

Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

FIRST RUN

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 07-F-000659

The State of Ohio, County of Geauga, ss:
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF16, ASSET-BACKED CERTIFICATES, SERIES 2006-FF16, Plaintiff vs. JODEE A. HULME, 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 25th day of February, 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 Thompson to-wit:

Situated in the Township of Thompson, County of Geauga and State of Ohio: Part of Lands of Kuntz Properties, Inc., as recorded in Deed Volume 1246, Page 1150, Situated in Lot 15, Thompson Township, Geauga County, Ohio: Lot 1 on Map:

Beginning at a point in the centerline of Dewey Road (60 feet wide); at the Southeast corner of Linda M. Wright (818-708); Course 1: Thence South 02 degrees 27 minutes 08 seconds East along the centerline of Dewey Road, 215.29 feet to a point; Course 2: Thence North 86 degrees 59 minutes 31 seconds West (passing through a 5/8" capped iron pin set in the West line of Dewey Road) a total distance of 792.28 feet to a 5/8" capped iron pin set in the East line of Barbara Nagy (667-1207); Course 3: Thence North 03 degrees 04 minutes 04 seconds East along the East line of Nagy and the East line of H. Jack and Jean Klingler (486-0040), 203.86 feet to a 1 1/2" iron pipe found at the Southwest corner of Wright; Course 4: Thence South 87 degrees 46 minutes 04 seconds East along the South line of Wright (passing through a 1 1/2" iron pipe found in the West line of Dewey Road) a total distance of 771.65 feet to the place of beginning and containing 3.7545 acres, more or less.

Bearings are to an assumed meridian and indicate angles only. As per survey of Jerry Slay, Ohio Surveyor No. 5298 dated November 18, 1999. Be the same more or less, but subject to all legal highways.

Parcel Number: 30-095103
Prior Deed Reference: O.R. Volume 1764, Page 1763

Said Premises Located at: 7210 DEWEY ROAD, THOMPSON TOWNSHIP, 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

Susana E. Lykins, attorney
Jan28 Feb4-11, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 07-F-000949

The State of Ohio, County of Geauga, ss:
GEAUGA SAVINGS BANK, Plaintiff vs. CARL MULLER, 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 25th day of February, 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 Troy to-wit:

Situated in the Township of Troy, County of Geauga and State of Ohio, and bounded and described as follows:

Beginning at a point in the center line of Hiram Rapids Road, which point starts at the Southwestern corner of land conveyed to the grantees herein by Stuart B. Hull, et al., grantors, by deed appearing at Volume 619, Page 273 of the Geauga County Deed Records, and which point is common to lands now or formerly of Koscelnik; Thence by the center of said road, North 5 Degrees 51' 5" East 437 feet; Thence by other lands of the grantees, South 84 Degrees 37' 40" East 678.49 feet; Thence by other lands of the grantees, South 5 Degrees 51' 5" West 437 feet; Thence, by lands now or formerly of Lloyd Whitney, North 84 Degrees 37' 40" West 678.49 feet to the place of beginning, containing 6.810 acres of land.

Excepting and reserving from said tract 1.086 acres sold by Stuart B. Hull et al., to Roger L. Dyson et al., recorded July 30, 1976 in Deed Book 591, Page 803 so that there is intended to be conveyed herein 5.724 acres.

Excepting therefrom the following: Situated in the Township of Troy, County of Geauga and State of Ohio: And known as part of Section Number 17 within said Township, and further described as follows:

Beginning in the center line of Hiram Rapids at the point that is North 05 deg. 51' 05" East along said center line 62 feet from the Northwestern corner of land conveyed to Harold A. Phelan, Trustee by Deed Recorded in Volume 562, Page 111 of the Geauga County Records of Deeds; Thence South 84 deg. 37' 40" East parallel with the Northerly line of said Phelan, through an iron pipe 30.00 feet from said center line, a total distance of 378.49 feet to an iron pipe; Thence North 05 deg. 51' 05" East 125.00 feet to an iron pipe; Thence North 84 deg. 37' 40" West parallel with said Northerly line Phelan 378.49 feet to the center line of Hiram Rapids Road and through an iron pipe 30.00 feet therefrom; Thence South 05 deg. 51' 05" West along said center line 125 feet to the place of beginning. Containing 1.086 acres, more or less of which 1.000 acre is exclusive of the right-of-way of said Hiram Rapids Road as surveyed in July 1975 by Lawrence Wilson, Registered Surveyor No. 5807.

