

# 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. 08-F-001190**

The State of Ohio, County of Geauga, ss:  
**GEAUGA SAVINGS BANK, Plaintiff vs. EDWARD PAUL COLAVECCHIO, 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 25th 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 Auburn to-wit:

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot No. 9 and 10, Section Six, Tract One and bounded and described as follows:

Beginning in the centerline of Valley Road at the Northwest corner of land described in deed to J. Gruszka and W. Sinchak recorded in Volume 862, Page 682 of Geauga County Records and a 5/8" iron pin used; Thence North 5° 20' 30" East, along the centerline of said Valley Road, a distance of 350.45 feet; Thence along the approximate center of a stream and following along a Southerly edge of a pond, 5 feet into the water the following courses and bearings:

North 70° 33' 40" East 82.79 feet;  
South 79° 20' 16" East 37.62 feet;  
South 09° 27' 47" East 53.23 feet;  
South 69° 01' 14" East 179.05 feet;  
South 56° 59' 13" East 56.24 feet;  
South 45° 35' 18" East 127.76 feet;  
Thence South 71° 01' 38" East, 104.08 feet to a capped 5/8" iron pin set; Thence South 05° 50' 33" West, 155.55 feet to a Northerly line of said J. Gruszka and W. Sinchak land and a capped 5/8" iron pin set; Thence North 84° 09' 27" West, along the said Northerly line passing through a 1 1/2" iron pipe used at 517.45 feet, a total distance of 547.45 feet to the place of beginning and containing 3.491 acres of land, inclusive of 0.246 acres within the right-of-way of Valley Road, according to the survey of March 1999 by Braun-Prenosil Associates, Inc., Kevin S. Braun, Professional Surveyor No. 7082. Be the same more or less, but subject to all legal highways.

Bearings are to an assumed meridian and are used to denote angles only.

Permanent Parcel No. 01-024600  
Said Premises Located at: 16401 VALLEY ROAD, AUBURN TOWNSHIP, OH.

Said Premises appraised at (\$70,000.00) and cannot be sold for less than two-thirds of that amount (\$46,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

**DANIEL C. MCCLELLAND,**  
Sheriff Geauga County, Ohio

Anthony A. Cox, attorney  
Feb25 Mar4-11, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-001206**

The State of Ohio, County of Geauga, ss:  
**GMAC MORTGAGE, LLC, Plaintiff vs. VICTOR OCCHUNZZI, 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 25th 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 Newbury to-wit:

Situated in the Township of Newbury, County of Geauga, and State of Ohio;

And known as being Sublot Nos. 130, 131, 132, 133, and 134 in Punderson's Lake Development, of part of Original Newbury Township Lot Nos. 10, 11, 12, and 13, Tract No. 3 as shown by the recorded plat in Volume 4 Page 19 of Geauga County Records.

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

Property Address: 12167 Valleyview Drive, Burton, OH 44021.

Parcel No.: 23-080900, 23-081000, 23-081100, 23-081200, 23-081300

Prior Deed Reference: Vol. 1365, Pg. 1007.  
Said Premises Located at: 12167 VALLEYVIEW DRIVE, NEWBURY TOWNSHIP, OH.

Said Premises appraised at (\$80,000.00) and cannot be sold for less than two-thirds of that amount (\$53,334.00). 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  
Feb25 Mar4-11, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-001288**

The State of Ohio, County of Geauga, ss:  
**CHRISTOPHER P. HITCHCOCK, TREASURER OF GEAUGA COUNTY, Plaintiff vs. JOHN A. BYSURA, 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 25th 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 Auburn to-wit:

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Lot No. 4 in Section No. 2 Tract No. 2 in said Township and bounded and described as follows:

Beginning at the northeasterly corner of 26 acres of land conveyed by Mary A. Bush to Norman G. Stafford by deed dated August 3,

## SHERIFF'S BULLETIN

Sheriff's land sales are held at 10:00 A.M. on Thursday or date scheduled at the GEAUGA COUNTY COMMON PLEAS COURT HOUSE, 100 SHORT COURT STREET, CHARDON, OHIO, 1st floor lobby by the doors of the Court House. Open bids, no personal checks accepted. 10% down payment of successful bid in the form of cash, bank check or certified check at time of bid. Balance due 30 days from confirmation.

- Opening bids start at 1/3 of the appraisal value (this is a verbal bid). No property can be sold for less than 1/3 of the appraisal value.
- Terms: 10% deposit at the time of bid, (if you do not have down payment, property will be re-bid) balance due (CASH, BANK CHECK OR CERTIFIED CHECK) in 30 days after Confirmation.
- NO PERSONAL CHECKS** accepted by Sheriff's Office. 10% down payment of successful bid, **CASH, BANK CHECK, or CERTIFIED CHECK at time of bid.** Checks can be made payable to the Geauga County Sheriff or to yourself and endorsed over to the Sheriff if you get the bid.
- Deeds are issued after the Confirmation of Sale and the balance of the purchase price is received by the Sheriff's Office. When the deed is received, it must be transferred by the **PURCHASER** to show ownership. Contact the Recorder's Officer for more information.
- You cannot see the inside of the properties for sale as they are owned by the defendants. You **"BUY AS IS."**
- Information about the lot size, number of rooms, year built, etc. can be obtained from the Auditor's Office for a small fee using the permanent parcel number. Federal tax liens are filed in the Geauga County Recorder's Office, Courthouse Annex – 1st floor, 231 Main Street, Chardon, Ohio. Case Files are located in the Clerk of Courts Office, Courthouse - 2nd floor, 100 Short Court Street, Chardon, Ohio or visiting [www.co.geauga.oh.us](http://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, MARCH 11, 2010 – 10:00 A.M.

