of Auburn, Geauga County, and State of Ohio, and known as being part of Original Auburn Section No. 1, Tract 2, and bounded and described as follows:

Beginning in the center line of Bainbridge Road (60 feet wide) at a point which is distant North 85 deg. 15' 00" West 47 feet, measured along said center line, from its intersection with the Easterly line of said Original Auburn Township Section No. 1; thence South 4 deg. 09' 00" West a distance of 405.00 feet; thence North 85 deg. 15' 00" West a distance of 175.00 feet; thence North 4 deg. 09' 00" East a distance of 405.00 feet to the centerline of Bainbridge Road; thence South 85 deg. 15' 00" East, along the centerline of Bainbridge Road, a distance of 175.00 feet to the place of beginning and containing 1.507 acres of land, excluding that land, within the right-of-way limits of Bainbridge Road.

Parcel No.: 01-104400
Prior Deed Reference: Deed Volume 1260, Page 985

Said Premises Located at: 10051 BAINBRIDGE ROAD, AUBURN TOWNSHIP, OH.

Said Premises appraised at (\$120,000.00) and cannot be sold for less than two-thirds of that amount (\$80,000.00). 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

Anita L. Maddix, attorney
Nov19-26 Dec3, 2009

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

Case No. 09-F-000489

The State of Ohio, County of Geauga, ss:
ONWEST BANK, FSB, SUCCESSOR BY MERGER TO INDYMAC FEDERAL BANK, FSB, FKA INDYMAC BANK, FSB, Plaintiff vs. KENNETH J. BALMAT, 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 17th 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 Burton to-wit:

Situated in the Village of Burton, County of Geauga and State of Ohio, and known as being Sublot No. 29 in Elmar and Seco Subdivision of part of Original Burton Village Great Lot No. 45, Sublot Nos. 33, 34, 41 and 42, as shown by the recorded plat in Volume 6 of Maps, Pages 151 and 153 of Geauga County Records, and being a parcel of land 70 feet front on the Northernly side of Seco Boulevard and extending back 143.30 feet on the Easterly line, 143.30 feet on the Westerly line and having a rear line of 70 feet and containing .230 acres, as appears by said plat. Be the same more or less, but subject to all legal highways.

Parcel No.: 05-033550
Said Premises Located at: 13600 SECO BOULEVARD, VILLAGE OF BURTON, OH.

Said Premises appraised at (\$123,000.00) and cannot be sold for less than two-thirds of that amount (\$82,000.00). 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

F. Peter Costello, attorney
Nov19-26 Dec3, 2009

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

Case No. 09-F-000492

The State of Ohio, County of Geauga, ss:
MOREQUITY, INC., Plaintiff vs. DANIEL A. WEISS, 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 17th 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 South Russell to-wit:

Situated in the Village of South Russell, County of Geauga and State of Ohio; and known as being Sublot No. 16 in Sheerbrook Acres Subdivision No. 2 as shown by the recorded plat in Volume 10, Page 4 of Geauga County Records and being 50.00 feet front on the easterly side of Chelsea Court Cul-de-sac and extending back 275.00 feet on the northwesterly line, 200.86 feet on the southerly line and having a broken rear line of 267.27 feet as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No.: 29-064421
Said Premises Located at: 19 CHELSEA COURT, VILLAGE OF SOUTH RUSSELL, OH.

Said Premises appraised at (\$290,000.00) and cannot be sold for less than two-thirds of that amount (\$193,334.00). 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