Parcel No.: 32-031671
Prior Deed Reference: Vol. 1720, Page 485 (2/26/04)

Said Premises Located at: 18519 RAPIDS ROAD, TROY TOWNSHIP, OH.

Said Premises appraised at (\$425,000.00) and cannot be sold for less than two-thirds of that amount (\$283,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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 1/2 of the appraisal value (this is a verbal bid). No property can be sold for less than 1/2 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, FEBRUARY 25, 2010 – 10:00 A.M.

BAINBRIDGE TOWNSHIP

Case No. 07-F-001380 – Geauga Savings Bank vs. Tina M. Dantigance, a.k.a., et al., 16781 Akron Street (0.30 acres). PPN: 02-278400, 02-278500, 02-278600, 02-278700, 02-278800, 02-278900. Anthony A. Cox, atty..... \$50,000.00 \$33,334.00

Case No. 07-F-001380 – Geauga Savings Bank vs. Tina M. Dantigance, a.k.a., et al., Vacant lots on Bedford Street. PPN: 02-279000, 02-279100, 02-279200, 02-279300, 02-279400, 02-279500, 02-279600, 02-279700, 02-279800, 02-279900. Anthony A. Cox, atty..... \$16,000.00 \$10,667.00

CHESTER TOWNSHIP

Case No. 08-F-000399 – Countrywide Home Loan, Inc. vs. Debbie J. Masek, et al., 13432 Caves Road (1.25 acres). PPN: 11-170900. Douglas A. Mackinnon, atty..... \$140,000.00 \$93,334.00

RUSSELL TOWNSHIP

Case No. 08-F-000145 – US Bank National Association, etc. vs. Robert Terbizan, a.k.a., et al., 8230 Kinsman Road (1.90 acres). PPN: 26-192100, 26-192200. Channing L. Ulbrich, atty. \$150,000.00 \$100,000.00

THOMPSON TOWNSHIP

Case No. 07-F-000659 – Deutsche Bank National Trust Company, etc. vs. Jodee A. Hulme, et al., 7210 Dewey Road (3.75 acres). PPN: 30-095103. Susana E. Lykins, atty..... \$290,000.00 \$193,334.00

TROY TOWNSHIP

Case No. 07-F-000949 – Geauga Savings Bank vs. Carl Muller, et al., 18519 Rapids Road (5.72 acres). PPN: 32-031671. Anthony A. Cox, atty..... \$425,000.00 \$283,334.00

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

Anthony A. Cox, attorney
Jan28 Feb4-11, 2010

Said Premises Located at: VACANT LOTS ON BEDFORD STREET, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$16,000.00) and cannot be sold for less than two-thirds of that amount (\$10,667.00). 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

Anthony A. Cox, attorney
Jan28 Feb4-11, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000145

The State of Ohio, County of Geauga, ss:
US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION TRUST 2006-WF3, Plaintiff vs. ROBERT TERBIZAN, AKA ROBERT N. TERBIZAN, 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 25th day of February, 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:

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

Known as being part of Lot 9, Tract 2 in Said Township and bounded and described as follows:

Beginning at a point in the centerline of Kinsman Road at the Southwesterly Corner of S/L 4 of Russell Park Estates Subdivision as shown by plat recorded in Volume 9, Page 1 of Geauga County Records at Plats; Thence Northerly along the Westerly line of S/L 4, 4,435.60 feet to the Northwesterly corner of S/L 4. Thence Westerly along the Southerly line of S/L 9 in said Subdivision, 150.00 feet to the Northwesterly corner of S/L 5 in Said Subdivision. Thence Southerly along the Easterly line of S/L 5, 435.60 feet to a point in the centerline of Kinsman Road. Thence easterly along the centerline of Kinsman Road, 150.00 feet to the place of beginning containing 1.50 acres of land, be the same more or less, but subject to all legal highways.