	APPRAISAL	MINIMUM BID
<b>BURTON TOWNSHIP</b>		
\Case No. 09-F-000471 – Bank of New York Mellon Trust Co., N.A., etc. vs. Phillip E. Carey, et al., 16256 Jug Road (6.50 acres). PPN: 04-062960. Kimberlee S. Rohr, atty. ....	\$100,000.00	\$66,667.00
<b>CHARDON CITY</b>		
Case No. 08-F-001178 – CitiMortgage, Inc., etc. vs. James M. Horwatt, et al., 120 Middle Post Point (0.60 acres). PPN: 10-165137. Patricia K. Block, atty. ....	\$200,000.00	\$133,334.00
Case No. 09-F-000209 – Wells Fargo Bank, N.A., etc. vs. James A. Edmonds, et al., 364 Sylvania Drive (0.25 acres). PPN: 10-136000. S. Scott Martin, atty. ....	\$115,000.00	\$76,667.00
Case No. 09-F-000391 – Everhome Mortgage Company vs. Thomas P. McFaul, Jr., et al., 227 East King Street (0.27 acres). PPN: 10-160400. Jill L. Fealko, atty. ....	\$95,000.00	\$63,334.00
Case No. 09-F-000566 – Flagstar Bank, FSB vs. John J. Wawrowski, et al., 106 Squires Lane (0.21 acres). PPN: 10-165559. Eric T. Deighton, atty. ....	\$290,000.00	\$193,334.00
<b>CHARDON TOWNSHIP</b>		
Case No. 09-F-000439 – CitiMortgage, Inc., etc. vs. Patrick J. Cathan, et al., 10394 Auburn Road (1.40 acres). PPN: 06-048800. Erin M. Laurito, atty. ....	\$140,000.00	\$93,334.00
<b>CLARIDON TOWNSHIP</b>		
Case No. 09-F-000281 – RBS Citizens, N.A., etc. vs. Thomas M. Lane, Jr., et al., 13791 Mayfield Road (1.95 acres). PPN: 12-072700. Johna M. Bella, atty. ....	\$65,000.00	\$43,334.00
<b>HAMBDEN TOWNSHIP</b>		
Case No. 01-F-000761 – Robert J. Baroni vs. William R. Arnold, Jr., et al., 10540 Sawmill Drive (3.92 acres). PPN: 15-101725. Rebecca R. Shrader, atty. ....	\$380,000.00	\$253,334.00
Case No. 09-F-000202 – The Home Savings & Loan Co. of Youngstown vs. Jeffrey A. Richard, et al., 11005 Copperleaf Drive (3.31 acres). PPN: 15-102478. Thomas M. Gacse, atty. ....	\$400,000.00	\$266,667.00
Case No. 09-F-000562 – Geauga Savings Bank vs. Terry L. Daedelow, et al., Vacant land at 14800 GAR Highway (3.17 acres). PPN: 15-102138. Anthony A. Cox, atty. ....	\$30,000.00	\$20,000.00
Case No. 09-F-000666 – Wells Fargo Bank, N.A., etc. vs. Steven Blum, et al., 9895 Cutts Road (3.03 acres). PPN: 15-015690. April A. Brown, atty. ....	\$160,000.00	\$106,667.00
<b>HUNTSBURG TOWNSHIP</b>		
Case No. 08-F-001312 – Geauga Savings Bank vs. Paul K. Watson, et al., 11289 Kile Road (5.00 acres). PPN: 16-078596. Anthony A. Cox, atty. ....	\$20,000.00	\$13,334.00
<b>MIDDLEFIELD TOWNSHIP</b>		
Case No. 09-F-000409 – CitiMortgage, Inc. vs. William Callison, Jr., aka, et al., 14894 Hayes Road (1.79 acres). PPN: 18-030000. Brian L. Bly, atty. ....	\$120,000.00	\$80,000.00
<b>MIDDLEFIELD VILLAGE</b>		
Case No. 09-F-000538 – Household Realty Corp. vs. Raymond A. Gingerich, et al., 14830 Lantern Court (0.28 acres). PPN: 19-080823. Stephen D. Miles, atty. ....	\$145,000.00	\$96,667.00
<b>MONTVILLE TOWNSHIP</b>		
Case No. 09-F-000039 – Fifth Third Mortgage Company vs. Jose I. Medina, et al., 9049 Clay Street (3.85 acres). PPN: 20-070957. Karl H. Schneider, atty. ....	\$165,000.00	\$110,000.00
<b>MUNSON TOWNSHIP</b>		
Case No. 08-F-001300 – Green Tree Servicing, Inc., etc. vs. Paul D. Allen, et al., 12330 Waterfowl Lane (7.50 acres). PPN: 21-176873. James P. Lucas, atty. ....	\$380,000.00	\$253,334.00
Case No. 09-F-000021 – Wells Fargo Bank, N.A. vs. Michelle S. Thomas, et al., 13122 Ravenna Road (1.53 acres). PPN: 21-087700. April A. Brown, atty. ....	\$135,000.00	\$90,000.00
<b>PARKMAN TOWNSHIP</b>		
Case No. 09-F-000100 – Wells Fargo Bank, N.A. vs. David S. Klomfas, et al., 17536 Hosmer Road (0.88 acres). PPN: 25-027401. Jennifer E. Powers, atty. ....	\$105,000.00	\$70,000.00
<b>THOMPSON TOWNSHIP</b>		
Case No. 06-F-001001 – LaSalle Bank, N.A., etc. vs. John Patrick Proudfoot, et al., 7499 Clay Street (2.15 acres). PPN: 30-058900. Angela D. Marshall, atty. ....	\$105,000.00	\$70,000.00

