

Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

THIRD RUN

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 07-F-000831

The State of Ohio, County of Geauga, ss:
THE HUNTINGTON NATIONAL BANK, SUCCESSOR BY MERGER TO SKY BANK, SUCCESSOR BY MERGER TO METROPOLITAN BANK AND TRUST COMPANY, Plaintiff vs. B. MICHAEL PEARL, 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 28th day of January, 2010, 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 the Franz X. Thuringer and Glenn N. Barriball Bel-Meadows Subdivision as shown as shown by plat recorded in Volume 7, Pages 30 and 31 of Geauga County Records of Plats. Said Sublot No. 16 has a frontage of 115.73 feet along the easterly margin of E. Bel-Meadow Lane, Proposed, a southerly line of 423.25 feet, a northerly line of 391.73 feet, and an easterly (rear) line of 110.31 feet, containing 1.0319 acres of land as shown by said recorded plat.

Parcel No.: 29-096400
Said Premises Located at: 24 E. BEL MEADOW LANE, VILLAGE OF SOUTH RUSSELL, OH.

Said Premises appraised at (\$160,000.00) and cannot be sold for less than two-thirds of that amount (\$106,667.00). 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

Kirk E. Yosick, attorney
Dec31, 2009 Jan7-14, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000378

The State of Ohio, County of Geauga, ss:
THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF ASSET-BACKED CERTIFICATES, SERIES 2003-1, Plaintiff vs. JOSEPH C. GREULICH, AKA JOSEPH GREULICH, ET AL., Defendant

In pursuance of an 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 28th day of January, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Village of South Russell to-wit:

Situated in the Village of South Russell, County of Geauga and State of Ohio:
And known as Sublot No. 23 in Irving Krauthamer's Pleasant Acres Subdivision No. 2 as recorded in Vol. 6 Page 21 of Geauga County Records of Plats as part of Original Russell Township Lot No. 10, Tract 3, and bounded and described as follows:

Beginning at a point in the center line of Chillicothe Road (50 feet wide) which is located North 4° 52' East along the center line of said road a distance of 1512.38 feet North 3° 27' East along the said center line a distance of 66.80 feet from the intersection of the center lines of Chillicothe Road and the Chagrin Falls-Southnewbury Road (now known as Bell Street); Thence North 3° 27' East along the center line of Chillicothe Road a distance of 100.0 feet; Thence South 86° 33' East a distance of 665.76 feet to an iron pin; Thence South 4° 42' West a distance of 100.0 feet to an iron pin; Thence North 86° 33' West a distance of 663.63 feet to the place of beginning, and containing 1.53 acres, be the same more or less, but subject to all legal highways.

Parcel No. 29-036100
Deed Reference: Quitclaim Deed, Book 1431 Page 853 Instrument 3 200100615468, recorded December 12, 2001

Said Premises Located at: 5137 CHILLICOTHE ROAD, VILLAGE OF SOUTH RUSSELL, OH.

Said Premises appraised at (\$155,000.00) and cannot be sold for less than two-thirds of that amount (\$103,334.00). 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

Daniel A. Cox, attorney
Dec31, 2009 Jan7-14, 2010

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

The State of Ohio, County of Geauga, ss:
BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT 2004-18CB, Plaintiff vs. HEIDI G. GREENWOOD, ET AL., Defendant

In pursuance of an Alias Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 28th day of January, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the City of Chardon to-wit:

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

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

Beginning in the centerline of North Street at the Southeasterly corner of land conveyed to H.

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, JANUARY 28, 2010 – 10:00 A.M.

