

Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

SECOND RUN

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 01-F-000761

The State of Ohio, County of Geauga, ss:
ROBERT J. BARONI, Plaintiff vs. WILLIAM R. ARNOLD, JR., 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 11th day of March, 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 Hambden to-wit:

Situated in the Township of Hambden, County of Geauga and State of Ohio: And known as being part of Lot 21, Bond Tract and further known as being part of the vacated Sublots 20 and 21 in the Fox Glen Subdivision as recorded in Vol. 14, Page 10 thru 13 of the Geauga County Records of Plats and further bounded and described as follows: Beginning at a point in the westerly margin of Sawmill Drive at the southeast corner of Sublot No. 22 within said Fox Glen Subdivision; Thence southeasterly along a curve to the left an arc distance of 61.73 feet, said curve having a radius of 75' with a chord bearing South 21 degrees 06' 01" East a distance of 60.0 feet; Thence South 43 degrees 13' 42" West a distance of 200.0 feet to a point; Thence North 87 degrees 31' 20" West a distance of 375.0 feet to a point; Thence South 75 degrees 22' 03" West a distance of 320.0 feet, said point being in the easterly line of land conveyed to R. Farinacci by deed recorded in Vol. 430, Page 723 of the Geauga County Records of Deeds; Thence North 02 degrees 48' 40" East along the east line of the said Farinacci land a distance of 300.68 feet to the southwest corner of Sublot No. 22 within said Fox Glen Subdivision; Thence South 87 degrees 31' 20" East along the south line of said Sublot No. 22 a distance of 785.72 feet to the place of beginning, containing within said bounds 3.924 acres, be the same more or less, but subject to all legal highways.

Permanent Parcel Number: 15-101725
Deed Reference Number: Dated April 16, 1990; Filed August 16, 1990 at 09:56 AM; Recorded in Volume 857, Page 628 in Geauga County Records.

Said Premises Located at: 10540 SAWMILL DRIVE, HAMBDEN TOWNSHIP, OH.

Said Premises appraised at (\$380,000.00) and cannot be sold for less than two-thirds of that amount (\$253,334.00). 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

Rebecca R. Shrader, attorney
Feb11-18-25, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 06-F-001001

The State of Ohio, County of Geauga, ss:
LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CERTIFICATEHOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I LLC ASSET BACKED CERTIFICATES, SERIES 2006-HE2, Plaintiff vs. JOHN PATRICK PROUDFOOT, ET AL., Defendant

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 11th day of March, 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:

And known as being a part of Lot No. 10 in Said Township, and being further known as the northerly part of 32.68 acres of land, deeded to Other Moore by C.L. Givens and recorded in Volume 186, Page 433 of Geauga County Records of Deeds, and is bounded and described as follows:

Beginning on the center line of the north and south road which crosses Lot No. 10 at a point 356.15 feet northerly from the intersection of the south line of said Lot No. 10, and the center line of said road; Thence continuing along the center line of said road North 6 deg. 31' East, 356.15 feet to the northwest corner of 50 acres of land described as the third parcel in a deed to C.L. Givens and recorded in Vol. 182, Page 243 of Geauga County Records of Deeds; Thence South 87 deg. 52' East along the North line of said 50 acres of land, 2103.26 feet to an iron stake in or near the creek; Thence South 21 deg. 12' West along the general courses of the creek 373.37 feet to a point; Thence North 87 deg. 56' West, 2008.73 feet to the place of beginning, and containing 16.71 acres of land, be the same more or less, but subject to all legal highways.

The above premises being the same lands as conveyed by S.M. Harland, Sheriff, to Andrew Grinius by deed dated July 11, 1941, and recorded in Volume 208, Page 262 of Geauga County Records of Deeds.

Bearing in the Southerly line of land conveyed to A. Dahling by deed recorded in Volume 426, Page 454 of Geauga County; And in the Southerly line of Dahling's land; in the Northeasterly corner of land conveyed to J. & G. Sabatos by deed recorded in Volume 232, Page 169 of Geauga County Records; Along Sabatos' Northerly line.

Excepting therefrom the following described property:

Situated in the Township of Thompson, County of Geauga and State of Ohio: And known as that portion of Lot No. 10, a portion of lands remaining to Peggy Ann Proudfoot as recorded in Volume 1039, Page 122 in the Office of the County Recorder further described; Beginning at a point to mark the centerline of Clay Street (60 feet wide), and being located north 06 degrees 31' 00" East, 200.00 feet from the Northwest corner of lands now or formerly to Joseph Sabatos and recorded in Volume 232, Page 169, with the Southwest corner to Peggy Ann Proudfoot; thence through the lands of the grantor herein the following (6) courses and distances: North 06 degrees 31' 00" East, a distance of 156.15 feet to a mark a point in said centerline, with the Southwest corner of lands to Edward E. and Charlotte F. Sollars as

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

recorded in Volume 1005, Page 1320; thence South 87 degrees 52' 11" East, (thru a 1/2" iron pipe found at 31.06 feet) a total distance of 2102.90 feet to a 1" iron pipe found to mark a point in said South line of Edward Sollars with a Northwest corner of lands to M.O. Covert as recorded in Volume 629, Page 96; thence South 21 degrees 11' 41" West, a distance of 373.36 feet to a 1" iron pipe found to mark a point in said West line of M.O. Covert, with the North line of lands now or formerly to Joseph Sabatos as recorded in Volume 232, Page 169; thence North 87 degrees 56' 00" West, a distance of 1541.06 feet to a 5/8" capped iron pin set to mark a point in said North line of Joseph Sabatos; thence North 06 degrees 31' 00" East, a distance of 200.00 feet to a capped 5/8" iron pin set to mark a point; thence North 87 degrees 56' 00" West, (thru a capped 5/8" iron pin set at 437.04 feet) a total distance of 467.13 feet to the point and place of beginning. Said land containing 14.564 acres as surveyed and described in April, 1996 by Timothy E. Stocker, P.S. 7245 Crabbs' Surveying order 1342. Basis of bearings used herein are to an assumed meridian along the centerline of Clay Street. Be the same more or less, but subject to all legal highways.

