

Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

SECOND RUN

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 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 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 2/3 of the appraisal value (this is a verbal bid). No property can be sold for less than 2/3 of the appraisal value.
- Terms: 10% deposit **at the time of bid**, (if you do not have down payment, property will be **re-bid**) balance due (**CASH, BANK CHECK OR CERTIFIED CHECK**) in 30 days after Confirmation.
- NO PERSONAL CHECKS** accepted by Sheriff's Office. 10% down payment of successful bid, **CASH, BANK CHECK, or CERTIFIED CHECK at time of bid**. Checks can be made payable to the Geauga County Sheriff or to yourself and endorsed over to the Sheriff if you get the bid.
- Deeds are issued after the Confirmation of Sale and the balance of the purchase price is received by the Sheriff's Office. When the deed is received, it must be transferred by the **PURCHASER** to show ownership. Contact the Recorder's Officer for more information.
- You cannot see the inside of the properties for sale as they are owned by the defendants. You **"BUY AS IS."**
- Information about the lot size, number of rooms, year built, etc. can be obtained from the Auditor's Office for a small fee using the permanent parcel number. Federal tax liens are filed in the Geauga County Recorder's Office, Courthouse Annex – 1st floor, 231 Main Street, Chardon, Ohio. Case Files are located in the Clerk of Courts Office, Courthouse - 2nd floor, 100 Short Court Street, Chardon, Ohio or visiting www.co.geauga.oh.us click on Departments & Offices) and can be researched in the respective offices. Legal Descriptions for Delinquent Tax Land can be found in the Clerk of Courts Office.
- Delinquent Tax Properties are NOT appraised. They are sold for DELINQUENT TAXES, COSTS, AND PENALTIES. The property is offered for sale two (2) times. If it is not sold on the first sale date, it will be offered again at a later date.
- The Purchaser is responsible for a \$50.00 Deed Fee to be paid to the Sheriff.
- Sheriff's Land Sales are held at 10:00 A.M. on Thursdays or date scheduled at the Geauga County Courthouse, 100 Short Court Street, Chardon, OH., First Floor Lobby.

DATE OF SALE: THURSDAY, MARCH 11, 2010 – 10:00 A.M.

BURTON TOWNSHIP

\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

CHARDON CITY

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 Sylvia 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

CHARDON TOWNSHIP

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

CLARIDON TOWNSHIP

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

HAMBDEN TOWNSHIP

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

HUNTSBURG TOWNSHIP

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

MIDDLEFIELD TOWNSHIP

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

MIDDLEFIELD VILLAGE

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

MONTVILLE TOWNSHIP

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

MUNSON TOWNSHIP

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

PARKMAN TOWNSHIP

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

THOMPSON TOWNSHIP

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. Vilk 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 Vilk'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 Bainbridge 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 (PPN #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 center-

line 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 a 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 SALES RESULTS

DATE OF SALE: THURSDAY, FEBRUARY 25, 2010

BAINBRIDGE TOWNSHIP

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

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

CHESTER TOWNSHIP

Case No. 08-F-000399 – Countrywide Home Loan, Inc. vs. Debbie J. Masek, et al., 13432 Caves Road (1.25 acres). PPN: 11-170900. WITHDRAWN – ORDER OF COURT.

RUSSELL TOWNSHIP

Case No. 08-F-000145 – US Bank National Association, etc. vs. Robert Terbizan, a.k.a., et al., 8230 Kinsman Road (1.90 acres). PPN: 26-192100, 26-192200. WITHDRAWN – ORDER OF COURT.

THOMPSON TOWNSHIP

Case No. 07-F-000659 – Deutsche Bank National Trust Company, etc. vs. Jodee A. Hulme, et al., 7210 Dewey Road (3.75 acres). PPN: 30-095103. SOLD TO PLIFF. FOR \$193,334.00.

TROY TOWNSHIP

Case No. 07-F-000949 – Geauga Savings Bank vs. Carl Muller, et al., 18519 Rapids Road (5.72 acres). PPN: 32-031671. WITHDRAWN – BANKRUPTCY.

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

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

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

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

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-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. CAMPBELL, 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. DILLON, 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

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 18th day of March, 2010 at 7:00 o'clock p.m. at the Troy Community Center, 13950 Main Market Road.