AQUILLA VILLAGE

Case No. 08-F-001374 – Geauga County Habitat for Humanity, Inc. vs. Tod Perry, et al., 108 Berkshire Drive (0.28 acres). PPN: 14-057400, 14-057500, 14-057600, 14-057800. Jeffrey T. Orndorff, atty. \$130,000.00 \$86,667.00

AUBURN TOWNSHIP

Case No. 09-F-000323 – Bank of America, N.A., etc. vs. John Joseph Buntura, et al., 18780 Quinn Road (0.40 acres). PPN: 01-010000. Elizabeth A. Carullo, atty. \$110,000.00 \$73,334.00

CHARDON CITY

Case No. 08-F-001096 – Bank of New York, as Trustee, etc. vs. Heidi G. Greenwood, et al., 435 North Street (0.88 acres). PPN: 10-000400. Daniel A. Cox, atty. \$210,000.00 \$140,000.00

CHARDON TOWNSHIP

Case No. 08-F-001330 – Chase Home Finance, LLC vs. Christopher J. Murray, et al., 12170 Catalpa Drive (5.00 acres). PPN: 06-120502. Rachel K. Pearson, atty. \$315,000.00 \$210,000.00

NEWBURY TOWNSHIP

Case No. 06-F-000595 – SALE WITHDRAWN.

RUSSELL TOWNSHIP

Case No. 08-F-001246 – U.S. Bank, N.A., as Trustee, etc. vs. Lindsay Korbonits, et al., 14335 Watt Road (2.00 acres). PPN: 26-002800. Jeffrey R. Jinkens, atty. \$155,000.00 \$103,334.00

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

SOUTH RUSSELL VILLAGE

Case No. 07-F-000831 – The Huntington National Bank, etc. vs. B. Michael Pearl, et al., 24 E. Bel Meadow Lane (1.03 acres). PPN: 29-096400. Kirk E. Yosick, atty. \$160,000.00 \$106,667.00

Case No. 08-F-000378 – The Bank of New York, as Trustee, etc. vs. Joseph C. Greulich, aka, et al., 5137 Chillicothe Road (1.53 acres). PPN: 29-036100. Daniel A. Cox, atty. \$155,000.00 \$103,334.00

& E. Pildner by deed recorded in Volume 237, Page 376 Geauga County Records of Deeds; Thence along the centerline of said North Street, South 27 deg. 30' East a distance of 209.1 feet to a point; Thence by a line which bears South 85 deg. 55' 10" West a distance of 310.93 feet to an iron pipe stake; Thence by a line which bears North 8 deg. 43' 40" West a distance of 222.63 feet to an iron pipe stake in the Southerly line of land of said Pildner; Thence along the Southerly line of land of said Pildner, South 87 deg. 07' East (passing through an iron pipe stake at 209.17 feet) a distance of 247.69 feet to the place of beginning and containing 1.305 acres of land as surveyed and described by Fullerton, Kerr and Associates, Registered Engineers and Surveyors. Be the same more or less, but subject to all legal highways.

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

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

Parcel No. 10-000400
Deed No. 200400695814 Volume 1731 Page 2961
Said Premises Located at: 435 NORTH STREET, CITY OF CHARDON, OH.

Said Premises appraised at (\$210,000.00) and cannot be sold for less than two-thirds of that amount (\$140,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Daniel A. Cox, attorney
Dec31, 2009 Jan7-14, 2010

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

The State of Ohio, County of Geauga, ss:
U.S. BANK N.A., AS TRUSTEE ON BEHALF OF ADJUSTABLE RATE MORTGAGE TRUST 2005-11 ADJUSTABLE RATE MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-11, Plaintiff vs. LINDSAY KORBONITS, ET AL., Defendant

In pursuance of an Alias Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 28th day of January, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Russell to-wit:

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

And being a part of Original Lot 1, Section No. 15, Tract No. 1, within said township and described as follows: Beginning at a point in the center line of Watt Road, so called and a distance of 380.00 feet Southerly (along the said Watt Road center line) from its intersection with the center line of Dines Corner Road, so called; thence South 85 deg. 36' East, and thru an iron pipe 25.00 feet therefrom, a total distance of 343.95 feet to an iron pipe; thence South 4 deg. West, a distance of 253.35 feet to an iron pipe; thence North 85 deg. 36' West, a distance of 343.95 feet to the said Watt Road center line, and thru an iron pipe 25.0 feet therefrom; thence North 4 deg. East, along the said road center line, a distance of 253.35 feet to the place of beginning, and containing two (2) acres, according to the survey of F.R. Zethmayr, May, 1941, being a parcel of land from near North Westerly corner of lands (Parcel No. 4) conveyed Dec. 13, 1933 to Elizabeth B. Boswell et al by deed recorded at Vol. 192, Page 182 of Geauga County Records of Deeds.