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

Being the Easterly 40 feet of Sublot No. 5 in Russell Park Estates Subdivision as shown by the plat recorded in Volume 9, Page 60 of Geauga County Records of Plats, further described as follows:

Beginning at a point at the southeasterly corner of Sublot No. 5 in said Subdivision, said point also being the southwesterly corner of a parcel of land in the name of E.E. Terbizan as recorded in Volume 460, Page 986 of Geauga County Records of Deeds; Thence Westerly along the centerline of Kinsman Road a distance of 40 feet; Thence Northerly parallel to the Easterly line of Sublot 5 to a point in the Northerly line of said Lot 5; said point being 40 feet distant Westerly from the Northeasterly corner of Sublot No. 5; Thence Easterly along said Northerly line 40 feet to the Northeasterly corner of Sublot 5; Thence southerly along the Easterly line of Sublot 5 to the Place of Beginning, containing approximately .40 of an

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

Parcel No.: 26-192200, 26-192100
Prior Deed Reference: Book No. 1795, Page 1562

Said Premises Located at: 8230 KINSMAN ROAD, RUSSELL TOWNSHIP, OH.

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

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Channing L. Ulbrich, attorney
Jan28 Feb4-11, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000399

The State of Ohio, County of Geauga, ss:
COUNTRYWIDE HOME LOANS, INC., Plaintiff vs. DEBBIE J. MASEK, 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 25th day of February, 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 Chester to-wit:

Situated in the Township of Chester, County of Geauga and State of Ohio: and known as being part of Lot No. 3 Tract No. 3 in said Township and further known as being all of Sublot No. 3, Caves Road Subdivision as same is recorded in Volume 6, Page 173 of Geauga County Records of plats to which reference is made for a more complete description. Said Sublot No. 3 has a frontage of 120.54 feet along the centerline of Caves Road and extends westerly between parallel lines a distance of 451.90 feet and contains 1.250 acres of land as surveyed and described by Fullerton and Kerr, Registered Engineers and Surveyors, be the same more or less, but subject to all legal highways.

Parcel No.: 11-275250
Prior Deed Reference: Volume 1061, Page 603
Said Premises Located at: 13432 CAVES ROAD, CHESTER TOWNSHIP, OH.

Said Premises appraised at (\$140,000.00) and cannot be sold for less than two-thirds of that amount (\$93,334.00). 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

Douglas A. Mackinnon, attorney
Jan28 Feb4-11, 2010

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, Bel-

mont, 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

NOTICE OF PUBLIC HEARING
PUBLIC HEARING ON PROPOSED
AMENDMENT TO GEAUGA COUNTY
SUBDIVISION REGULATIONS
 Pursuant to Sections 711.10, 711.132 and 711.333 of the Ohio Revised Code, the Geauga County Board of Commissioners will hold a public hearing on March 4, 2010 at 10:30 a.m. in the Geauga County Board of Commissioners' Chambers at 470 Center Street, Building #4 in Chardon Ohio pertaining to the Proposed Amendment to the Geauga County Subdivision Regulations.
 The proposed 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 Board of Commissioners' Office at 470 Center Street, Building #4 in Chardon Ohio.
 By Order of the Geauga County Board of Commissioners
Claudine Kozenko, Commissioners' Clerk
 Jan28, 2010

PUBLIC NOTICE
 The Troy Township Zoning Commission regular meeting scheduled for Thursday, February 4, 2010, has been changed to Thursday, February 18, 2010.
Kathleen Valerio, Secretary
Troy Township Zoning Commission
 Jan28, 2010

LEGAL NOTICE
2009 FINANCIAL REPORT
PARKMAN TOWNSHIP
GEAUGA COUNTY, OHIO
 Notice is hereby given that the 2009 Annual Financial Report for Parkman Township, Geauga County, Ohio is completed and available for viewing at the Parkman Community House, 16295 Main Market Road. Please call for an appointment at 440-548-2871.
Nancy Wheelock, Fiscal Officer
 Jan28, 2010