Parcel Number(s): 30-058900
Deed Reference Number: dated September 25, 2003, filed October 9, 2003, recorded in Official Records Volume 1696, Page 545, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 7499 CLAY STREET, THOMPSON TOWNSHIP, OH.

Said Premises appraised at (\$105,000.00) and cannot be sold for less than two-thirds of that amount (\$70,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Angela D. Marshall, attorney
Feb11-18-25, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001178

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC. SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff vs. JAMES M. HORWATT, ET AL., Defendant

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 11th day of March, 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:

Situated in the Village of Chardon, n.k.a. City of Chardon, County of Geauga and State of Ohio:

And known as being part of Original Munson Township Section 2 in the East Division of said Original Township and known as Sublot No. 86 in the Woods of Burlington Phase III Subdivision, as recorded in Volume 21, Page 82 of Geauga County Record of Plats, be the same more or less, but subject to all legal highways.

Parcel No.: 10-165137
Prior Deed Reference: Volume 962, Page 25
Said Premises Located at: 120 MIDDLE POST POINT, CITY OF CHARDON, OH.

Said Premises appraised at (\$200,000.00) and cannot be sold for less than two-thirds of that amount (\$133,334.00). Please note: The appraisals are based on an exterior appraisal

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Patricia K. Block, attorney
Feb11-18-25, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001300

The State of Ohio, County of Geauga, ss:
GREEN TREE SERVICING, LLC, FKA CON-SECO FINANCE SERVICING CORPORATION, Plaintiff vs. PAUL D. ALLEN, ET AL., Defendant

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 11th day of March, 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 Munson to-wit:

All that certain piece or parcel of land situated in the Township of Munson, County of Geauga and State of Ohio and known as being part of Lot Number 30, Tract No. 3, in said Township and being Sublot No. 16 in the Waterfowl Lane Subdivision as shown by the recorded plat in Volume 25, Page 94 of the Geauga County Records of Plats and Surveys, be the same more or less, but subject to all legal highways.

Parcel No.: 21-176873
Said Premises Located at: 12330 WATER-FOWL LANE, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$380,000.00) and cannot be sold for less than two-thirds of that amount (\$253,334.00). 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

James P. Lucas, attorney
Feb11-18-25, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001312

The State of Ohio, County of Geauga, ss:
GEAUGA SAVINGS BANK, Plaintiff vs. PAUL K. WATSON, ET AL., Defendant

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 11th day of March, 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 Huntsburg to-wit:

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

And known as part of Original Township Lot No. 100 and being further bounded and described as follows:

Beginning at an iron pin monument box found at the centerline intersection of Kile Road (60' wide) and Chardon Windsor Road (60' wide); Thence N. 00° 16' 33" E. along the

centerline of Kile Road, a distance of 1649.69 feet to the southwest corner of a parcel of land conveyed to said Craig A. and Jeanne Hall as recorded in Volume 870, Page 173 of Geauga County Official Records and being the north-west corner of a parcel of land conveyed to Edward A. Heffeman as recorded in Volume 1253, Page 947 of Geauga County Official Records and also being the Principal Place of Beginning of the parcel herein intended to be described; Thence continuing N. 00° 16' 33" E. along the center line of Kile Road, a distance of 40.00 feet to a point; Thence S. 89° 58' 12" E. passing through a 5/8" iron pin set at 30.00 feet marking the easterly right-of-way of Kile Road, a total distance of 1133.00 feet to a 5/8" iron pin set; Thence N. 00° 05' 24" E., a distance of 401.40 feet to a 5/8" iron pin set; Thence S. 89° 58' 12" E., a distance of 390.76 feet to a 5/8" iron pin set lying in the easterly line of said Hall parcel and in the westerly line of a parcel of land conveyed to Frank W. Zachwieja as recorded in Volume 669, Page 1009 of Geauga County Official Records; Thence S. 00° 05' 24" W. along the westerly line of said Zachwieja parcel, a distance of 441.40 feet to 5/8" iron pin set at the northeast corner of the aforementioned Heffeman parcel and being the south-east corner of said Hall parcel; Thence N. 89° 58' 12" W. along the northerly line of said Heffeman parcel and the southerly line of said Hall parcel, passing through a 3/4" iron pin found (0.99' south) at a distance of 1493.89 marking the easterly right-of-way of Kile Road, a total distance of 1523.89 feet to the Principal Place of Beginning and containing 5.001 acres of land as surveyed and described by Daniel J. Gerson, P.S. #8137 for William R. Gray Associates, Inc., Professional Engineers and Surveyors. Be the same more or less, but subject to all legal highways.

The basis of bearing for this description is the centerline of Kile Road being N. 00° 07' 00" W., as on the Lot Split Plan and obtained from the deed of record.

All iron pins described as being set are 5/8" diameter x 30 inches long and are capped with a plastic surveyor cap bearing the name and registration number of Daniel J. Gerson, P.S. No. 8137.