This application, submitted by James L. Parrish, requests that a variance, for the split of a lot that has frontage that will be less than what is currently allowed by the Troy Township Zoning Resolution, be granted for the property located at 18401 Claridon-Troy Road.

Kathleen Valerio, Secretary
Board of Zoning Appeals

Mar4, 2010

LEGAL NOTICE

The Annual Financial Report for Thompson Township, Geauga County year ending December 31, 2009 is completed and available for inspection at the office of the fiscal officer by appointment per Ohio Revised Code Section 117.38. A copy of the report can be provided upon request. For an appointment call (440) 298-9813.

Rachel Kuehn, Fiscal Officer

Mar4, 2010

LEGAL NOTICE/PUBLIC NOTICE MUNSON TOWNSHIP BOARD OF ZONING APPEALS

Munson Township Board of Zoning Appeals will conduct a public hearing on Thursday, March 18, 2010 at 6:30 p.m. at the Munson Town Hall, 12210 Auburn Rd., Munson, OH to consider the following appeal for variance.

Case 10-01: Roy Williams, 10793 Butternut Rd., Chesterland, OH - request to construct a 20 x 30 ft. home addition 68.5 feet from the road right-of-way to a nonconforming structure. Violates SEC. 411 Minimum Dimensional Requirements - minimum setback from road right-of-way is 80 ft. SEC. 704.1 Nonconforming Structures - (in part) no such nonconforming structure may be enlarged, altered, or reconstructed in a way which increases its nonconformity within the minimum dimensional requirements of Section 411.

Paula A. Frieberthausen, Secretary

Mar4, 2010

LEGAL NOTICE Notice of Receipt of Plans and Public Hearing

Wilson Mills Road, CH 8 Sections G-L
Notice is hereby given that the Geauga County Board of Commissioners has adopted a resolution providing for the application of asphalt resurfacing of Wilson Mills Road from Heath Road (south) to the City of Chardon Corporation line in Munson Township, 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 16, 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, go to <http://www.co.geauga.oh.us/hearings.aspx>.

BY ORDER OF THE GAUGA COUNTY BOARD OF COMMISSIONERS

Claudine Kozenko, Clerk

Mar4-11, 2010

LEGAL NOTICE Notice of Receipt of Plans and Public Hearing

Washington Street, CH 606 Sections C-F
Notice is hereby given that the Geauga County Board of Commissioners has adopted a resolution providing for the application of asphalt resurfacing of Washington Street from State Route 306 to Munn Road in Bainbridge and Auburn Townships, 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 16, 2010 at 10:20 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, go to <http://www.co.geauga.oh.us/hearings.aspx>.

BY ORDER OF THE GAUGA COUNTY BOARD OF COMMISSIONERS

Claudine Kozenko, Clerk

Mar4-11, 2010

LEGAL NOTICE 2009 FINANCIAL REPORT HUNTSBURG TOWNSHIP

The Annual Financial Report for Huntsburg Township for the year ending December 31, 2009 is available for public inspection. Person wishing to view the report may call the town hall fiscal office at 440-636-5486 Ext. 2 and make an appointment. The report is also available at all township trustee meetings held the first and third Tuesdays of each month at 7:00 p.m.

Michele A. Saunders, Fiscal Officer

Mar4, 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 rein-

PUBLIC NOTICE NOTICE TO PUBLIC OF A FINDING OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT (FONSI) COMBINED NOTICE

March 5, 2010
Gauga County
Community & Economic Development
470 Center Street, Building 1-A
Chardon, Ohio 44024
440.279.1790

To All Interested Persons, Agencies, and Groups:

The County of Geauga, proposes to request the State of Ohio to release Federal funds under Section 104 (g) of Title I of the Housing and Community Development Act of 1974, as amended; Section 288 of Title II of the Cranston Gonzales National Affordable Housing Act (NAHA), as amended; and/or Title IV of the Stewart B. McKinney Homeless Assistance Act, as amended; to be used for the following project:

Name: Chagrin Falls Park-Habitat
Source of Federal Funds: B-F-09-026-1 CDBG Grant
Project: New Construction
Term: One Year Project
Funds: \$40,000
Name: Burton-Gauga Agriculture Society
Source of Federal Funds: B-F-09-026-1 CDBG Grant
Project: Parking facilities & Sidewalk Improvements
Term: One Year Project
Funds: \$63,000
Name: Chagrin Falls Park Clearance
Source of Federal Funds: BZ-08-004-1 NSP Grant
Project: Clearance
Term: Multi-Year Project
Funds: \$30,000
Name: Rockhaven Clearance
Source of Federal Funds: BZ-08-004-1 NSP Grant
Project: Clearance
Term: Multi-Year Project
Funds: \$12,000
Name: Septic Replacement
Source of Federal Funds: Program Income
Project: Sewer facilities
Term: Single Year Project
Funds: \$15,000

It has been determined that such Request for Release of Funds will not constitute an action significantly affecting the quality of the human environment and accordingly the Geauga County, has decided not to prepare an Environmental Impact Statement under the National Environmental Policy Act of 1969, as amended.

Environmental Review Record (ERR) for each of the Project listed above have been conducted by the County of Geauga. The ERR documents the environmental reviews of the project and more fully sets forth the reasons why such statement is not required. The ERR are on file and available for the public's examination and copying, upon request, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday (except holidays) at the above address.

No further environmental review of such project is proposed to be conducted, prior to the request for release of Federal funds.

The County of Geauga plans to undertake the project described with the Federal funds cited above. Any interested person, agencies, and/or groups, who have any comments regarding the environment or who disagree with this Finding of No Significant Impact decision, are invited to submit written comments for consideration to the County of Geauga at the address above listed by 4:30 p.m. on **March 19, 2010**, which is at least 15 days after the publication of this combined notice. A notice regarding the responsible entity's intent to request release of funds is listed immediately below.

NOTICE OF INTENT TO REQUEST A RELEASE OF FUNDS (NOI/RRFO)

To All Interested Persons, Agencies, and Groups:

On or about, but not before, **March 23, 2010**, the County of Geauga, will request the State of Ohio to release Federal funds under Section 104 (g) of Title I of the Housing and Community Development Act of 1974, as amended; Section 288 of Title II of the Cranston Gonzales National Affordable Housing Act (NAHA), as amended; and/or Title IV of the Stewart B. McKinney Homeless Assistance Act, as amended; to be used for the project listed above

The County of Geauga is certifying to the State of Ohio, that Geauga County and Mary E. Samide in her official capacity as President of County Commissioners, consents to accept the jurisdiction of Federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making, and action; and that these responsibilities have been satisfied.

The legal effect of the certification is that upon its approval, the County of Geauga may use the Federal funds, and the State of Ohio will have satisfied its responsibilities under the National Environmental Policy Act of 1969, as amended.

The State of Ohio will accept an objection to its approval of the release of funds and acceptance of the certification only if it is on one of the following grounds: (a) the certification was not, in fact, executed by the responsible entity's Certifying Officer; (b) the responsible entity has failed to make one of the two findings pursuant to Section 58.40 or to make the written determination required by section 58.35, 58.47, or 58.53 for the project, as applicable; (c) the responsible entity has omitted one or more of the steps set forth at subpart E of 24 CFR Part 58 for the preparation, publication and completion of an Environmental Assessment; (d) the responsible entity has omitted on or more of the steps set forth at Subparts F and G of 24 CFR Part 58 for the conduct, preparation, publication and completion of an Environmental Impact Statement, (e) the recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before release of funds and approval of the environmental certification by State, or (f) another federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.

Written objections must be prepared and submitted in accordance with the required procedure (24 CFR Part 58), and must be addressed to the: State of Ohio; Environmental Officer; Office of Housing and Community Partnerships; P.O. Box 1001; Columbus, Ohio 43216-1001.

Objections to the Release of Funds on bases other than those stated above will not be considered by the State of Ohio. No objections received after **April 10, 2010**, (which is 15 days after it is anticipated that the State will receive a request for release of funds), will be considered by the State of Ohio.

The address of the certifying officer is: **Mary E. Samide, President**, Geauga County Board of Commissioner, 470 Center Street, Building Four, Chardon, Ohio 44024.
Mar4, 2010

forcement 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:

- The contractor has not submitted a complete compliance report within 12 months preceding the date of award; and
- 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.

