

Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

FIRST RUN

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 07-F-000139

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., Plaintiff vs. BRIAN M. HENRY, 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 6th day of May, 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, nka City of Chardon, County of Geauga, and State of Ohio: And known as being Sublot No. 173 in Chardon Park Estates, Pages 74 and 75 of Geauga County Records, as appears by said plat, be the same more or less, but subject to all legal highways.
Parcel No. 10-084600
Prior Deed Reference: O.R. Volume 1636, Page 139

Said Premises Located at: 400 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

Elizabeth S. Brashear, attorney
Apr8-15-22, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 07-F-000500

The State of Ohio, County of Geauga, ss:
THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, Plaintiff vs. JAMES C. SANDERS, ET AL., Defendant

In pursuance of a Pluries 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 6th day of May, 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 part of Original Munson Township Lot No. 11, in Tract 3 and more particularly bounded and described as follows: Beginning in the centerline of Bass Lake Road, 60 feet wide, at a point which bears North 04° 49' 00" East measured along said centerline of Bass Lake Road, a distance of 583.00 feet from the southwesterly corner of land conveyed to Walter V. Koschier by deed recorded in Volume 245 of Deeds, Page 89 of Geauga County Records.

COURSE NO. 1: Thence North 4° 49' 00" East along the centerline of Bass Lake Road, a distance of 268.86 feet to the southwesterly corner of land conveyed to Gerald and Carol Ramsey by deed recorded in Volume 531 of Deeds, Page 1024 of Geauga County Records.

COURSE NO. 2: Thence South 85° 18' 15" East along the southerly line of land so conveyed to Gerald and Carol Ramsey, a distance of about 626.15 feet to the southeasterly corner thereof.

COURSE NO. 3: Thence North 4° 49' 00" East along the easterly line of land so conveyed to Gerald and Carol Ramsey, a distance of about 208.71 feet to the northeasterly corner thereof, being also a northwesterly corner of land conveyed to Walter V. Koschier as aforesaid.

COURSE NO. 4: Thence South 85° 18' 15" East along a northerly line of land so conveyed to Walter V. Koschier, a distance of about 1824.89 feet to an iron pipe at the northeasterly corner thereof.

COURSE NO. 5: Thence South 4° 46' 00" West along the easterly line of land so conveyed to Walter V. Koschier, a distance of 487.86 feet to an iron pin.

COURSE NO. 6: Thence North 85° 03' 50" West 2451.46 feet to the place of beginning and containing about 24.2 acres of land, as surveyed on September 24, 1983 by Bauer Surveys Company No. P-58084, be the same more or less, but subject to all legal highways.

EXCEPTING and reserving therefrom the following described premises: Being part of Original Lot 11, Tract No. 3, within said Township and further described as follows: Beginning in the centerline of Bass Lake Road at the southwest corner of land conveyed to Eugene S. Carlson, Jr. by deed recorded in Vol. 900, Page 384 of the Geauga County Records of Deeds; Thence South 85° 15' 30" East along the south line of said Carlson land, passing through an iron pipe found at 30.00 feet, a distance of 626.11 feet to an iron pipe found at the southeast corner thereof; Thence North 04° 49' 00" East along the east line of said Carlson land a distance of 208.75 feet to an iron pipe found in the south line of land conveyed to Frank and Sara L. Petronzio by deed recorded in Vol. 948, Page 340 of the Geauga County Records of Deeds, said south line is also the south line of the Joseph Bolek Subdivision as recorded in Vol. 6, Page 14-A of the Geauga County Records of Plats; Thence South 85° 12' 20" East along the south line of said Petronzio land and along the south line of land conveyed to Otto F. and Edward Chaloupka by deed recorded in Vol. 282, Page 7 of the Geauga County Records of Deeds, a distance of 470.00 feet to an iron pin set; Thence South 04° 49' 00" West a distance of 231.32 feet to an iron pin set; Thence North 85° 15' 30" West a distance of 1096.11 feet to the centerline of Bass Lake Road, passing through an iron pin set 30.00 feet therefrom; Thence North 04° 49' 00" East along the centerline of Bass Lake Road a distance of 23.00 feet to the place of beginning, containing within said bounds 2.829 acres of land according to the survey of J. Arthur Temple, Registered Surveyor No. 4761 dated August, 1995.

Property commonly known as: 13175 Bass Lake Road, Chardon, OH 44024.
Parcel No. 21-176350

Prior Deed Reference: Deed Volume 842, Page 287, Deed Volume 1649, Page 179.

Said Premises Located at: 13175 BASS LAKE ROAD, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$700,000.00) and cannot be sold for less than two-thirds of that amount (\$466,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

SHERIFF'S BULLETIN

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

- Opening bids start at 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, APRIL 22, 2010 – 10:00 A.M.