Permanent Parcel No.: 16-078596
Said Premises Located at: 11289 KILE ROAD, HUNTSBURG TOWNSHIP, OH.

Said Premises appraised at (\$20,000.00) and cannot be sold for less than two-thirds of that amount (\$13,334.00). 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

Anthony A. Cox, attorney
Feb11-18-25, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000021

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, N.A., Plaintiff vs. MICHELE S. THOMAS, ET AL., Defendant

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 11th day of March, 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 Munson to-wit:

Situated in the Township of Munson, County of Geauga and State of Ohio:
And known as being Sublot No. 1 in John Smoker's Highview Subdivision No. 1 of part of Original Lot 28, Tract No. 3, as shown by the recorded Plat in Volume 7, Page 4 of Geauga County Records, and being 150.50 feet front on the easterly side of Ravenna Road, and extending back 450 feet on the northerly line, 450 feet on the southerly line, and having a rear line of 146.25 feet as appears by said Plat. (Previous Volume 0990, Page 1031)

Parcel No.: 21-087700
Prior Deed Reference: OR Book 1525 and Page 129

Said Premises Located at: 13122 RAVENNA ROAD, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$135,000.00) and cannot be sold for less than two-thirds of that amount (\$90,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

April A. Brown, attorney
Feb11-18-25, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000039

The State of Ohio, County of Geauga, ss:
FIFTH THIRD MORTGAGE COMPANY,
Plaintiff vs. **JOSE I. MEDINA, ET AL.,**
Defendant

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 11th day of March, 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 Montville to-wit:

Situated in the City of Geauga, State of Ohio to wit: Tract #8B, Part of lands of Acreage Investments, Inc. as recorded in Deed Volume 1110, Page 914. Situated in Section 9, Montville Township, Geauga County, State of Ohio:

Beginning at a point in the centerline of Clay Street, said point being North 07° 05' 00" West, 213.00 feet from a 5/8" iron pin found in a monument box at the intersection of the centerlines of Clay Street and Hart Road (60 feet wide);

COURSE 1: Thence North 07° 05' 00" West along the center line of Clay Street, 274.00 feet to a point;

COURSE 2: Thence South 89° 56' 02" East (passing through a 5/8" capped iron pin set in the East line of Clay Street), a total distance of 617.33 feet to a 5/8" capped iron pin set;

COURSE 3: Thence South 07° 05' 00" East, 274.00 feet to a 5/8" capped iron pin set;

COURSE 4: Thence North 89° 56' 02" West (passing through a 5/8" capped iron pin set in the East line of Clay Street) a total distance of 617.33 feet to the Place of Beginning and containing 3.8529 acres.

Bearings are to an assumed meridian and indicate angles only.

As per survey by Jerry Slay, Ohio Surveyor Number 5298, dated March 7, 1997. Be the same more or less, but subject to all legal highways.

Permanent Parcel No. 20-070957

Said Premises Located at: 9049 CLAY STREET, MONTVILLE TOWNSHIP, OH.

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

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Karl H. Schneider, attorney
Feb11-18-25, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000100

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, N.A., Plaintiff vs. DAVID S. KLOMFAS, ET AL., Defendant

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 11th day of March, 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 Parkman to-wit:

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

And known as being a part of Section 13, Lot 3 of said Township and being further described as follows:

From the intersection of the centerlines of Hosmer Road and Nash Road northerly along the centerline of Hosmer Road a distance of 1287.22 feet to a point and the real place of beginning; Thence North 84° 30' West a distance of 261.00 feet to an iron pin passing through an iron pin on the West right of way of said Hosmer Road; Thence North 05° 30' East a distance of 146.81 feet to an iron pin; Thence South 84° 30' East a distance of 261.00 feet to a point on the centerline of said Hosmer Road, passing through an iron pin on the West right of way of said Road; Thence South 05° 30' West a distance along said centerline of Hosmer Road 146.81 feet to the place of beginning and contains 0.88 acres, be the same more or less, but subject to all legal highways, as surveyed by Thomas L. Gromley, Registered Surveyor No. 4848.

Property Address: 17536 Hosmer Road, Middlefield, OH 44062

Parcel No.: 25-027401

Prior Deed Reference: Volume 1062, Page 766

Said Premises Located at: 17536 HOSMER ROAD, PARKMAN TOWNSHIP, OH.

Said Premises appraised at (\$105,000.00) and cannot be sold for less than two-thirds of that amount (\$70,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Jennifer E. Powers, attorney
Feb11-18-25, 2010

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

Case No. 09-F-000202

The State of Ohio, County of Geauga, ss:
THE HOME SAVINGS AND LOAN COMPANY OF YOUNGSTOWN, OHIO, Plaintiff vs. JEFFREY A. RICHARD, ET AL., Defendant

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 11th day of March, 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 Hambden to-wit:

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

And known as being part of Original Lot Numbers 21 and 26, Bond Tract, in Hambden Township, and part of Original Lot Number 1, Holmes Tract, in Claridon Township and further known as being Sublot No. 13 of Copperleaf Subdivision as recorded in Volume 37, Page 81 of Geauga County Plat Records.

Property Address: 11005 Copperleaf Drive, Chardon, Ohio 44024

Parcel No. 15-102478

Routing No. 15-03-09-00-024-16

Prior Deed Reference: OR Book 1751, Page 1750

Said Premises Located at: 11005 COPPERLEAF DRIVE, HAMB DEN TOWNSHIP, OH.