1909, and recorded in Volume 127, Page 541, of Geauga County Records of Deeds, said point being in the center of Brown Road, so called; thence westerly along the northerly line of said land so conveyed to Norman G. Stafford, 21.71 chains to the southeast corner of 35 acres of land conveyed by John K. Burgess to F.L. Veltman, et al by deed dated February 12, 1918, and recorded in Volume 154, Page 75 of Geauga County Records of Deeds; thence northerly along the easterly line of said lands so conveyed to Veltman so far that a line running thence easterly and parallel with the north line of said land so conveyed to Norman G. Stafford to the center of Brown Road, so called, and thence to the place of beginning, will contain exactly thirteen (13) acres of land; thence easterly and parallel with the northerly line of said lands so conveyed to Norman G. Stafford, to the center of Brown Road; so called; thence southerly along the centerline of said Brown Road to the place of beginning containing exactly thirteen (13) acres of land\*; be the same more or less, but subject to all legal highways.

\*Excepting from the above 0.06 of an acre, exclusive of the present road, which occupies 0.13 of an acre as conveyed to Director of Highways, State of Ohio by deed recorded in Volume 520, Page 420 of Geauga County Records.

Gauga County Auditor's Tax Parcel No. 01-036800  
Said Premises Located at: 17848 MUNN ROAD, AUBURN 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

Philip G. King, attorney  
Feb25 Mar4-11, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-001405**

The State of Ohio, County of Geauga, ss:  
**BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS 2003-20, Plaintiff vs. LARRY D. DOBSON, 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 25th 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 Auburn to-wit:

Situated in the Township of Auburn, County of Geauga, and State of Ohio, is described as follows:

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being part of Lot 6 of Section 5 in Tract 1 of said Township, and further bounded and

described as follows:

Beginning at a point on the North line of said Auburn Township, said line also being the North line of Messenger Road at the Northeast corner of land conveyed to C. & S. Zararella by deed recorded in Volume 617, Page 7 of Geauga County Record of Deeds, said point being North 89° 42' 23" East, a distance of 600.00 feet from the Northwest corner of said Lot 6; Thence North 89° 42' 23" East, along said North line of Auburn Township and the North line of Messenger Road, a distance of 569.13 feet to a point at the Northwest corner of land conveyed to M.J. & L.E. Stovicek by deed recorded in Volume 774, Page 810 of Geauga County Record of Deeds; Thence South 0° 43' 00" East, along the West line of said Stovicek's land, and passing over an iron pin at 60.00 feet, a distance of 975.00 feet to an iron pin; Thence North 89° 42' 23" East, along the South line of said Stovicek's land, a distance of 312.00 feet to an iron pin; Thence North 0° 43' 00" West, along the East line of said Stovicek's land, and passing over an iron pin at 915.00 feet, a distance of 975.00 feet to a point on the North line of said Auburn Township; Thence North 89° 42' 23" East, along said North line of Auburn Township and the North line of Messenger Road, a distance of 100.00 feet to a point at the Northwest corner of land conveyed to L.S. & P.M. Nowak by deed recorded in Volume 552, Page 1180 of Geauga County Record of Deeds; Thence South 0° 43' 00" East, along the West line of said Nowak's land and the East line of said Lot 6, and passing over an iron pin at 60.00 feet, a distance of 1391.17 feet to an iron pin; Thence South 89° 34' 04" West, along the North line of land conveyed to J.L. & D.F. Squire by deed recorded in Volume 669, Page 270 of Geauga County Record of Deeds, a distance of 1608.58 feet to an iron pin at the Southeast corner of land conveyed to E.E. Gottschack by deed recorded in Volume 708, Page 546 of Geauga County Record of Deeds; Thence North 0° 24' 42" East, along the East line of said Gottschack's land, a distance of 1032.14 feet to an iron pin at the Southwest corner of land conveyed to R.C. Vilik Jr. by deed recorded in Volume 849, Page 545 of the Geauga County Record of Deeds; Thence North 89° 42' 23" East, along the South line of said Vilik's land, and the South line of land conveyed to Bates by deed recorded in Volume 940, Page 1203 of Geauga County Record of Deeds, and along the South line of said Zararella's Land, a distance of 600.00 feet to an iron pin; Thence North 0° 24' 42" East, along the East line of said Zararella's land, and passing over an iron pin at 303.00 feet, a distance of 363.00 feet to a point and the true place of beginning, and containing therein 39.0216 acres of land as surveyed FA/MTS OH Form MTS-105A Judicial Report Schedule a continued exhibit "A" in March, 1994 by Jerry W. Daniel, Registered Surveyor No. 6222.

Parcel No.: 01-117350

Said Premises Located at: 15885 MESSENGER ROAD, AUBURN TOWNSHIP, OH.