Parcel No.: 26-002800
Said Premises Located at: 14335 WATT ROAD, RUSSELL TOWNSHIP, OH.

Said Premises appraised at (\$155,000.00) and cannot be sold for less than two-thirds of that amount (\$103,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Jeffrey R. Jinkens, attorney
Dec31, 2009 Jan7-14, 2010

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

The State of Ohio, County of Geauga, ss:
CHASE HOME FINANCE, LLC, Plaintiff vs. CHRISTOPHER J. MURRAY, ET AL.,

Defendant

In pursuance of an 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 28th day of January, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chardon to-wit:

Situated in the Township of Chardon, County of Geauga and State of Ohio:
And known as being Sublot No. 14 in Brookhaven Estates Subdivision of part of Original Township Lots No. 27 and 30 Section 13 Tract 2 as shown by the recorded plat in Volume 27 of Maps, Pages 28, 29 and 30 Geauga County Records be the same more or less.

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

Said Premises appraised at (\$315,000.00) and cannot be sold for less than two-thirds of that amount (\$210,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Rachel K. Pearson, attorney
Dec31, 2009 Jan7-14, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001374

The State of Ohio, County of Geauga, ss:
GEAUGA COUNTY HABITAT FOR HUMANITY, INC., Plaintiff vs. TOD PERRY, 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 28th day of January, 2010, 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 Township of Claridon, County of Geauga and State of Ohio and known as being Sublot Nos. 12, 13, 14, 15, 16, Section C in Lake Aquilla Subdivision No. 1, as shown by the recorded plat in Volume 2, Page 5 of Geauga County Records, and together forming parcel of land 300 feet front on the southerly side of Berkshire Drive, and extending back 119.07 feet on the Westerly line, 119.72 feet on the Easterly line and having a rear line of 300 feet, as appears by said plat.

The Real Property is also known as 108 Berkshire Drive, Chardon, Ohio 44024

Parcel Nos. 14-057400, 14-057500, 14-057600, 14-057800

Said Premises Located at: 108 BERKSHIRE

DRIVE, VILLAGE OF AQUILLA, 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
Jeffrey T. Orndorff, attorney
Dec31, 2009 Jan7-14, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-00074

The State of Ohio, County of Geauga, ss:
INDYMAC FEDERAL BANK, FSB, Plaintiff vs. DONNA M. HAVEN, 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 28th day of January, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Russell to-wit:

Situated in the Township of Russell, and the Township of Chester, County of Geauga and State of Ohio, being part of Lots 2 and 3 in Section 5, Tract 1, within Russell Township and part of Lot 9, Tract 3 in Chester Township and further described as follows:

Beginning in the centerline of Sperry Road at the Southeast corner of land conveyed to M. Urban by deed recorded in Volume 519, Page 793 of the Geauga County Records of Deeds; Thence South 39 deg. 20 min. 30 sec. East along the centerline of Sperry Road a distance of 107.15 feet to a point where said centerline intersects the Township line between Russell and Chester Townships; Thence North 84 deg. 02 min. 00 sec. West along said Township line a distance of 107.06 feet to a point; Thence South 81 deg. 12 min. 00 sec. West a distance of 950.00 feet to a point; Thence South 05 deg. 35 min. 00 sec. West a distance of 230.00 feet to a point; Thence South 88 deg. 17 min. 34 sec. West a distance of 513.12 feet to a point; Thence North 39 deg. 20 min. 30 sec. West a distance of 200.00 feet to a point; Thence North 84 deg. 02 min. 00 sec. West a distance of 130.00 feet to a point in the East line of land conveyed to J.A. Spisak by deed recorded in Volume 193, Page 201 of Geauga County Records of Deeds; Thence North 05 deg. 35 min. 00 sec. East along the East line of the said Spisak land a distance of 400.00 feet to the Northeast corner thereof, said point also being a point on the Township line between Chester and Russell Townships, said point also being a point in the South line of land conveyed to J. & E. Dorony by deed recorded in Volume 734, Page 237 of the Geauga County Records of Deeds. Thence South 84 deg. 02 min. 00 sec. East along said Township line and along the South line of the said Dorony land and along the South line of the aforementioned Urban land a total distance of 1445.45 feet to a corner of the said Urban property; Thence North 81 deg. 12 minutes 00 sec. East along the southeasterly line of the said Urban land a total distance of 295.67 feet to the place of beginning, containing within said bounds 11.5065 acres of land.