LEGAL NOTICE
2009 FINANCIAL REPORT
MIDDLEFIELD TOWNSHIP
GEAUGA COUNTY, OHIO
 Notice is hereby given that the 2009 Annual Financial Report for Middlefield Township is completed and available for public inspection at the Middlefield Township Office, 15228 Madison Road. Please call 440-632-5095 for an appointment.
Denise Lynn Toth, Fiscal Officer
 Jan28, 2010

LEGAL NOTICE
 The 2009 Financial Reports for the East Geauga Fire District, Geauga County are completed and available for viewing. Please call Carol Day, Clerk-Treasurer at 440-632-1801 to make an appointment.
Carol A. Day, Clerk-Treasurer
East Geauga Fire District
 Jan28, 2010

PUBLIC NOTICE
PASSAGE OF ORDINANCES /
RESOLUTIONS
 Notice is hereby given that the Council of the City of Chardon, duly passed and/or adopted the following legislation:
RESOLUTION NO. 1-10
 A RESOLUTION REQUESTING THE COUNTY AUDITOR TO MAKE TAX ADVANCES DURING THE YEAR 2010 AND DECLARING AN EMERGENCY.
 A resolution requesting the Geauga County Auditor to make and the Geauga County Treasurer to pay tax advances during the year 2010 for direct deposit into the City

of Chardon's General Account at National City Bank, as requested by the Finance Director.
PASSED AND ADOPTED THIS 14TH DAY OF JANUARY, 2010.

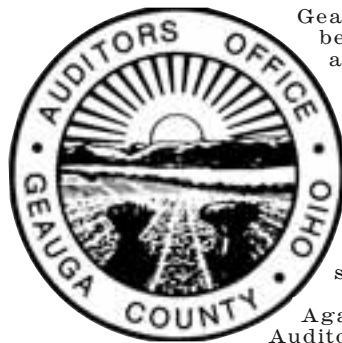
ORDINANCE NO. 2571
 AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT/AGREEMENT WITH PEASE-KERR-CANFIELD INSURANCE AGENCY INC. FOR THE PROPERTY, INLAND MARINE, EDP, CRIME, AUTOMOBILE, COMPREHENSIVE MUNICIPAL LIABILITY, LAW ENFORCEMENT LIABILITY, PUBLIC OFFICIALS LIABILITY AND UMBRELLA EXCESS LIABILITY COVERAGE, AND DECLARING AN EMERGENCY.
 An ordinance authorizing the City Manager to contract with Pease-Kerr-Canfield for insurance coverages in the amount of \$106,779.00.
PASSED AND ADOPTED THIS 14TH DAY OF JANUARY, 2010.

ORDINANCE NO. 2572
 AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT/AGREEMENT WITH BOBCAT CO. FOR THE PURCHASE OF ONE COMPACT TRACK LOADER AND DECLARING AN EMERGENCY.
 An ordinance authorizing the City Manager to contract with Bobcat Co. for the purchase of a compact track loader to be used as a sidewalk snowplow at a price of \$23,863.74.
PASSED AND ADOPTED THIS 14TH DAY OF JANUARY, 2010.
 The complete text of these ordinances and resolution may be viewed or obtained at the office of the Clerk of Council, 111 Water Street, Chardon, Ohio, during regular business hours.
 By order of the Council of the City of Chardon, Ohio.
AMY E. DAY
CLERK OF COUNCIL
 Jan28, 2010

NOTICE OF PUBLIC MEETING
 The City of Chardon Board of Zoning and Building Appeals will hold a meeting to consider the application described below on Tuesday, February 9, 2010, at 7:30 p.m. in Council Chambers at the Municipal Center, 111 Water Street.
 Jerry Petersen, of Chardon Lakes Golf Course has made an application for proposed law office to be located at 470 South Street (rear). The City of Chardon's Codified Ordinances section 1119.03(b) specifies that business office in neither a permitted nor a conditional use in an S-Special District.
 The meeting is subject to adjournment or recess to a later date without another Notice of Public Meeting (ORC 3115.05(c)).
Bethann Petronio, Clerk
 Jan28, 2010