Said Premises appraised at (\$520,000.00) and cannot be sold for less than two-thirds of that amount (\$346,667.00). 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

Rachel A. Leier, attorney  
Feb25 Mar4-11, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 08-F-001439

The State of Ohio, County of Geauga, ss:  
**GMAC MORTGAGE, LLC, Plaintiff vs. BRIAN KRANTZ, 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 25th 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 Newbury to-wit:

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

And known as being Sublot No. 383 in Kiwanis Lake Subdivision No. 2 as shown by the recorded plat in Volume 1, Page 48 of Geauga County Records, and being 60 feet front on the Southwesterly side of Woodbury Drive and extending back 101.98 feet on the Northwesterly line, 100.00 feet on the Southeasterly line and having a rear line of 40 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No.: 23-326300

Said Premises Located at: 14686 WOODBURY DRIVE, NEWBURY TOWNSHIP, OH.

Said Premises appraised at (\$60,000.00) and cannot be sold for less than two-thirds of that amount (\$40,000.00). 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. Kirk, attorney  
Feb25 Mar4-11, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 09-F-000062

The State of Ohio, County of Geauga, ss:  
**COUNTRYWIDE HOME LOAN SERVICING, INC., Plaintiff vs. ROBERT SMITH, AKA ROBERT G. SMITH, 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 25th 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 Newbury to-wit:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being part of said Original Bainbridge township, Lot #18 in Tract #2 and being the Northeastly 6.8853 acres Lot Split Parcel #1 of part of Parcel #2-B South of the 47.4595 acres of land as conveyed to Solaris Land Corporation by deed dated October 28, 2002 and as recorded in Document #200200641455, Volume 1534, Page 1047 (PP #02-420759) of Geauga County Deed Records and further bounded and described as follows:

Beginning at a monument box w/iron pin found marking the intersection of the centerline of Snyder Road (60 feet wide) and

Bainbridge Road (60 feet wide); Thence South 01 degrees 55' 52" West along said centerline of Snyder Road, a distance of 1703.53 feet to the Southwesterly sideline of Relocated U.S. Route 422 as shown on the Centerline Survey Plat for U.S. Route 422 Sec. 3.19 as prepared by Raymond W. Hass, R.S. #5152 and as recorded in Volume 9, Page 76-78 of Geauga County Map Records (said point being at Centerline Station 137 + 20.60-144.99 R. Calc.-Centerline Station 137 + 20.74-145.00 R. Rec of said centerline plat), said point being the Northeastly corner of said Parcel #2-B South (Solaris Land Corporation's Land (PPN #02-420759) and the principle place of beginning of the premises herein intended to be described;

Course I: Thence South 01 degrees 55' 52" West continuing along said centerline of Snyder Road, the Easterly line of said parcel #2-B South (PP #02-420759), a distance of 345.00 feet to a Northeastly corner of a 24.8789 acres Residual Parcel #2-B South;

Course II: Thence North 88 degrees 04' 08" West, along a Northerly line of said Residual Parcel #2-B South, perpendicular to said centerline of Snyder Road, passing thru a 5/8" iron pin set at the Westerly sideline of Snyder Road at 41.76 feet, a distance of 330.00 feet to an 5/8" iron pin set at an angle point therein;

Course III: Thence North 49 degrees 19' 14" West, continuing along said Northerly line of Residual Parcel #2-B South, a distance of 226.87 feet to a 5/8" iron pin set at an angle point therein;

Course IV: Thence North 88 degrees 04' 08" West, continuing along said Northerly line of Residual Parcel #2-B South, perpendicular to said centerline of Snyder Road, a distance of 398.06 feet to a 5/8" iron pin set at the Southwesterly corner of said Lot Split Parcel #1 at an angle point on the Northeastly lines of said Residual Parcel #2-B South;

Course V: Thence North 01 degrees 55' 52" East, parallel to and at a perpendicular distance of 905.00 feet West of said centerline of Snyder Road, along an Easterly line of said Residual Parcel #2-B South, a distance of 314.92 feet to a 5/8" iron pin set at a Northeastly corner thereof on a Southerly sideline of said Relocated U.S. Route 422 (said point being at Centerline Station 128 + 08.73-150.96" R. Calc.);

The following courses (#VI thru VII) are along said Southerly sidelines of Relocated U.S. Route 422 as follows:

Course VI: Thence South 78 degrees 06' 30" East, a distance of 91.36 feet to a 5/8" iron pin found (capped Donald F. Sheehy #7849) at an angle point therein (said point being at Centerline Station 129 + 00.00-155.00" R. Rec/Used);

Course VII: Thence South 84 degrees 13' 15" East, a distance of 400.78 feet to a 5/8" iron pin found (capped Donald F. Sheehy #7849) at an angle point therein (said point being at Centerline Station 133 + 00.00-130.00 feet R. Rec/Used);

Course VIII: Thence South 78 degrees 36' 09" East, passing thru a 5/8" iron pin found (capped Donald F. Sheehy #7849) on said Westerly sideline of Snyder Road at 375.25 feet (said point being at Centerline Station 136 + 75.01-143.37" R. Calc.) a distance of 420.87 feet to the principal place of beginning and containing 6.8853 acres (299,922 square feet) of land including 0.3564 acres (15,524 square feet) within Snyder Road right of way for a net area of 6.5289 acres (284,398 square feet) of land as surveyed by Donald F. Sheehy, Registered Surveyor #7849 and as calculated and described from Geauga County Records by James A. Wendorf, Registered Surveyor #6556 of Chagrin Valley Engineering, Limited, in December, 2002, be the same more or less, but subject to all legal highways.