Said Premises appraised at (\$400,000.00) and cannot be sold for less than two-thirds of that amount (\$266,667.00). 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

Thomas M. Gacse, attorney
Feb11-18-25, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000209

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE INC., Plaintiff vs. JAMES A. EDMONDS, ET AL., Defendant

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 11th day of March, 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:

Situated in the City of Chardon, County of Geauga and State of Ohio, and known as being Sublot No. 180 in Chardon Park Estates No. 2, as shown by the recorded plat in Volume 7 of Maps, Page 74 and 75 of Geauga County Records.

Parcel No.: 10-136000

Prior Deed Reference: O.R. Book 1701, Page 308

Said Premises Located at: 364 SYLVIA DRIVE, CITY OF CHARDON, OH.

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

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

S. Scott Martin, attorney
Feb11-18-25, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000281

The State of Ohio, County of Geauga, ss:
RBS CITIZENS, N.A., ETC., Plaintiff vs. THOMAS M. LANE, JR., 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 11th day of March, 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 Claridon to-wit:

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot No. 3, Section 7, East survey within said township and further described as follows:

Beginning in the centerline of Mayfield Road (U.S. Route 322) at a point which is South 89 degrees 00' East along said centerline a distance of 621.54 feet from the Northeast corner of land conveyed to B. Ladd by deed recorded in Volume 452, Page 455 of Geauga County records of Deeds; Thence continuing South 89 degrees 00' East along said road centerline a distance of 150.00 feet; South 01 degrees 14' West along a line parallel to the East line of the said Ladd property, a distance of 567.67 feet to a point in the North line of land conveyed to K.B. Grubbs by deed recorded in Volume 299, Page 627 of the Geauga County Records of Deeds; Thence North 88 degrees 03' 03" West along the North line of said Grubbs property a distance of 150.02 feet; Thence North 01 degrees 14' East along a line parallel to the East line of the said Ladd property a distance of 565.17 feet to a place of beginning, containing 1.950 acres of land according to the survey of J. Arthur Temple Registered Surveyor No. 4761, be the same more or less, but subject to all legal highways.

Permanent Parcel No.: 12-072700

Prior Deed Reference: Volume 984, Page 851 of Geauga County Records

Said Premises Located at: 13791 MAYFIELD ROAD, CLARIDON TOWNSHIP, OH.

Said Premises appraised at (\$65,000.00) and cannot be sold for less than two-thirds of that amount (\$43,334.00). 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

Johna M. Bella, attorney
Feb11-18-25, 2010

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

Case No. 09-F-000391

The State of Ohio, County of Geauga, ss:
EVERHOME MORTGAGE COMPANY,
Plaintiff vs. **THOMAS P. MCFAL, JR., ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 11th day of March, 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:

Situated in the City of Chardon, County of Geauga and State of Ohio: and known and described as follows:

Being part of Sublot No. 14 in Village Lot No. 96 Chardon Village, bounded and described as follows:

Beginning at the Northwest corner of land of Emma Cutts; thence east 2.60 chains to land formerly owned by M.J. King; thence North along said King's west line 60 feet to a stake; thence west on a line parallel with said Cutt's north line 2.60 chains to the east margin of East King Street; thence southerly along the east line of said East King Street 60 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Also another piece or parcel of land situated in the said Village being a part of Sublot No. 14 in Village Lot No. 96 and described as follows: Beginning on the margin of East King Street; at the Northwest corner of land deeded by Amanda P. King et al. to Alida L. King, Sept. 28, 1912; thence North on the margin on E. King St. 6.72 feet to land of Seymour Mansfield; thence East on said Mansfield's south line 2.60 chains to land formerly owned by M.J. King; thence South on said King's west line 6.72 feet to land deeded by Amanda P. King, et al. to Alida L. King; Sept. 28th 1912; thence west on said King's North line 2.60 chains to the place of beginning, be the same more or less, but subject to all legal highways.

Parcel No.: 10-160400
Prior Deed Reference: Volume 1318, Page 214

Said Premises Located at: 227 EAST KING STREET, CITY OF CHARDON, OH.

Said Premises appraised at (\$95,000.00) and cannot be sold for less than two-thirds of that amount (\$63,334.00). 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

Jill L. Fealko, attorney
Feb11-18-25, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000409

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., Plaintiff vs. WILLIAM CALLISON, JR., AKA WILLIAM D. CALLISON, ET AL., Defendant

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 11th day of March, 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 Middlefield to-wit:

Situated in the Township of Middlefield, County of Geauga and State of Ohio:
Known as being part of Lot 27 in said Township and bounded and described as follows:

Beginning at a point in the center line of Hayes Road at the Southeast corner of land conveyed to J. and A. Miller Jr. by deed recorded in Vol. 531, Page 772 of Geauga County Records of Deeds; Thence South 04° 00' 00" W. along said center line 625.00 feet to the principal place of beginning; Thence S. 04° 00' 00" W. along said center line 125.00 feet to a point; Thence N. 86° 00' 00" W. thru an iron pin on the Western margin of Hayes Road a total distance of 625.00 feet to an iron pin; Thence N. 04° 00' 00" E. 125.00 feet to an iron pin; Thence S. 86° 00' 00" E. thru an iron pin on the Western margin of Hayes Road a total distance of 625.00 feet to the principal place of beginning, containing 1.79 acres of land according to a survey by Delmar B. Kosie, June 1973. Be the same more or less, but subject to all legal highways.

Permanent Parcel Number: 18-030000

Prior Deed Reference: OR Volume 1325, Page 264

Said Premises Located at: 14894 HAYES ROAD, MIDDLEFIELD TOWNSHIP, OH.