NOTICE OF PUBLIC HEARING
APPEAL FOR VARIANCE TO
PARKMAN TOWNSHIP
ZONING RESOLUTION
 Notice is hereby given that the Parkman Township Board of Zoning Appeals will conduct a public hearing on an appeal for a variance to the Parkman Township Zoning Resolution on the 9th day of February, 2010 at 7:30 o'clock p.m. at the Community House.
 This application, submitted by Norman W. Miller, of 16944 Newcomb Road (Parkman Township), Middlefield, Ohio, is requesting

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
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Frank J. Gliha
Geauga 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	
Yr	Mo	M	F	BLACK	WHITE	GRAY	BRUNDE	TAN	BROWN	YELLOW						LONG
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 _____, _____						
										FRANK J. GLIHA, County Auditor						
										by: _____ <small>Deputy Auditor / Agent</small>						

an area variance from the Parkman Township Zoning Resolution for property located at 16944 Newcomb Road, Parkman Township, Ohio for operating an approved home occupation of wood working, but his building is 340' square feet larger than what is permitted for his existing lot size. He is currently using 1,840 square feet. Article IV, Section 402.2, 2(B) states: "The use of a dwelling unit for a home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants. Not more than 25 percent of the total usable floor area of a dwelling unit, not to exceed 500 square feet or an accessory building not to exceed 1,000 feet on lots of record under 2.5 acres, 1,500 square feet on 2.5 to 5 acre lots, 2,000 square feet for more than 5 acres and up to 10 acre lots, and 2,500 square feet on greater than 10 acre lots, shall be used in the conduct of a home occupation. Usable floor area of a dwelling unit or accessory building shall be determined by measuring its interior dimensions, in accordance with Section 402.9. The square footage requirement shall include area used for storage of all material, such as raw material and finished product, equipment, work area and all other area used by the home occupation."

Connie M. Hasman, Secretary
Board of Zoning Appeals

Jan28, 2010

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

Notice is hereby given that the Parkman Township Board of Zoning Appeals will conduct a public hearing on an appeal for a variance to the Parkman Township Zoning Resolution on the 9th day of February, 2010 at 7:30 o'clock p.m. at the Community House.

This application, submitted by John T. and Linda L. Avalon, of 17100 Hosmer Road (Parkman Township), Middlefield, Ohio, is requesting a use variance from the Parkman Township Zoning Resolution for property located at 17100 Hosmer Road, Parkman Township to operate a home welding, fabricating and machining business in existing facilities. Article IV, Section 401.0 (A) states, "Any use not specifically listed in this resolution shall not be permitted, nor shall any zoning certificate be issued therefore, unless and until a zoning amendment to provide for such use has been adopted and is in effect in accordance with Article XII or a variance has been granted in accordance with Article X." This use is not listed in Article IV, Section 402.2, (J)(1) "Home occupations shall be limited to the following..."

The appellants also request an area variance from the Parkman Township Zoning Resolution for property located at 17100 Hosmer Road, Parkman Township, Ohio for operating a home occupation in a building that is 131' square feet larger than what is permitted for the existing lot size. They currently use 1,131 square feet. Article IV, Section 402.2 (B) states: "The use of a dwelling unit for a home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants. Not more than 25 percent of the total usable floor area of a dwelling unit, not to exceed 500 square feet or an accessory building not to exceed 1,000 feet on lots of record under 2.5 acres, 1,500 square feet on 2.5 to 5 acre lots, 2,000 square feet for more than 5 acres and up to 10 acre lots, and 2,500 square feet on greater than 10 acre lots, shall be used in the conduct of a home occupation. Usable floor area of a dwelling unit or accessory building shall be determined by measuring its interior dimensions, in accordance with Section 402.9. The square footage requirement shall include area used for storage of all material, such as raw material and finished product, equipment, work area and all other area used by the home occupation."