Basis of bearing for this survey/legal description is North 01 degrees 55' 52" East as the centerline of Snyder Road (60 feet wide) as evidenced by monuments found and is the same as shown on the deed of said 47.4595 acres Parcel #2-B South as conveyed to Solaris Land Corporation by deed dated October 28, 2002 as recorded in Document #200200641455, Volume 1534, Page 1047 (PP #02-420759) of Geauga County Map Records and 5/8 inch iron pin set with yellow cap "Donald F. Sheehy #7849"

Parcel No. 02-420765

Said Premises Located at: 17888 SNYDER ROAD, BAINBRIDGE 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

Matthew P.E. Bierlein, attorney  
Feb25 Mar4-11, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 09-F-000133

The State of Ohio, County of Geauga, ss:  
**CHASE HOME FINANCE, LLC, SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION, Plaintiff vs. CHRISTOPHER A. KARR, 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 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 Newbury to-wit:

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

And known as being Sublots 34 and 35 in L.L. Punderson's Allotment of part of Original Lots Nos. 10, 11, 12 and 13, Tract No. 3 in said Township as shown by the plat of said Subdivision recorded in Volume 2 of Maps, Page 35 of Geauga County Records, be the same more or less, but subject to all legal highways.

Parcel No.: 23-178700 & 23-178800  
Prior Deed Reference: Volume 1498, Page 136  
Said Premises Located at: 15561 PUNDERSON ROAD, NEWBURY TOWNSHIP, 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

Melanie D. Butler, attorney  
Feb25 Mar4-11, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 09-F-000239

The State of Ohio, County of Geauga, ss:  
**HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-4, Plaintiff vs. RODNEY P. BUTLER, 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 25th 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 Newbury to-wit:

Situated in the Township of Newbury, County of Geauga and State of Ohio and known and described as follows: Known as being part of Lot No. 8, Tract No. 1 and is bounded and described as follows: Beginning at the intersection of the centerline of Perkin Road (60 feet wide) with the East line of the F.J. Soeder 40 acre parcel; thence North 4 degrees 28' East, passing thru an iron pin in the Northerly line of Pekin Road a distance of 3084.20 feet, to an iron pin in the Southerly line of Mansfield parcel; thence South 85 degrees East along the Southerly line of said Mansfield parcel a distance of 830.2 feet to an iron pin; thence South 3 degrees 10' West a distance of 127.95 feet to an iron pin; thence South 4 degrees 28' West a distance of 1745.0 feet to an iron pin; thence North 85 degrees West a distance of 105 feet to an iron pin; thence South 4 degrees 28' West a distance of 1200.00 feet to the centerline of Pekin Road, and passing thru an iron pin in the northerly line of Pekin Road; thence North 86 degrees 28' West along the centerline of Pekin Road a distance of 720.0 feet to the point of beginning as shown by survey of J.L. Hitz, Registered Surveyor No. 2550, and containing 56.9 acres of land, be the same more or less, but subject to all legal highways.

Subject to an Oil and Gas Lease at OR Volume 891, Page 65 and OR Volume 1713, Page 8

Parcel No. 23-292700

Said Premises Located at: 10210 PEKIN ROAD, NEWBURY TOWNSHIP, OH.

Said Premises appraised at (\$375,000.00) and cannot be sold for less than two-thirds of that amount (\$250,000.00). 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

Erin M. Laurito, attorney  
Feb25 Mar4-11, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 09-F-000288

The State of Ohio, County of Geauga, ss:  
**COUNTRYWIDE HOME LOANS SERVICING, INC., Plaintiff vs. DAVID G. BORLAND, 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 25th 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 Aquilla to-wit:

Situated in the Township of Claridon, County of Geauga, and State of Ohio:  
And known as being Sublot Nos. 229 and 230 in the Tuxedo Land Company's Lake Aquilla Subdivision No. 1 of part of Original Lots 7, 8, 9, and 10, Holmes Tract, as shown by the recorded Plat in Volume 1, Pages 50 and 51 of Geauga County Records of Plats and Surveys. Be the same more or less.

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

And known as being Sublot No. 229-A and 230-A of the addition to the Tuxedo Land Company's Lake Aquilla Subdivision No. 1 of part of Original Lots No. 7 and 8, Holmes Tract of Claridon Township, as shown by the recorded Plat in Volume 4, Page 23 of Geauga County Records of Plats and Surveys. Be the same more or less.

Parcel Nos. 14-076300 (Sublot 229), 14-076200 (Sublot 230), 14-012600 (Sublot 229A) & 14-012700 (Sublot 230A)

More commonly known as: 213 Turner Drive, Chardon, Ohio 44024

Said Premises Located at: 213 TURNER DRIVE, VILLAGE OF AQUILLA, OH.

Said Premises appraised at (\$56,000.00) and cannot be sold for less than two-thirds of that amount (\$37,334.00). 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  
Feb25 Mar4-11, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 09-F-000408

The State of Ohio, County of Geauga, ss:  
**COUNTRYWIDE HOME LOAN SERVICING, INC., Plaintiff vs. STEVE M. CHAPMAN, 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 25th 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 Bainbridge to-wit:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio:  
And known as being Sublot No. 5 in Chagrin Acres Subdivision of a part of Original Bainbridge Township Lot Nos. 40 and 41, Tract No. 1, as shown by the recorded plat of said Subdivision in Volume 15, Page 103 of Geauga County Records of Maps, be the same more or less, but subject to all legal highways.