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

**LEGAL NOTICE
Claridon Township**

Notice is hereby given that sealed bids will be received by the Board of Township Trustees of Claridon Township, c/o Lisa Millet, Fiscal Officer, 13932 Mayfield Road, P.O. Box 66, Claridon Ohio 44033 until 1:00 P.M. official local time on March 22, 2010. Bids received will be publicly opened and read aloud the same day at 6:00 P.M. for **The Asphalt Resurfacing of a Portion of Section A of Forest Road, TR 114 in Claridon Township.** The Engineer's estimate for this project is \$190,000.00.

Copies of the plans and/or specifications may be obtained digitally online at <http://www.co.geauga.oh.us/Departments/Engineer/OnlinePlans.aspx> or a hardcopy is available at the Geauga County Engineer's Office, 470 Center Street, Building 5, Chardon, OH 44024.

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

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

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

BY THE ORDER OF THE
CLARIDON TOWNSHIP TRUSTEES
Lisa Millet, Fiscal Officer
Mar4, 2010

**BID FOR ROAD MATERIALS
TROY TOWNSHIP**

Sealed bids for furnishing road materials will be received by the Troy Township Board of Trustees, ATTN: Susan E. Miller, Fiscal Officer, 13950 Main Market Road, Burton, OH 44021 until 7:00 p.m. on Tuesday, April 6, 2010.

Material is to be bid for as designated by the Troy Township Board of Trustees and delivered to the township stone yard located at 17665 Claridon-Troy Road (SR 700) in said township. The Board of Trustees retains the option to order quantities at bid prices.

Road materials to be bid are: #1 Limestone, #617/411 Limestone, #8 Limestone, #57 Limestone, #304 Limestone, and Rip-Rap. Materials will be delivered on dates as designated by the Township Trustees. Approximately 750 tons of material will be needed.

A certified check or bid bond in the amount of five (5) percent of the total bid must accompany any bid.

Bids will be opened at the Troy Township Board of Trustees meeting held at the Troy Community House, 13950 Main Market Road (US 422), on Tuesday, April 6, 2010, at 7:00 p.m.

The Troy Township Board of Trustees reserves the right to reject any and all bids. By order of the Troy Township Board of Trustees

Susan E. Miller, Fiscal Officer
Mar4, 2010

**BID NOTICE
Newbury Township**

Sealed bids will be received by the Newbury Township Board of Trustees for the following:

1 - One chassis and cab, two and one-half ton 2010 Freightliner.

Bid specifications are available at the Newbury Town Hall, 14899 Auburn Rd., Newbury, from 8:30 a.m. to noon Tuesday through Thursday (440-564-5997) and the township garage, 11014 Kinsman Rd., 7:30 a.m. to 3:30 p.m. Monday through Friday.

The Newbury Township Board of Trustees reserves the right to reject any or all bids, waive any informalities or irregularities in the bids received, and to accept any bid or bids which are deemed most favorable to the board at that time and under conditions stipulated all in accordance with the Newbury Township Board of Trustees. This legal notice shall be considered part of the bids specifications.

Mail bids to: David Lair, Fiscal Officer, P.O. Box 257, Newbury, OH 44065. Bids will be accepted until 2:00 p.m. on Thursday, March 18, 2010. These bids may be hand delivered to the town hall.

Bids will be opened at a regular public meeting held in Newbury Town Hall, 14899 Auburn Rd., Newbury, Ohio, at 8:00 p.m. on March 18, 2010.

A copy of this bid notice may be found on the township's website at: <http://www.newburyohio.com>.

David Lair, Fiscal Officer
Mar4, 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 second 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 Michael T. Kalman requests that an area variance, where the setback of a proposed garage will be less than the Troy Township Zoning Resolution requires, be granted for the property located at 19167 Thrasher Road.

**Kathleen Valerio, Secretary
Troy Township Board of Zoning Appeals**
Mar4, 2010

Sheriff's Report

The following is a sampling of the calls handled by the Geauga County Sheriff's Office from Feb. 19-25. In total, the sheriff's office handled 292 calls during this seven-day period.

PROPERTY DAMAGE

Feb. 24
8:23 p.m., Farmington Road, Parkman. My 17-year-old sons tore up my house again. I would like a deputy to come so I can file a report. IR only for future use. Advice given.

