

Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

LEGAL NOTICES

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

LEGAL NOTICE 2009 FINANCIAL REPORT AUBURN TOWNSHIP GEAUGA COUNTY, OHIO

Notice is hereby given that the 2009 annual financial report for Auburn Township is completed and available for viewing at the Township Administration Building, 11010 Washington Street, Auburn Township, OH 44023 Monday-Friday 7:30 a.m. to 4:00 p.m.
Susan Plavcan, Fiscal Officer
Jan21, 2010

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.

	APPRAISAL	MINIMUM BID
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

LEGAL NOTICE 2009 FINANCIAL REPORT CLARIDON TOWNSHIP GEAUGA COUNTY, OHIO

Notice is hereby given that the 2009 annual financial report for Claridon Township is completed and available for public inspection at the Claridon Township Administrative Building, 13932 Mayfield Road. Hours are Monday 9:30 a.m. to 1:30 p.m. and Wednesday from 1:00 p.m. to 4:00 p.m. For any other times please call for an appointment at 440-285-9112.

Lisa Millet,
Claridon Township Fiscal Officer
Jan21, 2010

LEGAL NOTICE 2009 FINANCIAL REPORT TROY TOWNSHIP GEAUGA COUNTY, OHIO

Notice is hereby given that the 2009 Annual Financial Report for Troy Township is complete. A copy is available for public inspection at a meeting of the Troy Township Board of Trustees held at the Troy Community Center, 13950 Main Market Road (US 422), Burton, Ohio, at 7:00 p.m. on the first and third Tuesday of the month.

Susan E. Miller, Fiscal Officer
Jan21, 2010

PUBLIC NOTICE

The Village of Burton Board of Zoning Appeals will meet on Thursday, January 28, 2010 at 7:00 p.m. in the Village Offices, 14588 West Park Street. The Board will discuss a variance request at 14417 North Cheshire Street and any other matters that may properly come before the Board.
Jan21, 2010

PROBATE NOTICES

LEGAL NOTICE IN THE GEAUGA COUNTY COURT OF COMMON PLEAS, PROBATE DIVISION 09-PC-000351 - Joseph Regula, Fiduciary of the Estate of Dorothy A. Regula, Plaintiff v. Richard E. Taton, Fiduciary of the Estate of Lillian H. Regula, et al., Defendants.

Unknown Heirs-at-Law and Next of Kin of 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

Get Involved!

Facts do not cease to exist because they are ignored.

- Aldous Huxley

Every day, the government makes decisions that can affect your life. Whether they are decisions on zoning, taxes, new businesses or myriad other issues, governments play a big role in your life.

Governments have relied on newspapers like this one to publish public notices since the birth of the nation. Local newspapers remain the most trusted source of public notice information. This newspaper publishes the information you need to stay involved in your community.

Public Notice Resource Center

Notices are meant to be noticed. Read your public notices and get involved!

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

**LEGAL NOTICE
IN THE GEAUGA COUNTY COURT OF
COMMON PLEAS, PROBATE DIVISION
Case No. 09-PE-000389 -- IN THE MATTER
OF THE ESTATE OF ROBERTA SLADECK,
DECEASED**

Notice is hereby given to the Unknown Heirs, Legatees and Devisees of Roberta Sladeck, deceased, all of whose last known and current addresses are unknown.

You are hereby notified that said decedent died on August 24, 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 September 15, 2009, Case No. 09-PE-000389, and that on September 29, 2009, Sandra J. Peterson was appointed Executor of the decedent's estate by the Court.

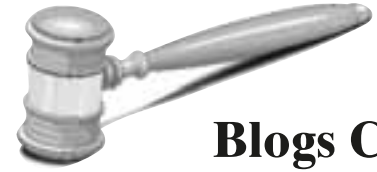
This notice is given to all person who would be entitled to inherit from the decedent had the decedent died intestate, known and unknown, as required by Section 2107.19 of the Ohio Revised Code, who did not waive this notice.