Said Premises appraised at (\$120,000.00) and cannot be sold for less than two-thirds of that amount (\$80,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Brian L. Bly, attorney
Feb11-18-25, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000439

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., Plaintiff vs. PATRICK J. CATHAN, ET AL., Defendant

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 11th day of March, 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: Beginning in the center line of Auburn Road at a point which is S. 02 deg. 49' 00" W. along said center line 105.0 feet from the Southeasterly corner of lands conveyed to Josef and Mary Jonke by deed recorded in Volume 188, Page 198, of Geauga County Records of Deeds; thence N. 86 deg. 51' 20" W. through an iron pipe 30.0 feet from said place of beginning, a total distance of 582.95 feet to an iron pipe in the Easterly line of lands conveyed to John and Mary Henke by deed recorded in Volume 156, Page 54 of Geauga County Records of Deeds; Thence S. 02 deg. 22' 40" W. along said Easterly line 105.01 feet to an iron pipe; thence S. 86 deg. 51' 20" E. 582.14 feet to

the center line of Auburn Road, and through an iron pipe 30.0 feet therefrom; thence N. 02 deg. 49' 00" east along said road center line 105.0 to the place of beginning, containing 1.404 acres.

Parcel No. 06-048800

Said Premises Located at: 10394 AUBURN ROAD, CHARDON 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

Erin M. Laurito, attorney
Feb11-18-25, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000471

The State of Ohio, County of Geauga, ss:
THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION, FKA THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RAMP 2006-RS4, Plaintiff vs. PHILLIP E. CAREY, ET AL., Defendant

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 11th day of March, 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 Burton to-wit:

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

And known as being part of Lot Number 98 in said Township and bounded as follows:

Beginning at the Southwest corner of Lot Number 97, and the southeast corner of Lot Number 97, which is on the Township line; thence Northwesterly along the line of said Lots to the southwest corner of 20 acres formerly owned by H.N. Silvernall; thence Easterly on the south line of said 20 acres and the south line of land formerly owned by N.P. Latham to the center of the highway; thence southerly along the center of the highway to the township line; thence westerly along the township line of the place of beginning, containing 6 1/2 acres of land, be the same more or less, but subject to all legal highways.

Parcel No.: 04-062960

Prior Deed Reference: O.R. Volume 1153, Page 1141

Said Premises Located at: 16256 JUG ROAD, BURTON TOWNSHIP, OH.

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

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Kimberlee S. Rohr, attorney
Feb11-18-25, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000535

The State of Ohio, County of Geauga, ss:
HOUSEHOLD REALTY CORPORATION,
Plaintiff vs. **RAYMOND A. GINGERICH, ET AL., Defendant**

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 11th day of March, 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 Middlefield to-wit:

Situated in the Village of Middlefield, County of Geauga and State of Ohio: And known as being Sublot 43 in Glen Valley Farms Subdivision No. 2, part of Original Middlefield Township Lot No. 23 and 28 as shown by the recorded plat in Volume 21, Page 116 of Geauga County Records and containing 0.2755 acres of land, be the same more or less, but subject to all legal highways.

Prior Deed Reference: Book 1187, Page 631

Parcel Number: 19-080823

Said Premises Located at: 14830 LANTERN COURT, VILLAGE OF MIDDLEFIELD, OH.

Said Premises appraised at (\$145,000.00) and cannot be sold for less than two-thirds of that amount (\$96,667.00). 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,

amount (\$20,000.00). 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
 Anthony A. Cox, attorney
 Feb11-18-25, 2010

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 09-F-000566

The State of Ohio, County of Geauga, ss:
FLAGSTAR BANK, FSB, Plaintiff vs. JOHN J. WAWROWSKI, ET AL., Defendant

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 11th day of March, 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:
 Situated in the City of Chardon, County of Geauga and State of Ohio:

And known as being part of Original Chardon Village Lot No. 145 and part of Original Munson Township Section No. 2 in the East Division of Tract No. 1 of said Original Munson Township and now within the said City of Chardon, and further described as follows:

Being known as Sublot No. 19 of Fox Pointe PUD, as shown on the recorded Plat in Volume 30, Pages 14-17 of the Geauga County Records of Plats.

Permanent Parcel Number: 10-165559
 Prior Deed Reference: OR Volume 1807, Page 2826

Said Premises Located at: 106 SQUIRES LANE, CITY OF CHARDON, 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
 Eric T. Deighton, attorney
 Feb11-18-25, 2010

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 09-F-000666

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., Plaintiff vs. STEVEN BLUM, ET AL., Defendant

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 11th day of March, 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 Hambden to-wit:

Situated in the Township of Hambden, County of Geauga and State of Ohio: part of Lot No. 23 in Bond Tract in said Township and bounded and described as follows:

Beginning at a point on the centerline of Cutts Road, being further described as a point located at the Northwest corner of a parcel of land conveyed to S.N. Hoyt, Executor of the Last Will and Testament of Eleazer Pain, recorded in Volume 18, Page 361 of Geauga County Records. Thence, Easterly, a distance of 480 feet along the northerly line of the aforesaid land of S.N. Hoyt to a point. Thence, Northerly on a line parallel to Cutts Road, a distance of 275 feet to a point. Thence, Westerly on a line parallel to the Northerly line of the land of S.N. Hoyt, a distance of 480 feet to a point. Thence, Southerly along the centerline of Cutts Road, a distance of 275 feet to the principal point of beginning.

This parcel so described to contain 3.03 acres more or less, be the same more or less, but subject to all legal highways.