STRUCTURE FIRE

Feb. 24
2:43 p.m., Waterfowl Lane, Munson. First on the right from Route 44. A lot of smoke coming from the back of the house. It is under foreclosure. The smoke is grey. Even though the house is under foreclosure, people do live there. Unknown is anyone is home. No flames seen.

Feb. 25
9:28 a.m., Forest Road, Claridon. House is on fire, flames and smoke. No vehicles in the driveway. Main part of the house is on fire, spreading to the garage, part of the house already is collapsed. The main house is collapsing now, all that's left is the brick.

SUSPICIOUS

Feb. 19
11:25 p.m., Claridon Troy, Hambden. Earlier today I noticed a set of footprints in the yard one house east. Cannot tell what property it is on, but one of the residents is elderly and no longer lives in the house. I noticed the prints under a large tree. Deputy responded. They were deer tracks.

Feb. 24
1:33 p.m., Laural Drive, Newbury. Caller went to get gas and gas will not go into the tank; possibly something stuck in the tank. Female states gas will not go into her gas tank. Is going through a divorce and suspects her husband may have put something into her tank. Deputy suggests that vehicle be looked at by a mechanic and to call deputy with findings.

5:40 p.m., Laural Drive, Newbury. Need a report. Someone put sugar in the caller's gas tank.

Feb. 25
7:12 p.m., Kinsman Road, Newbury. On post. Complainant reports he purchased rings from pawn shop and they held the rings until the payment was received in full. He returned to pick up the items and reports the pawn shop altered the rings (removed some gold).

WARRANT SERVICE

Feb. 25
9:59 p.m., Kinsman Road, Burton. Tip came in from an anonymous female advising that subject is at her mother's house and the mother is wanting her picked up. Mother is supposedly willing to assist us. Deputy advised.

ASSAULT

Feb. 21
5:52 p.m., Mayfield Road, Munson. Dodge Minivan. Driver hit my son with his hand over a dispute on the ski lift. He is leaving now, eastbound on Mayfield.

Feb. 22
6:36 p.m., North Boulevard, Auburn. Seventeen-year-old male was jumped. He knows who the girl was that set him up. They have left. Arm possibly out of socket. Deputy responded. Girl has something to do with a kid that lives over here. One male hiding in the back seat. Statement taken. Report to follow.

CITIZEN DISPUTE

Feb. 19
8:10 p.m., Grant Street, Hambden. We've had a problem with a juvenile male who has been harassing us. Wearing a grey sweatshirt and sweatpants. He has stalked us and stolen bikes from us. He is walking on South Hambden toward Circle K. He followed us to the store today and is making me nervous.

DOMESTIC DISPUTE

Feb. 19
9:53 a.m., Wood Hollow Drive, Munson. Teenage female out of control. Got expelled yesterday for having pot. She was screaming and throwing things. She went to her room. No visible injuries. Daughter was arguing with her parents and dad chased after her and up the stairs. Both subjects admitted to hitting the other party. Charges were declined.

EXTRA PATROL

Feb. 20
6:53 p.m., Main Market Road, Parkman. Been having problems with the neighbor for years. His smoke stack is not tall enough and the smoke goes directly into the caller's home. There was a big article in the paper about it. She is worried that she is going to have problems with the people that are leaving nasty comments online about the article. Would like extra patrol for awhile.

HARASSMENT

Feb. 19
6:29 p.m., Kile Road, Montville. Female in the lobby to report threats and harassment. Deputy spoke with suspect on recorded line and advised him to stop calling. CPO advice given to caller.

www.geaugamapleleaf.com

NOTICE TO BIDDERS
STATE OF OHIO
DEPARTMENT OF TRANSPORTATION
Columbus, Ohio
Office of Contracts
Legal Copy Number: 100161
Sealed proposals will be accepted from pre-qualified bidders at the ODOT Office of Contracts until 10:00 a.m. on March 25, 2010. Project 100161 is located in Geauga County, SR-608-2.45 and is a TWO LANE RESURFACING project. The date set for completion of this work shall be as set forth in the bidding proposal. Plans and Specifications are on file in the Department of Transportation.
Mar4-11, 2010

Do You Have a House for Sale?
Advertise to all of Geauga County in the Maple Leaf!
Call (440) 285-2013 for rates and information!