The above described parcel of land includes all of Parcels 2, 3 and 4 and 4.4495 acres out of Parcel No. 1 of the lands conveyed to Russell Haueter Excavating, Inc. by deed recorded in Volume 688, Page 713 of the Geauga County Records of Deeds.

Parcel No.: 26-086432
Said Premises Located at: 13500 SPERRY ROAD, RUSSELL TOWNSHIP, OH.
Said Premises appraised at (\$490,000.00) and cannot be sold for less than two-thirds of that amount (\$326,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.
TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."
DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio
Douglas A. Haessig, attorney
Dec31, 2009 Jan7-14, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000323

The State of Ohio, County of Geauga, ss:
BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET INVESTMENT LOAN TRUST SERIES 2003-BC2, Plaintiff vs. JOHN JOSEPH BUNTURA, ET AL., Defendant

In pursuance of an 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 28th day of January, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Auburn to-wit:

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

Said Sublot No. 90 having a frontage of 95 feet on the Westerly margin of Quinn Road; a frontage of 180.77 feet on the Northerly margin

of Broadway Drive; is 104.42 feet on the Westerly side and 185.65 feet on the Northerly side, as appears by said plat, be the same more or less, but subject to all legal highways.

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

Parcel No.: 01-010000
Prior Deed Reference: Volume 512, Page 306
Said Premises Located at: 18780 QUINN ROAD, AUBURN TOWNSHIP, OH.

Said Premises appraised at (\$110,000.00) and cannot be sold for less than two-thirds of that amount (\$73,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."
DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio
Elizabeth A. Carullo, attorney
Dec31, 2009 Jan7-14, 2010

LEGAL NOTICES

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

09-D-000901 - Manishkumar C. Patel, Plaintiff vs. Tasha Lee Citron, Defendant
Tasha Lee Citron, whose last known address was 59 East Browning Road, Belmont, New Jersey 08031 and whose current address is unknown, will take notice that on the 3rd day of August 2009, Manishkumar C. Patel filed a Complaint for Divorce in the Court of Common Pleas, Geauga County, Ohio, 100 Short Court Street, Chardon, Ohio 44024, Case No. 09-D-000901, on the docket of the Court, praying for a complete and absolute divorce and other relief on the grounds that he and the defendant have been living separate and apart without cohabitation for a period in excess of one (1) year.

The above named defendant is required to answer on or before February 25, 2010 or she might be denied a hearing in this case.
MANISHKUMAR C. PATEL
By Dharminder L. Kampani, Attorney for Plaintiff, 17140 Lorain Ave., Cleveland, OH 44111. (216) 251-8023.
Dec24-31, 2009 Jan7-14-21-28, 2010

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

09-M-001268 - DLJ Mortgage Capital, Inc., Plaintiff vs. Javier Bracho, et al., Defendants
Javier Bracho, whose last place of residence is known as 21705 Deer Pointe Xing, Bradenton, FL 34202-6306 but whose present place of residence is unknown, will take notice that on October 21, 2009, DLJ MORTGAGE CAPITAL, INC., filed its Complaint in Foreclosure in Case No. 09-M-001268 in the Court of Common Pleas Geauga County, Ohio, 100 Short Court, Chardon, OH 44024, alleging that the Defendants, Javier Bracho, has or claims to have an interest in the real estate located at 13840 Ravenna Road, Newbury, OH 44065, PPN #23-385958. 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 25th day of February, 2010.
DLJ MORTGAGE CAPITAL, INC.
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.
Jan14-21-28, 2010

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

09-F-001405 - GMAC Mortgage, LLC, Plaintiff vs. Lisa A. Leyde, et al., Defendants

Firstplus Bank, whose last known address is address unknown and the unknown successors, assigns and surviving entities of Firstplus Bank, all of whose residences are unknown and cannot by reasonable diligence be ascertained, will take notice that on the 30th day of November, 2009, GMAC Mortgage, LLC filed its Complaint in the Common Pleas Court of Geauga County 100 Short Court, Chardon, Ohio 44024 in Case No. 09-F-001405, on the docket of the Court, and the object and demand for relief of which pleading is to foreclose the lien of plaintiff's mortgage recorded upon the following described real estate to wit:

Property Address: 211 Irma Drive, Chardon, OH 44024

and being more particularly described in plaintiff's mortgage recorded in Mortgage Book No. 1790, page 2205, of this County Recorder's Office.