Property Address: 9895 Cutts Road, Chardon, OH 44024

Parcel No.: 15-015690
 Prior Deed Reference: Volume 1250, page 1101

Said Premises Located at: 9895 CUTTS ROAD, HAMBDEN TOWNSHIP, 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
 April A. Brown, attorney
 Feb11-18-25, 2010

LEGAL NOTICES

ORDER AND NOTICE OF JUDICIAL SALE

WHEREAS, a final judgment was entered by the United States District Court for the Northern District of Ohio Eastern Division, on November 30, 2009 in Case No. 07-CV-2154 in favor of the United States and against defendant John R. Irwin M.D. and Nancy C. Irwin, ordering that the United States' tax liens be foreclosed and that the subject properties, described below, be sold pursuant to 28 U.S.C. §§ 2001 and 2002 as follows:

WHEREAS, an Order of Sale of the subject real property commonly known as 17420 Tall Tree Trail, Chagrin Falls, OH 44023, which is more fully described as follows:

Situated in the Township of Bainbridge, County of Geauga State of Ohio, being known as being Sublot 150 of Canyon Lake Colony Subdivision No. 7, as more fully set forth and described in Volume 26 Page 85 and re-recorded in Volume 26, Page 88 of Geauga County Records.

Accordingly, it is hereby ORDERED and DECREED as follows:

That the Internal Revenue Service, through its Property Appraisal and Liquidation Specialist ("PALS"), or by such representative as may be appointed or employed, in accordance with Title 28, United States Code, and the procedures of this Court, is authorized under 28 U.S.C. §§ 2001 and 2002 to offer for sale at public auction, and to sell the sub-

ject property, and is made without right of redemption. This decree of sale shall act as a special Writ of execution and no further orders or process from the Court shall be required.

Notice of Judicial Auction Sale

Date and Time of Auction:
 March 4, 2010 11:00 a.m.
 Registration begins at 9:30 a.m.

Location of Auction:
 17420 Tall Tree Trail
 Chagrin Falls, OH 44023

Minimum Bid: - \$349,999.00.

Go to www.irsales.gov for additional details, and bidding information and dates for possible "open-house" showing of the properties.

Special instructions: Do not enter on, or in, any of the properties at any time. Viewing at this time is "Drive - by" only. Open house dates, if any, will be announced on the website.

Terms and Conditions of Sale

At the time of sale, the successful bidder shall be required to at the time of the same with the PALS a deposit at a minimum of \$20,000.00; made by cash, certified or cashier's check payable to the Clerk of the United States District Court for the Northern District of Ohio. Before being permitted to bid at the sale, bidders shall display to the IRS PALS proof they are able to comply with this requirement. No bids will be received from any person(s) who have not presented proof that, if they are the successful bidder, they can make the deposit required by this order of sale.

The balance of the purchase price is to be paid to the within thirty (30) days, by certified or cashier's check payable to the Clerk of the United States District Court for the Northern District of Ohio.

The sale of the property shall be free and clear of the interests of John R. Irwin and Nancy C. Irwin.

The property is offered for sale "as is" and "where is"; and without recourse against the United States.

The United States may bid as a credit against its judgment without tender of cash.

The sale of the Property shall be subject to confirmation by this Court. On confirmation of the sale, all interests in, liens against, or claims to, the Property that are held or asserted by the United States or any of the defendants in this action are discharged and extinguished. On confirmation of the sale, a deed of judicial sale conveying the real property to the purchaser shall be delivered.

Important Information

This notice contains information regarding the procedures for the sale of foreclosed property under the auspices of the U. S. District Court for the Northern District of Ohio Eastern Division Case No. 07-CV-2154.

Additional information can be found at: www.irsales.gov

It is important that any interested party contact: **Keith L. Thomas - Property Appraisal and Liquidation Specialist. Internal Revenue Service - Mazzoli Federal Building, 600 M. L. King Place, Room 663 (PO Box 1054) Louisville, KY 40202, (502-572-2284) Cell (502-216-9968).**
 Feb4-11-18-25, 2010

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

09-F-001525 - CitiMortgage, Inc., Plaintiff vs. William H. Varner, et al., Defendants

Robert L. Wicks and Michelle Wicks, whose last known address is Address Unknown and the unknown heirs, devisees, legatees, executors, administrators, spouses and assigns and the unknown guardians of minor and/or incompetent heirs of Robert L. Wicks and Michelle Wicks, all of whose residences are unknown and cannot by reasonable diligence be ascertained, will take notice that on the 31st day of December, 2009, CitiMortgage, Inc. filed its Complaint in the Common Pleas Court of Geauga County, 100 Short Court, Chardon, Ohio 44024 in Case No. 09-F-001525, 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: 16565 Peters Road, Middlefield, OH 44062

and being more particularly described in plaintiff's mortgage recorded in Mortgage Book 1525, page 80, of this County Recorder's Office.

All of the above named defendants are 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.

CITIMORTGAGE, INC.
By Lerner, Sampson & Rothfuss, Attorneys for Plaintiff, P.O. Box 5480, Cincinnati, Ohio 45201-5480, (513) 241-3100.
 Feb4-11-18, 2010

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

09-F-000884 - Woods at Auburn Lakes Association, Inc., Plaintiff vs. Joseph J. Portale aka Joseph Portale, et al., Defendants

Graystone Farms Corp., whose last known address is 9 East Summit Street, Chagrin Falls, OH 44022, and the unknown successors, assigns and surviving entities of Graystone Farms Corp., all of whose residences are unknown and cannot by reasonable diligence be ascertained, will take notice that on the 18th day of November, 2009, Defendant, CitiMortgage, Inc. successor by merger to ABN AMRO Mortgage Group, Inc. filed its Answer and Cross-Claim in the Common Pleas Court of Geauga County, 100 Short Court, Chardon, Ohio 44024 in Case No. 09-F-000884, 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: 765 Auburn Lakes Drive, Chagrin Falls, OH 44023

and being more particularly described in plaintiff's mortgage recorded in Mortgage Book 1673, page 93, 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.