Property Address: 16730 Brigadoon Drive, Chagrin Falls, OH 44023  
Parcel No.: 02-419600  
Prior Deed Reference: O.R. Book 1779, Page 1249

Said Premises Located at: 16730

BRIGADOON DRIVE, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$250,000.00) and cannot be sold for less than two-thirds of that amount (\$166,667.00). 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

Stacy L. Hart, attorney  
Feb25 Mar4-11, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 09-F-000449

The State of Ohio, County of Geauga, ss:  
**CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff vs. VERLON R. FUSON, 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 25th 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 Auburn to-wit:

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

And known as being part of Lot No. 34, Tract No. 3 in said Township and bounded and described as follows: Beginning at a point in the centerline of Auburn Road at the Northeast corner of land conveyed to Carl H. Emerick by Deed recorded in Volume 400, Page 123, Geauga County Records of Deeds; Thence Northerly along said road centerline a distance of 208.00 feet to a point; Thence Westerly and parallel to the Northerly line of said Carl H. Emerick land a distance of 733.00 feet to a point. Thence Southerly and parallel to the centerline of Auburn Road a distance of 208.00 feet to the Southerly line of Lot No. 34, the Northerly line of said Emerick land. Thence Easterly along said Emerick Northerly line a distance of 733.00 feet to the place of beginning. Containing approximately 3-1/2 acres of land, be the same more or less, but subject to all legal highways.

Permanent Parcel Number 01-039900.  
Prior Deed Reference: O.R. Volume 1846, Page 3063

Said Premises Located at: 18990 AUBURN ROAD, AUBURN TOWNSHIP, OH.

Said Premises appraised at (\$130,000.00) and cannot be sold for less than two-thirds of that amount (\$86,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

**DANIEL C. McCLELLAND,**  
Sheriff Geauga County, Ohio

Rachel K. Pearson, attorney  
Feb25 Mar4-11, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 09-F-000462

The State of Ohio, County of Geauga, ss:  
**COUNTRYWIDE BANK, F.S.B., SUCCESSOR IN INTEREST TO COUNTRYWIDE BANK, A DIVISION OF TREASURY BANK, N.A., Plaintiff vs. NED E. FINZER, 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 25th 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 Russell to-wit:

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

And being part of original township Lot No. 1, Section No. 9, Tract No. 1, in said township, and bounded and described as follows:

Beginning at an iron pin at the Northwesterly corner of Sublot No. 29 and the Easterly line of Sweet Briar Lane (60 feet wide) of Sweet Briar Estates Subdivision No. 4, as recorded August 19, 1966, in Volume No. 9, Page 17 of the Geauga Record of Plats; Thence South 79 deg. 45' 52" East a distance of 326.80 feet to an iron pin and the Westerly line of lands of E. Klouda, as recorded by deed in Volume 247, Page 355 of the Geauga County Record of Deeds; Thence along said Westerly line of E. Klouda South 03 deg. 49' 07" West a distance of 165.00 feet to an iron pin; Thence South 87 deg. 35' 14" West a distance of 350.55 feet to an iron pin and the Easterly line of Sweet Briar Lane; Thence along an arc of a curve bearing to the right a distance of 28.92 feet with a chord of 28.91 feet and a bearing of North 08 deg. 07' 44" East and the radius of the curve being 543.31 feet to an iron pin; Thence North 09 deg. 39' 13" East a distance of 211.84 feet to an iron pin and the original place of beginning, containing 1.5649 acres of land, be the same more or less, but subject to all legal highways.

Excepting therefrom the following parcel:

Beginning at an iron pin at the Southwesterly corner of said Sublot No. 29 and the Easterly line of Sweet Briar Lane; Thence along an arc of a curve bearing to the right a distance of 28.92 feet with a radius of 543.31 feet and a chord of 28.91 feet and a bearing of North 08 deg. 07' 44" East to an iron pin; Thence South 84 deg. 01' 16" East a distance of 196.81 feet to the Southerly line of Sublot No. 29 and an iron pin; Thence along said Southerly line South 87 deg. 35' 14" West a distance of 200.00 feet to an iron pin and the original place of beginning, containing 0.0649 acres of land; The residue of land remaining in Sublot No. 29 with above parcel deleted amounts to 1.500 acres of land; Surveyed by M.A. Picone, September, 1967. Subject to restrictions and conditions of record.

Commonly Known As: 14181 Sweetbriar Lane; Novelty, OH 44072

Parcel No.: 26-056400

Said Premises Located at: 14181 SWEETBRIAR LANE, RUSSELL TOWNSHIP, OH.

Said Premises appraised at (\$275,000.00) and cannot be sold for less than two-thirds of that amount (\$183,334.00). 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

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

**Case No. 09-F-000508**

The State of Ohio, County of Geauga, ss:  
**HSBC MORTGAGE SERVICES INC.,  
Plaintiff vs. SHELLY DOCKRILL, 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 25th 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 Bainbridge to-wit:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio: and known as being part of Original Bainbridge Township Lot No. 19, Tract No. 2, also known as being Sublot No. 25 of Old Meadow Estates Subdivision as recorded in Volume 11, Pages 71, 72 and 73 of Geauga County Records of Plats, but subject to all legal highways and easements of records.