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

GMAC MORTGAGE, LLC
By Lerner, Sampson & Rothfuss, Attorneys for Plaintiff, P.O. Box 5480, Cincinnati, Ohio 45201-5480, (513) 241-3100.
Jan14-21-28, 2010

LEGAL NOTICE

Notice is hereby given that the Auburn Township Board of Trustees will hold regular meetings every Monday, January and February 2010, and the 1st and 3rd Monday of every month, March 2010 thru December 2010. Meetings are held at the Auburn Township Administration Building, 11010 Washington Street at 7:30 P.M.

BY THE ORDER OF THE AUBURN TOWNSHIP TRUSTEES
Susan Plavcan, Fiscal Officer
Jan14, 2010

LEGAL NOTICE

Notice is hereby given that on the 28th day of December, 2009, RAK Investment Mgmt, Inc., an Ohio corporation, filed a Certificate of Dissolution with the Secretary of State of the State of Ohio, thereby surrendering and abandoning its corporate authority and franchises as provided by law.
Jan14-21, 2010

LEGAL NOTICE BURTON TOWNSHIP

The Annual Financial Report for Burton Township (2009) is compete and available for viewing at the Burton Township Administration Building, 14821 Rapids Road, Burton, Ohio 44021, or by calling 440-834-1500 for an appointment.

Evelyn Luoma, Fiscal Officer
Burton Township
Jan14, 2010

NOTICE OF PUBLIC HEARING APPEAL FOR VARIANCE TO BURTON TOWNSHIP ZONING RESOLUTION

Notice is hereby given that the Burton Township Board of Zoning Appeals will conduct a public hearing on an application for an appeal for a variance to the Burton Township Zoning Resolution on the 27th day of January, 2010 at 7:00 p.m. at the Burton Township Administration Building, 14821 Rapids Road, Burton, Ohio.

This application, submitted by Owen E. Byler requests that he be granted an area variance from Article IV - District Regulations, Section 402.6A, minimum lot width in an R-5 Residential District. He is constructing a single family dwelling with 177 ft. at the building front line rather than the required 300 ft. He is asking that this be granted for parcel no. 04-001990 on Butternut Road, Burton, OH.
Carol Varga, Secretary
Jan14, 2010

NOTICE OF PUBLIC HEARING

The City of Chardon Planning Commission will meet in regular session on Monday, January 18, 2010 at 6:30 p.m. in Council Chambers at the Municipal Center, 111 Water Street, to hear the following:

- 1) Election of Chairman and Vice-Chairman for 2 year term.
 - 2) Consider a variance request to extend the Zoning Permit for construction of an addition to the Ayrshire Inc. building at 191 Fifth Avenue for one year. (J.P. Compass, Inc.)
 - 3) Consider approval of modifications to the architectural design and style of the building at 104 South Street (proposed "Congin's Italian Carry-Out"). (William Glavac)
- The meeting is subject to adjournment or recess to a later date without another Notice of Public Hearing (O.R.C. Sec. 3115.05(c)).