CITIMORTGAGE, INC.
SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC.
By Lerner, Sampson & Rothfuss, Attorneys for Defendant, P.O. Box 5480, Cincinnati, Ohio 45201-5480, (513) 241-3100.
 Feb11-18-25, 2010

LEGAL NOTICE

The regular meetings of the Geauga County Airport Authority will be held on the first Monday of each month at the Geauga County Airport, 15421 Old State Road, Middlefield, Ohio. The meetings will begin at 6:00 p.m.
Patty Fulop, Secretary/Treasurer/Manager
Gauga County Airport Authority
 Feb11-18, 2010

LEGAL NOTICE

Notice of Receipt of Plans and Public Hearing

Polyester Pavement Marking Project

Notice is hereby given that the Geauga County Board of Commissioners has adopted a resolution providing for the application of polyester pavement markings to various roads in Geauga County. Copies of the surveys, plans, profiles, cross sections and estimates for the improvement are on file for inspection by interested persons in the Office of the Board of Geauga County Commissioners located at 470 Center Street, Building 4, Chardon, Ohio. A public hearing for the proposed project will be held on March 11, 2010 at 10:15 a.m. in the Commissioners' Chambers to hear objections from any interested persons.

A copy of this legal notice will be published on the county's internet site on the world wide web. Go to <http://www.co.geauga.oh.us/hearings.aspx>.

BY THE ORDER OF THE GAUGA COUNTY BOARD OF COMMISSIONERS
Claudine Kozenko, Clerk
 Feb18-25, 2010

PUBLIC NOTICE

The Village of Burton Board of Zoning Appeals will meet on Thursday, February 25, 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.
 Feb18, 2010

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING
NUMBER 1

Geauga County intends to apply to the Ohio Department of Development for funding under the FY-2010 Community Development Block Grant (CDBG) Small Cities Program, a federally funded program administered by the State of Ohio. Geauga County is eligible to apply for these categories of funding for FY2010 providing the County meets applicable program requirements.

- A. Ohio Neighborhood Stabilization Program (NSP)
- B. Community Housing Improvement Program (CHIP) HOME, OHFA and CDBG funds
- C. Formula Allocation Program
- D. Water and Sanitary Sewer Competitive Program
- E. Economic Development Program
- F. CDBG Discretionary Fund
- G. Microenterprise Business Development Program
- H. Imminent Threat Set-Aside Program
- I. Downtown Revitalization Competitive Program
- J. Emergency Shelter Grant Program
- K. Training and Technical Assistance Program
- L. New Horizons Fair Housing Program
- M. Community Distress Program
- N. Housing Assistance Grant Program

Geauga County will also be eligible for CDBG Formula funding of approximately \$290,000. These projects can include: public service, public improvements, recreational activities, street, infrastructure, drainage, water and sewer improvements, demolition of unsafe structures, rehabilitation of neighborhood, rental, and housing rehabilitation, economic development, and counseling activities. The activities must primarily benefit low to moderate income persons, or aid in the prevention of slums and blight.

Citizens are encouraged to attend this public hearing on Tuesday, March 2, 2010 at 11:00 a.m. in the Commissioner's Chambers at 470 Center Street, Building Four in Chardon for more information on the grant and program requirements. The Commissioner's Chambers are a handicapped accessible facility. If a participant will need auxiliary aids or devices due to a disability, please contact Anita Stocker prior to March 2, 2010 at (440) 279-1790 in order to ensure that your needs will be accommodated.

GAUGA COUNTY BOARD OF COMMISSIONERS
 Feb18, 2010

BID NOTICES

LEGAL NOTICE
Geauga County

Notice is hereby given that sealed bids will be received by the Board of Commissioners of Geauga County, c/o Claudine Kozenko, Clerk, 470 Center Street, Bldg. 4, until 1:45 P.M. official local time on Wednesday, March 10, 2010. Bids received will be publicly opened and read aloud at 2:00 P.M. the same day for **The Reconstruction of Sections A & B of Georgia Road, CH 40 in Burton Township, Geauga County.** The estimated cost for this project is \$1,090,000.00.

Copies of the plans and/or specifications may be obtained at the Geauga County Engineer's Office, 470 Center Street, Building 5, Chardon, Ohio 44024. A digital set can be emailed to Bidders upon request to the Office of the County Engineer for free.

A copy of this legal notice is posted on the county's internet site on the world wide web. Go to <http://www.co.geauga.oh.us/Bids.aspx> and click on the project name to view this legal.

A bid guaranty in the amount of one hundred (100%) percent of the bid amount or a certified check, cashier's check or letter of credit pursuant to Chapter 1305 of the Ohio Revised Code in the amount of ten (10%) percent of the total bid amount shall accompany each bid. The bid shall be let upon a unit price basis.

Bids may be held by the Board of County Commissioners for a period not to exceed sixty (60) days from the date of opening, for the purpose of reviewing the bids and investigating the qualifications of bidders, prior to awarding the contract.

The Board of County Commissioners reserves the right to reject any and all bids, to waive any informalities or irregularities in the bids received, and to accept any bid or bids which are deemed most favorable to the Board at the time and under conditions stipulated, all in accord with the applicable provisions of laws of the State of Ohio governing the conduct of the Board

of County Commissioners of Geauga County.