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 Marjorie H. Mazanec, Attorney for the Estate of Roberta Sladeck, Deceased, McSherry & Co., LPA, 178 East Washington Street, Chagrin Falls, OH 44022. (440) 247-7800.
Jan21-28 Feb4, 2010

Law You Can Use

Consumer Information Column



Employee Blogs Can Create Workplace Problems

Advances in technology have led to significant changes in the workplace. Although technology may increase productivity, it can also cause new problems. For example, employers' concerns about "bad publicity" for their businesses once focused on the media and little else. Now, however, many employees publish their own blogs that are publicly available to anyone with an Internet connection. Similarly, social networking Web sites such as Facebook allow people to broadcast a message to dozens - if not hundreds - of other people with one

click of a mouse. These new outlets can cause problems for employers and employees alike.

Q: Why would my employer care what I write on a blog or social networking site?

A: Your employer's reputation may be badly damaged if you write negative comments about your employment or your employer's goods or services. Also, regardless of what you may write, your employer may be concerned about the loss of your productive time if you access blogs or social networking sites at work. Even if you only access these Web sites on your own time and from your own computer, your postings about work-related matters can cause concern for many different reasons. Just as you should not be sharing confidential information about your employer's new product or an upcoming deal while talking to friends at church or at a party, Web based disclosures present the same problems - and on a much larger scale.

Q: Can my employer discipline me for things I say on a blog or on a social networking site?

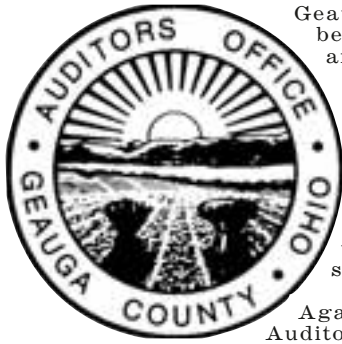
A: In many circumstances, yes. Employers can establish policies for their employees, and these policies may include limits on blogging or other public disclosures that may affect an organization's public image. In one high-profile incident, the author of a blog called "Diary of a Dysfunctional Flight Attendant" was fired after she posted risquO photos of herself in her airline uniform. Another case involved an employee who lost his job after criticizing company management on a Web site; based on his "disloyal, disparaging, and injurious" comments about company management, the court upheld the employee's termination. In some cases, employers have even been able to obtain the identities of employees who try to remain anonymous.

Q: Doesn't the First Amendment prohibit my employer from limiting my right to free speech?

A: The First Amendment applies to the government, not to private employers. And even though certain public employers are subject to the First Amendment, it does not necessarily protect employees from the consequences of things they say. In one case, a man who worked for a sheriff's department was fired after he posted comments on the Internet comparing the sheriff and co workers to Hitler and the Nazis. The court rejected his First Amendment claims because the comments were found to be defamatory and likely to cause disruption at work.

This "Law You Can Use" column was provided by the Ohio State Bar Association (OSBA). It was prepared by Justin D. Flamm, an attorney practicing labor and employment law in the Cincinnati office of Taft Stettinius & Hollister LLP. The column offers general information about the law. Seek an attorney's advice before applying this information to a legal problem.

DOG LICENSE TAGS ON SALE NOW



Geauga County Auditor Frank J. Gliha urges all dog owners to purchase 2010 dog licenses on or before February 1, 2010. Once again the tags will be issued with an "O" ring, however S-hooks and rivets are available upon request.

Licenses purchased on or before February 1, 2010 are \$10.00 per dog. A \$10.00 penalty is added to all licenses purchased after the deadline. Checks should be made payable to Frank J. Gliha, Geauga County Auditor.

The Auditor's Office has modified the Dog Registration System to include rabies vaccination information. This information is printed on the new dog registration forms if available. If not available a space has been provided on the registration form for the dog owner to add. "While this information is not mandatory it will be extremely helpful to health and safety personnel in emergency situations concerning rabies", according to Auditor Gliha.