Peter L. Mehler, attorney
Nov19-26 Dec3, 2009

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

Case No. 09-F-000603

The State of Ohio, County of Geauga, ss:
DECISION ONE NON-LITIGATION, Plaintiff vs. PATRICIA M. FARRINGTON, 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 17th 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 part of Lot No. 4 in Section No. 5 within said Township, and further described as follows: Beginning at an iron pin found at the intersection of the center lines of Bundysburg Road and Reeves Road; thence N. 43 deg. 16' 00" E. along said centerline of Bundysburg Road 567.25 feet to a Southwesterly corner of land conveyed as Parcel No. 12 to John C. Oberlin by Deed recorded in Volume 531, Page 1099 of the Geauga County Deed Records; thence S. 58 deg. 06' 00" E. along a southerly line of said Parcel No. 12 of Oberlin, through an iron pipe found at 27.85 feet from said center line, a total distance of 709.38 feet to an iron pipe found; thence S. 04 deg. 18' 00" W. along a Westerly line of said Parcel No. 12 of Oberlin, through an iron pipe found at 485.46 feet, a total distance of 512.18 feet to the center line of said Reeves Road; thence N. 63 deg. 37' 00" W. along said Reeves Road center line, 1063.39 feet to the place of beginning, containing 10.321 acres as surveyed in October 1985 by Lawrence Wilson, Registered Surveyor No. 5807, be the same more or less, but subject to all legal highways.

Save & Except for the following described property:

Situated in the Township of Parkman, County of Geauga, and State of Ohio; Being part of Lot 4, Section Number 5, in said Township. Beginning at the centerline intersection of Bundysburg Road (60') and Reeves Road (60') said point witnessed by a 1 inch iron pipe found; thence South 61 deg. 20' 47" East along the centerline of Reeves Road a distance of 272.93 feet to a point, said point being a new property corner established, said point being the Place of Beginning of the parcel herein described.

Thence North 45 deg. 32' 43" East along a new property line created, passing through an iron pin set at 26.13 feet a total distance of 540.49 feet to a point, said point being on the southerly line of land now or formerly owned by Theodore H. Hauter and Pamela L. Hauter, PN: 25-190208, as recorded in Volume 1060, Page 522 in Geauga County Record of Deeds, (GCRD), said point witnessed by an iron pin set. Thence South 55 deg. 49' 51" East along the southerly line of land now or formerly owned by Hauter, aforementioned, a distance of 442.90 feet to a point, said point being on the westerly line of land now or formerly owned by Robert M. Detweiler and Kathy M. Detweiler, PN: 25-190213, as recorded in Volume 1268, Page 90 of GCRD, said point witnessed by a 1" iron pipe found. Thence South 06 deg. 34' 09" West along the Westerly line of land now or formerly owned by Detweiler, aforementioned, a distance of 512.18 feet to a point in the centerline of Reeves Road, said point witnesses by a 1" iron pipe found 26.63 feet therefrom.

Thence North 61 deg. 20' 47" West along the centerline of Reeves Road a distance of 790.47 feet to a point. Said point being the Place of Beginning, and containing 7.000 acres of land, be the same more or less, but subject to all legal highways, pursuant to a survey (0667) dated September 19, 2006, by O'Hara Land Surveying, LLC and Thomas J. O'Hara, Ohio Registered Surveyor No. 7995. Bearings used hereon are to an assumed meridian and are used to denote angles only. The intent of this description is to describe a portion of land now or formerly owned by Scott T. and Patricia M. Farrington; PN: 25-064900, as recorded in Deed Volume 1454, Page 687 in Geauga County Record of Deeds. All iron pins noted as being set are 5/8" x 30" long steel rebar, bearing a plastic cap "OHARA 7995."

Property address: 16693 Bundysburg Road, Middlefield, OH 44062

Parcel Number(s): 25-064900
Deed Reference Number: dated February 4, 2002, filed February 20, 2002, recorded in Official Records Volume 1454, Page 687, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 16693 BUNDYSBURG ROAD, PARKMAN 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

Matthew J. Richardson, attorney
Nov19-26 Dec3, 2009

LEGAL NOTICE PUBLIC HEARING

Pursuant to Section 711.10 of the Ohio Revised Code, the Geauga County Planning Commission will hold a public hearing on January 12, 2010 at 7:45 p.m. in the Geauga County Offices Complex, 470 Center Street, Building No. 8, Chardon, Ohio pertaining to a proposed amendment to the Geauga County Subdivision Regulations.

Said amendment is available for public inspection during regular office hours, 8:00 a.m. to 4:30 p.m., Monday through Friday, at the Geauga County Planning Commission Office, 470 Center Street, Building No. 1C, Chardon, Ohio.