Parcel Number(s): 02-230770

Property Address: 9059 Old Meadow Drive, Chagrin Falls, OH 44023

Deed Reference Number: dated October 12, 2000, filed November 13, 2001, recorded in Official Records Volume 1420, Page 529, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 9059 OLD MEADOW DRIVE, BAINBRIDGE 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**

Kyle E. Timken, attorney  
Feb25 Mar4-11, 2010

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

**Case No. 09-F-000527**

The State of Ohio, County of Geauga, ss:  
**RBS CITIZENS, N.A., FKA CITIZENS BANK,  
N.A., SUCCESSOR BY MERGER TO CHARTER  
ONE BANK, N.A., Plaintiff vs. BETH J. CAMP-  
BELL, AKA BETH J. OKANE, 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 25th 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 South Russell to-wit:

Situated in the Village of South Russell, County of Geauga, and State of Ohio and known as being Envelope No. 37 in Emerald Lake Subdivision No. 2, being a Resubdivision of Block A and Sublot Nos. 1 and 2, as recorded in Volume 13, Page 138 of Geauga County Records and known as being a part of Original Russell Township Lot Nos. 10 and 15, Tract No. 3 as shown by the recorded plat in Volume 20, Page 145 of Geauga County Records, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No. 29-107970

Commonly known as: 173 Sorrelwood Lane, Chagrin Falls, 44022

Prior Deed Reference: Volume 1492, Page 257  
Said Premises Located at: 173 SORRELWOOD LANE, VILLAGE OF SOUTH RUSSELL, OH.

Said Premises appraised at (\$277,000.00) and cannot be sold for less than two-thirds of that amount (\$184,667.00). 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**

Gretchen F. Weston, attorney  
Feb25 Mar4-11, 2010

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

**Case No. 09-F-000669**

The State of Ohio, County of Geauga, ss:  
**U.S. BANK, N.A., Plaintiff vs. KERRI A. DIL-  
LOW, 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 25th 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 Newbury to-wit:

Situated in the Township of Newbury, County of Geauga and State of Ohio, and known as being Sub Lots Nos. 415, 416, 417 in the Tuxedo Land Company's Kiwanis Lake Subdivision No. 1 as shown by the recorded plat in Volume 1 of Maps, Pages 44 and 45 Geauga County Records as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No.: 23-267100; 23-267200; 23-267300

Prior Deed Reference: O.R. Book 1795, Page 481

Said Premises Located at: 14616 CHESTNUT DRIVE, NEWBURY TOWNSHIP, OH.

Said Premises appraised at (\$48,000.00) and cannot be sold for less than two-thirds of that amount (\$32,000.00). 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**

Barbara Thornell Ginn, attorney  
Feb25 Mar4-11, 2010

## THIRD 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 Otmer 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 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. HOR-  
WATT, 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 WATERFOWL 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. 05-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);

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:  
**EVERHOM MORTGAGE COMPANY, Plaintiff vs. THOMAS P. MCFAY, 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 Southeastly 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 Westerly 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 Westerly 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 Southeastly 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 98, and the southeast corner of Lot Number 97, which is on the Township line; thence Northwestly along the line of said Lots to the southwest corner of 20 acres formerly owned by H.N. Silvernail; 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,**  
**Sheriff Geauga County, Ohio**

Stephen D. Miles, attorney  
 Feb11-18-25, 2010

Sheriff's Sale of Real Estate  
 General Code, Sec. 11661  
 Revised Code, Sec. 2329.26  
**Case No. 09-F-000562**

The State of Ohio, County of Geauga, ss:  
**GAUGA SAVINGS BANK, Plaintiff vs. TERRY L. DAEDELLOW, 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, and known as part of Lot Nos. 3 and 4 in the Bond Tract within said Township and being known as Sublot No. 13 in the Sunrise Meadow Subdivision No. I, as shown on the recorded plat in Volume 25, Page 78, of Geauga County Records of Plats, be the same more or less, but subject to all legal highways.

Parcel No. 15-102138  
 Said Premises Located at: VACANT LAND AT 14800 GAR HIGHWAY, HAMB DEN TOWNSHIP, OH.

Said Premises appraised at (\$30,000.00) and cannot be sold for less than two-thirds of that 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**

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, HAMBEDEN 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 subject 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.irssales.gov](http://www.irssales.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.irssales.gov](http://www.irssales.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 (502-216-0968).**  
Feb4-11-18-25, 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 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

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

Notice is hereby given that the Troy Township Board of Zoning Appeals will conduct a public hearing on an application on an appeal for a variance to the Troy Township Zoning Resolution on the 11th day of March, 2010 at 7:00 o'clock p.m. at the Troy Community Center, 13950 Main Market Road. This application, submitted by Allen Waldman, requests that a variance be granted for the property located at 13970 Main Market Road for the following reasons: (1) to move an existing home and to have two homes on one parcel; (2) to use the existing foundation for a new store in the future; and (3) the height of the existing house being higher than what is currently allowed in the Troy Township Zoning Resolution.

**Kathleen Valerio, Secretary**  
Feb25, 2010

**PUBLIC NOTICE PASSAGE OF ORDINANCES / RESOLUTION**

Notice is hereby given that the Council of the City of Chardon, duly passed and/or adopted the following legislation:

**RESOLUTION NO. 6-10**  
A RESOLUTION SUPPORTING THE CHARDON SAFE ROUTES TO SCHOOL "WALK & ROLL" SCHOOL TRAVEL PLAN.  
A resolution endorsing the Chardon Safe Routes to School "Walk & Roll" School Travel Program Plan for submission to ODOT for funding and to promote safe student, pedestrian and bicycle traffic to school.  
PASSED AND ADOPTED THIS 11TH DAY OF FEBRUARY, 2010.