Connie M. Hasman, Secretary
Board of Zoning Appeals

Jan28, 2010

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

Notice is hereby given that the Auburn Township Zoning Commission will conduct a public hearing on a motion, which is an amendment, identified as number ZC2010-01, to the Auburn Township Zoning Resolution at the Auburn Township Administration Building, at 7:30 P.M. on Tuesday, February 16, 2010.

The motion proposing to amend the zoning resolution will be available for examination at the Auburn Administration Building from 8 o'clock A.M. to 4 o'clock P.M. from February 1, 2010 through February 16, 2010.

After the conclusion of the public hearing, the matter will be submitted to the board of township trustees for its action.

Bret Jordan, Chairman
Auburn Township Zoning Commission
Jan28, 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. 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

**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

**PROBATE COURT OF
GEAUGA COUNTY, OHIO
JUDGE CHARLES E. HENRY
09-PB-000537 -- IN RE: CHANGE OF NAME
OF TAYLOR JAMES GILES TO TAYLOR
JAMES ASHBA.**

**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 Taylor James Giles to Taylor James Ashba.

The hearing on the application will be held on the 2nd day of March, 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.

Taylor James Giles
P.O. Box 366
East Claridon, OH 44033

Jan28, 2010

**PROBATE COURT OF
GEAUGA COUNTY, OHIO
JUDGE CHARLES E. HENRY
09-PB-000541 -- IN RE: CHANGE OF NAME
OF RACHEL LEE CRAYCROFT-LIPNICKI
TO RACHEL LEE LIPNICKI.**

**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 Rachel Lee Craycroft-Lipnicki to Rachel Lee Lipnicki.

The hearing on the application will be held on the 2nd day of March, 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.

Rachel Lee Craycroft-Lipnicki
11176 Pekin Road
Newbury, OH 44065

Jan28, 2010

**PROBATE COURT OF
GEAUGA COUNTY, OHIO
JUDGE CHARLES E. HENRY
10-PB-000007 -- IN RE: CHANGE OF NAME
OF MARGARET ANN HASKETT TO MARGARET ANN STARK.**

**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 Margaret Ann Haskett to Margaret Ann Stark.

The hearing on the application will be held on the 2nd day of March, 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.

Margaret Ann Haskett
210 North Street
Chardon, OH 44024

Jan28, 2010

**PROBATE COURT OF
GEAUGA COUNTY, OHIO
JUDGE CHARLES E. HENRY
10-PB-000019 -- IN RE: CHANGE OF NAME
OF LEIF CLAYTON RAYMOND LUOMA TO
LEIF CLAYTON RAYMOND MAZZONE.**

**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 Leif Clayton Raymond Luoma to Leif Clayton Raymond Mazzone.

The hearing on the application will be held on the 2nd day of March, 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.

Leif Clayton Raymond Luoma
11843 Taylor Wells Road
Chardon, OH 44024

Jan28, 2010

**PROBATE COURT OF
GEAUGA COUNTY, OHIO
JUDGE CHARLES E. HENRY
10-PB-000037 -- IN RE: CHANGE OF NAME
OF MICHELLE MARIE GREENER TO
MICHELLE MARIE KUCHTA.**

**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 Michelle Marie Greener to Michelle Marie Kuchta.

The hearing on the application will be held on the 2nd day of March, 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.

Michelle Marie Greener
14135 Sperry Road
Novelty, OH 44072

Jan28, 2010

**PROBATE COURT OF
GEAUGA COUNTY, OHIO
JUDGE CHARLES E. HENRY
10-PB-000038 -- IN RE: CHANGE OF NAME
OF AMANDA MARIE NEMETH TO AMANDA
MARIE DETKI.**

**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 Amanda Marie Nemeth to Amanda Marie Detki.

The hearing on the application will be held on the 2nd day of March, 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.

Amanda Marie Nemeth
12038 Bardwell Drive
Chesterland, OH 44026

Jan28, 2010

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