Again this year, residents will have the convenience to purchase their dog licenses on the Auditor's secure website. A fee of \$1.00 per transaction will be assessed.

Owners of new dogs can purchase their tags any time during the year at our office, at any of our outlying agents, or by mail. Applications and licenses are also available at our web site <http://www.auditor.co.geauga.oh.us>. Send the application, the \$10.00 fee, and a self addressed stamped return envelope to Geauga County Auditor, Courthouse Annex, 231 Main Street, Suite 1A, Chardon, OH 44024.

Licenses may also be purchased in person at any of the following locations for an additional fee of 75¢ (excluding the Geauga County Auditor and Dog Warden Offices).

- Geauga County Auditor's Office, 231 Main Street, Chardon, 285-2222 x-1604
- Geauga County Dog Warden, 12513 Merritt Road, Chardon, 285-2222 x-2180
- Geauga Humane Society, 15463 Chillicothe Road, Russell, 338-4819
- All About Dogs, 17078 Munn Road, Auburn, 708-1364
- Bridgecreek Kennel, 10323 E. Washington Street, Bainbridge, 543-2621
- Burton Vet Clinic, 13625 W. Center Street, Burton, 834-4444
- Chagrin Animal Clinic, 16680 West Park Circle, Bainbridge, 708-2828
- Chardon License Bureau, 602 South Street, Chardon, 285-2077
- Middlefield License Bureau, 15065 Kinsman Road, Middlefield, 834-9600
- Pet Supplies Plus, 425 Water Street, Chardon, 286-5442
- PetSmart, 7355 Market Place Drive, Aurora, 330-995-2890
- Thompson Feed & Supply, 6714 Madison Road, Thompson, 298-3434
- West Geauga Veterinary Hospital, 12498 Chillicothe Road, Chester, 729-9584
- Western Reserve Farm Co-Op, 12285 Ravenna Road, Chardon, 285-3143

Courthouse Annex, 231 Main Street, Suite 1A, Chardon, OH 44024-1293
(440) 279-1600 FAX: (440) 286-4359
Web site: <http://www.auditor.co.geauga.oh.us>
Email: auditor@co.geauga.oh.us
Proudly serving the residents of Geauga County

**Frank J. Gliha
Gaugu County Auditor**

APPLICATION

For Geauga County Dog Registration 2010

PHONE NO: _____

Sec. 955.10 O.R.C. provides that a penalty equal to the Registration Fee shall be charged if Dog License is not purchased on or before Jan. 31st.

SCHEDULE OF FEES: 1. If purchased on or before January 31st, fee is \$10 each. (Optional: Useful in returning lost dogs)
2. If purchased after January 31st, fee is \$20 each, including penalty.

AGE	SEX	COLOR						HAIR		BREED	FEES	PENALTY	DATE PURCHASED OUTSIDE OHIO	FOR AUDITORS USE ONLY
		BLACK	WHITE	GRAY	BRINDLE	TAN	BROWN	YELLOW	LONG					
Yr	Mo	M	F											

Rabies Tag No: _____ Expires: _____ Veterinarian: _____

Rabies Tag No: _____ Expires: _____ Veterinarian: _____

Rabies Tag No: _____ Expires: _____ Veterinarian: _____

Rabies Tag No: _____ Expires: _____ Veterinarian: _____

OWNER: _____
To the Auditor of Geauga County, Chardon, Ohio: I, the undersigned owner, keeper or harborer, hereby tender the legal fees for registration of the dog(s) described above.

ADDRESS: _____
Signature of Applicant: _____
Tag(s) issued on this _____ day of _____, _____

Please make check payable to:
Frank J. Gliha, Geauga County Auditor
231 Main St., Chardon, Ohio 44024-1293

FRANK J. GLIHA, County Auditor
by: _____
Deputy Auditor / Agent