Kenneth R. Miller, Chairman
Jan14, 2010

BID NOTICES

NOTICE TO BIDDERS
STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
Columbus, Ohio
Office of Contracts
Legal Copy Number: **100033**

Sealed proposals will be accepted from pre-qualified bidders at the ODOT Office of Contracts until 10:00 a.m. on January 28, 2010. Project 100033 is located in Geauga County, SR-44-17.52; GEA-FIFTH AVENUE and is a INTERSECTION 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.
Jan7-14, 2010

LEGAL NOTICE TROY TOWNSHIP

Notice is hereby given that the Troy Township Board of Trustees is accepting bids for the sale of the following Fire Department vehicle: 1991 Hummer Military. Unit was used for wild land firefighting and is equipped with trailer hitch, brush guard, top and doors. Some defects such as small holes where radio equipment was installed and where water tank was mounted are present. New tires, brakes and rebuilt front end in 2007; new batteries, wiring and harness in 2008; and new computer in 2009. The vehicle is being sold as is. Asking price: \$20,000.00

A 300 gallon water unit with pump is offered separately. Asking price: \$3,000.00.

Bids will be accepted until 7:00 p.m. official time on February 16, 2010, at which time all bids will be opened and read aloud. Send bids to: Troy Township, ATTN: Susan E. Miller, Fiscal Officer, 13950 Main Market Road, Burton OH 44021.

Vehicle may be viewed on Wednesday evenings from 7:00 to 9:00 p.m. at Troy Fire Department, 14019 Nash Road, Burton OH 44021 or by calling (440) 834-1810 or (440) 781-3370 to schedule an appointment.

The Board of Trustees reserves the right to reject any and all bids.
Susan E. Miller, Fiscal Officer
Jan7-14, 2010

LEGAL NOTICE

Notice is hereby given that in pursuant to ORC §3505.13, the Geauga County Board of Elections will receive sealed bids up to 8:30 a.m. on Friday the 29th day of January, 2010, at 470 Center Street, Bldg. 6-A, Chardon, Ohio 44024, for the printing and furnishing of ballots according to the specifications on file in said office for the purpose of conducting the May 4, 2010 Primary Election. The voting system to be used is ES&S optical scan.

Bids should be sealed and endorsed "Bid For Printing Ballots", and must be accompanied by a bond with at least two sureties or a surety company, satisfactory to the board, in a sum double the amount of the bid, conditioned upon the faithful performance of the contract for such printing as may be awarded and for the payment of damages by the bidder to the board of any excess of cost over the bid or bids which the board may be obliged to pay for such work by reason of the failure of the bidder to complete the contract. No bid unaccompanied by such bond shall be considered by the board.

The contract shall be let to the lowest responsible bidder in the state.

The Board, however, reserves the right to reject any or all bids.

By order of the Board, dated this 6th day of January 2010.

Board of Elections of Geauga County.
Dorothy M. Stange, Chairperson
Jan14, 2010

PROBATE NOTICES

LEGAL NOTICE IN THE GAUGA COUNTY COURT OF COMMON PLEAS, PROBATE DIVISION

09-PC-000351 - Joseph Regula, Fiduciary of the Estate of Dorothy A. Regula, Plaintiff v. Richard E. Taton, Fiduciary of the Estate of Lillian H. Regula, et al., Defendants.

Unknown Heirs-at-Law and Next of Kin of Frank Czacherski, Deceased, Their Executors, Administrators, and Assigns, if any, all of whose last known and current addresses are unknown; Unknown Heirs-at-Law and Next of Kin of Anna Piotrowski, Deceased, Their Executors, Administrators, and Assigns, if any, all of whose last known and current addresses are unknown will take notice that on the 1st day of December 2009, the Plaintiff filed an Amended Complaint for Construction of Will by Fiduciary, in the Geauga County Probate Court, Courthouse Annex, 2nd Floor, 231 Main Street, Chardon, Ohio 44024, Case No. 09-PC-000351, alleging that Dorothy A. Regula ("Decedent") died testate on June 6, 2008; that Decedent's Last Will and Testament was admitted to probate in Geauga County, Ohio Case No. 08-PE-000335; that Plaintiff was appointed fiduciary of Decedent's estate on November 18, 2008, and he is now duly qualified and acting fiduciary of the estate.

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

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

The above named Defendants are required to answer the Amended 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.

JOSEPH REGULA, FIDUCIARY OF THE ESTATE OF DOROTHY A. REGULA
By Michael A. Sanson, Attorney for Plaintiff, 1370 Ontario Street, Suite 1640, Cleveland, OH 44113. Phone: (216) 861-4100.
Dec24-31, 2009 Jan7-14-21-28, 2010

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