**ORDINANCE NO. 2573**  
AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT/AGREEMENT WITH SPECIALIZED CONSTRUCTION, INC. FOR THE WILSON MILLS ROAD REPAIR AND RESURFACING PROJECT NO. 07-49 AND DECLARING AN EMERGENCY.  
An ordinance authorizing the City Manager to enter into a contract with Specialized Construction, Inc. for the construction of the Wilson Mills Road Repair and Resurfacing Project No. 07-49 in the amount of \$354,089.00.

PASSED AND ADOPTED THIS 11TH DAY OF FEBRUARY, 2010.

**ORDINANCE NO. 2574**  
AN ORDINANCE ENACTING A SUPPLEMENT TO THE CODIFIED ORDINANCES OF THE CITY OF CHARDON AND DECLARING AN EMERGENCY.  
An ordinance adopting and approving the 2009 Supplement S-09 published by The Walter H. Drane Company by adding ordinances enacted through July 9, 2009 to the Codified Ordinances and amending the traffic and criminal codes to reflect changes to the ORC through July 9, 2009.

PASSED AND ADOPTED THIS 11TH DAY OF FEBRUARY, 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  
Feb25, 2010

**LEGAL NOTICE**

The Middlefield Village Council has scheduled a public hearing on Thursday, April 1, 2010 beginning at 7:30 p.m. at the Municipal Center 14860 N. State Ave., pursuant to the following:

Amending Chapter 1140 of the planning and zoning code of the Village of Middlefield concerning zoning permits, plan requirements

and occupancy permits.

All interested parties are invited to attend and be heard.

**Carol Osborne, Fiscal Officer**  
Village of Middlefield

Feb25, 2010

**NOTICE OF PUBLIC HEARING REQUESTING A USE VARIANCE HUNTSBURG TOWNSHIP, GAUGA COUNTY, OHIO**

The Huntsburg Township Board of Zoning Appeals will conduct a public hearing on an application, identified as number 2010-01, for a Use Variance, on Monday the 15th day of March, 2010 starting at 7:00 p.m. at the Huntsburg Town Hall located at 16534 Mayfield Road, Huntsburg Ohio.

The application 2010-01, submitted by Daniel Pavlick, requests a Use Variance for the operation of a Landscaping business located at 15716 Mayfield Road, in the Commercial District of Huntsburg Township.

Persons affected or wishing to comment may speak for or against either in person or by an attorney at said hearing.

**Gary Fedak, Chairman**  
Board of Zoning Appeals

Feb25, 2010

**NOTICE**

The annual financial report of the Geauga County Health District for 2009 has been completed. The report is available for inspection at the Geauga County Auditor's Office at 215 Main Street, Chardon, Ohio 44024.  
Feb25, 2010

**NOTICE**

The annual financial report of the Geauga County Park District for 2009 has been completed. The report is available for inspection at the Geauga County Auditor's Office at 215 Main Street, Chardon, Ohio 44024.  
Feb25, 2010

**NOTICE**

The annual financial report of the Geauga Trumbull Solid Waste District for 2009 has been completed. The report is available for inspection at the Geauga County Auditor's Office at 215 Main Street, Chardon, Ohio 44024.  
Feb25, 2010

**NOTICE**

The annual financial report of the Family First Council for 2009 has been completed. The report is available for inspection at the Geauga County Auditor's Office at 215 Main Street, Chardon, Ohio 44024.  
Feb25, 2010

**BID NOTICES**

**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:

- Office of the Airport Authority  
15421 Old State Road  
Middlefield, Ohio 44062
- Offices of the Geauga County Board of Commissioners  
470 Center Street, Bldg. 4  
Chardon, Ohio 44024
- F.W. Dodge Plan Room  
The Gold Building, Suite 310  
6200 Rockside Woods Boulevard  
Independence, Ohio 44131
- 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, Devises 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

**AUCTION**

**United States District Court for the Northern District of Ohio Eastern Div.**  
**Case No. 07-CV-2154**



**Thursday, March 4, 2010**  
**(11:00 AM)**  
**Real Estate**  
**Location, Location, Location**

**Canyon Lakes Subdivision**  
**17420 Tall Tree Trail**  
**Chagrin Falls, OH 44023**

A 3,496 sq ft Cape Cod Brick & Vinyl 4 Bedroom 3 bath home with an attached extra large 3 car garage on a privately secluded .72 acre hill-top wooded lot.

**Geauga County Parcel # 02-420524**  
**Minimum Bid: \$349,999**

**Inspection: February 23, 12:00 to 4:00 PM, March 3, 12:00 to 4:00 PM & Oct 15 10:00 AM**  
**Registration: Begins 9:30 AM March 4**

**Terms: \$20,000 Deposit 03/04/2010 with the balance on or before 04/03/2010. Payments must be made by Certified or Cashier's Checks made payable to the United States District Court for the Northern District of Ohio Eastern Division. (No personal or business checks will be accepted.)**

**Keith L. Thomas, PALS 502-572-2284**

**& for photos & additional information go to [www.irssales.gov](http://www.irssales.gov)**