BY THE ORDER OF THE GAUGA COUNTY BOARD OF COMMISSIONERS
Claudine Kozenko, Clerk
 Feb18, 2010

NOTICE TO CONTRACTORS

The Geauga County Airport Authority will receive proposals for Improvements to Geauga County Airport, Middlefield, Ohio. Proposals will be received by the Geauga County Airport Authority until 11:00 a.m. prevailing time on **March 8, 2010** and will be opened and read publicly at their offices at Geauga County Airport, 15421 Old State Road, Middlefield, Ohio 44062. Bids may be mailed to the Geauga County Airport Authority at P.O. Box 1308, Middlefield, Ohio 44062 or hand delivered to their offices at Geauga County Airport, 15421 Old State Road, Middlefield, Ohio 44062 between the hours of 8:00 a.m. and 11:00 a.m.

The work generally consists of: Apply asphalt leveling course; apply pavement reinforcement mesh; apply asphalt surface course; apply runway markings; cut control joints; berm shoulders.

The Drawings, Specifications and other Contract Documents may be examined at the following locations:

1. Office of the Airport Authority
 15421 Old State Road
 Middlefield, Ohio 44062
2. Offices of the Geauga County Board of Commissioners
 470 Center Street, Bldg. 4
 Chardon, Ohio 44024
3. F.W. Dodge Plan Room
 The Gold Building, Suite 310
 6200 Rockside Woods Boulevard
 Independence, Ohio 44131
4. Yager Consultants, Inc.
 2650 North Reynolds Road, Suite 1
 Toledo, Ohio 43615

Copies of the Contract Drawings, Specifications and proposal forms may be obtained at the office of the Engineer, Yager Consultants, Inc., located at 2650 N. Reynolds Road, Suite 1, Toledo, Ohio 43615, (419) 537-9479, upon payment of \$50.00 for each set requested. No fees will be refunded. Checks should be made payable to YAGER CONSULTANTS, INC.

Bids shall be on the prescribed form furnished with the Specifications and shall be in accordance with the Instructions to Bidders. The Geauga County Airport Authority reserves the right to waive any informalities in or reject any or all bids. Proposals shall be considered irregular if the proposal is on a form not furnished by the Owner. Proposals submitted on forms downloaded from the internet or copied from a set on display will not be accepted.

Each bidder must submit with his proposal a bid security in the form of a bond in an amount equal to not less than 100% of the bid, or a certified check in an amount equal to not less than 10% of the bid. Said security shall be in the form and subject to the conditions given in the Instruction to Bidders. No bidder may withdraw his bid within one hundred twenty (120) days after the actual date of the opening.

The successful bidder will be required to start work within five (5) calendar days after Notice to Proceed and to complete the work within 30 consecutive calendar days, with liquidated damages of \$500.00 per calendar day for failure to complete the work on time.

The successful bidder will be required to pay his employees at wage rates not less than the prevailing rate of wages contained in the wage determination decisions of the United Secretary of Labor.

The work covered herein is to be accomplished with the aid of Federal funds from the Department of Transportation, Federal Aviation Administration and/or State of Ohio funds from the Department of Transportation Office of Aviation. All contracts, away of contract, work accomplished thereunder, etc., will be subject to the review and approval of the Federal Aviation Administration and/or the Ohio Department of Transportation.

The proposed contract is under and subject to Executive Order 11246 of September 24, 1965, and to Equal Opportunity Clause.

The Bidder (Proposer) must supply all the information required by the bid or proposal form.

Within 30 days after award of this contract, the contractor shall file a compliance report (Standard Form 100) if:

- a. The contractor has not submitted a complete compliance report within 12 months preceding the date of award; and
- b. The contractor is within the definition of "employer" in Paragraph 2c(3) of the instructions included in Standard Form 100.

The contractor shall require the subcontractor on any first-tier subcontract, irrespective of dollar amount, to file Standard Form 100 within 30 days after award of the subcontract if the above two conditions apply. Standard Form 100 will be furnished upon request.

GAUGA COUNTY AIRPORT AUTHORITY
John Rowland, President
 Feb18-25 Mar4, 2010

PROBATE NOTICES

LEGAL NOTICE
IN THE GAUGA COUNTY COURT OF COMMON PLEAS, PROBATE DIVISION
Case No. 09-PE-000396 -- In the Matter of the Estate of Mary Crosser, deceased.

Notice is hereby given to all Persons and Unknown Heirs at Law, Next of Kin, Devisees and Legatees of Mary Crosser, Deceased or their Unknown Executors, Administrators, Custodians, Assigns or Guardians interested in the Estate of Mary Crosser, Deceased.

You are hereby notified that decedent died on September 8, 2009, and that the decedent's Will was admitted to probate on September 21, 2009 by the Probate Court of Geauga County, Ohio, 231 Main Street, Suite 200, Chardon, Ohio 44024, Case Number 09-PE-000396. You must bring an action to contest the validity of the Will within 3 months after the Executor files an Affidavit stating that the Executor has given this notice.

You are also notified that Janet Gustovich, Executor, has filed an Inventory and Appraisal on December 1, 2009. Said Inventory and Appraisal has been set for hearing on March 9, 2010 at 8:30 a.m. Any exceptions to the Inventory and Appraisal must be filed 5 days prior to the hearing date.

By Frederick H. Green, Attorney for Estate of Mary Crosser, 104 Water Street, Chardon, Ohio 44024, (440) 286-4770.
 Feb11-18-25, 2010