Margaret Muehling, Chairperson
Geauga County Planning Commission
Dec3, 2009

LEGAL NOTICE

A detailed General Purpose Financial Statement covering all revenues and expenses of the Berkshire Local School District, by fund, is prepared under the requirements of the Bureau of Inspection and Supervision of Public Offices, (Auditor of State) and is available for public inspection. The report can be obtained by calling (440) 834-3380, Ext. 2700 or at the offices of the Berkshire Board of Education, Office of the Treasurer, 14259 Claridon Troy, Burton, Ohio.

Beth A. McCaffrey, Treasurer
Dec3, 2009

LEGAL NOTICE/PUBLIC NOTICE MUNSON TOWNSHIP BOARD OF ZONING APPEALS

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

CASE 09-22: FMGC, LLC 13095 Rockhaven Rd., Chesterland OH - due to change of ownership, requests a conditional use to operate as a golf course. Violates SEC 803.9 The conditional use as a golfing facility shall be void upon change of ownership or lease unless a new application is made for such a certificate within 15 days after change of ownership or lease.

CASE 09-23: Sisters of Notre Dame, 13000 Auburn Rd., Chardon OH - request a 52 sq. ft. sign 10' high. Violates SEC 1003.1 Measurement of Sign Area - sign area shall not exceed 16 sq. ft.; SEC 1003.2 Measurement of Ground Sign Height - sign height shall not exceed 6 feet.

CASE 09-24: Sisters of Notre Dame, 11224 Mayfield Rd., Chardon OH - request a 52 sq. ft. sign 10' high. Violates SEC 1003.1 Measurement of Sign Area - sign area shall not exceed 16 sq. ft.; SEC 1003.2 Measurement of Ground Sign Height - sign height shall not exceed 6 feet.

Paula A. Friebertshauser, Secretary
Dec3, 2009

BID NOTICES

NOTICE TO BIDDERS
STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
Columbus, Ohio
Office of Contracts
Legal Copy Number: **090542**

Sealed proposals will be accepted from pre-qualified bidders at the ODOT Office of Contracts until 10:00 a.m. on December 16, 2009. Project 090542 is located in Geauga County, SR-166-0.00 and is a TWO LANE RESURFACING project. The date set for completion of this work shall be as set forth in the bidding proposal. Plans and Specifications are on file in the Department of Transportation.
Nov26 Dec3, 2009

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, December 16, 2009 for **The Replacement of the Dines Road Bridge, Structure #144-1.72 in Russell Township, Geauga County.** Bids will be publicly opened and read aloud at 2:00 P.M. the same day. The estimated construction cost for this project is \$520,000.00.

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. A digital set 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.

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. A DBE goal of eight percent (8%) is required for this project. DOMESTIC STEEL USE REQUIREMENTS AS SPECIFIED IN SECTION 153.011 OF THE OHIO REVISED CODE APPLY 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 GAUGA COUNTY BOARD OF COMMISSIONERS
Claudine Kozenko, Clerk
Nov19-26 Dec3, 2009

LEGAL NOTICES

LEGAL NOTICE IN THE COURT OF COMMON PLEAS

GEAUGA COUNTY, OHIO

09-M-000273 - Cavotta Landscapers, Inc., Plaintiff vs. Larry D. Dobson, et al., Defendants

Heidi J. Dobson, whose last known address is 6734 Parma Park Boulevard, Parma Heights, Ohio 44130, otherwise whose residence is unknown and cannot by reasonable diligence be ascertained, will take notice that on the 10th day of March, 2009, Cavotta Landscapers, Inc. filed its Complaint in the Common Pleas Court of Geauga County, Ohio, 100 Short Court Street, Chardon, Ohio 44024 in Case No. 09-M-000273, on the docket of the Court, and the object and demand for relief of which pleading, in pertinent part, is to obtain a money judgment against Heidi J. Dobson, in the amount of \$52,382.50, plus interest at 18% from December 18, 2007, plus punitive damages of \$250,000.00.

The above named defendant is required to answer within twenty-eight (28) days after last publication, which shall be published once a week for six (6) consecutive weeks, or she might be denied a hearing in this case.

CAVOTTA LANDSCAPERS, INC.

By Timothy N. Toma, Esq., Attorney for Plaintiff, TOMA & ASSOCIATES, L.P.A., INC., 33977 Chardon Road #100, Willoughby Hills, Ohio 44094, (440) 516-0200 x 215.

Nov19-26 Dec3-10-17-24, 2009