	APPRAISAL	MINIMUM BID
AQUILLA VILLAGE Case No. 09-F-000042 – Wells Fargo Bank, N.A., etc. vs. Kevin J. Gilmour, et al., 201 Turner Drive (0.39 acres). PPN: 14-024500, 14-055100, 14-055200. Erin E. Bjerkaas, atty.	\$100,000.00	\$66,667.00
AUBURN TOWNSHIP Case No. 08-F-000555 – Deutche Bank Trust Company Americas, as Trustee vs. Mary Colavecchio, et al., 12315 Regal Place (3.24 acres). PPN: 01-118397. Thomas L. Henderson, atty.	\$600,000.00	\$400,000.00
BAINBRIDGE TOWNSHIP Case No. 06-F-000330 – SALE WITHDRAWN.		
Case No. 08-F-000781 – Park View Federal Savings Bank vs. Frances Cahill, aka, et al., 7822 East Washington Street (5.41 acres). PPN: 03-006400, 03-006500, 03-002200, 03-002300. Kriss D. Felty, atty.	\$250,000.00	\$166,667.00
Case No. 08-F-000953 – DLJ Mortgage Capital, Inc. vs. John J. Rowe, et al., 8591 Apple Hill Road (1.03 acres). PPN: 02-217700. Kevin L. Williams, atty.	\$200,000.00	\$133,333.00
Case No. 08-F-001057 – National City Mortgage, etc. vs. Delores Paulus, et al., 17869 Kingswood Drive (1.53 acres). PPN: 02-274300. Erin M. Laurito, atty.	\$220,000.00	\$146,667.00
Case No. 08-F-001064 – JPMorgan Chase Bank, N.A. vs. Edward Carpenter, aka, et al., 17980 Windy Lakes Circle (5.57 acres). PPN: 02-419888. Susana E. Lykins, atty.	\$825,000.00	\$550,000.00
Case No. 09-F-000443 – JPMorgan Chase Bank, N.A. vs. Michael S. Underwood, et al., 8620 Peppermill Run (2.14 acres). PPN: 02-419813. Melissa N. Meinhart, atty.	\$360,000.00	\$240,000.00
Case No. 09-F-000495 – Third Federal Savings & Loan Assoc. of Cleveland vs. Frank J. Pla, Inc., d.b.a. Domain Builders, et al., S/L 139 Darbys Run (0.51 acres). PPN: 02-420424. Kirk W. Roessler, atty.	\$60,000.00	\$40,000.00
CHESTER TOWNSHIP Case No. 07-F-000221 – U.S. Bank, N.A., as Trustee, etc. vs. Kimberly Moore, aka, et al., 12313 Chillicothe Road (0.50 acres). PPN: 11-308500. Kim M. Hammond, atty.	\$90,000.00	\$60,000.00
Case No. 08-F-001259 – Wachovia Mortgage, F.S.B., etc. vs. Paul K. Lewis, et al., 11673 County Line Road (4.28 acres). PPN: 11-277850. James P. Lucas, atty.	\$300,000.00	\$200,000.00
Case No. 09-F-000028 – Chase Home Finance, LLC vs. Joan M. Barker, et al., 13078 Dorothy Drive (1.02 acres). PPN: 11-085400. Stacy L. Hart, atty.	\$130,000.00	\$86,667.00
Case No. 09-F-000322 – Countrywide Home Loans Servicing, L.P. vs. Gretchen Calabrese, et al., 11164 Caves Road (1.65 acres). PPN: 11-136810. Patricia K. Block, atty.	\$250,000.00	\$166,667.00
Case No. 09-F-000451 – Wells Fargo Bank, N.A., as Trustee vs. Louise K. Haberny, fka, et al., 8587 Prescott Drive (0.92 acres). PPN: 11-024000. F. Peter Costello, atty.	\$120,000.00	\$80,000.00
HAMB DEN TOWNSHIP Case No. 08-F-000382 – SALE WITHDRAWN.		
MUNSON TOWNSHIP Case No. 08-F-000865 – LaSalle Bank, N.A., as Trustee, etc. vs. Jack R. Scott, et al., 11835 Tall Pines Drive (2.72 acres). PPN: 21-176577. Maria Divita, atty.	\$360,000.00	\$240,000.00
Case No. 08-F-001425 – U.S. Bank, N.A., etc. vs. Frederick W. Deming, aka, et al., 11031 Mayfield Road (2.00 acres). PPN: 21-103400. S. Scott Martin, atty.	\$150,000.00	\$100,000.00
NEWBURY TOWNSHIP Case No. 09-F-000714 – U.S. Bank, N.A., as Trustee, etc. vs. Alyce Marie Eggleston, et al., 14872 Longview Drive (0.56 acres). PPN: 23-077000, 23-077100, 23-077200, 23-077300, 23-077400, 23-077500, 23-077600, 23-077700. Matthew I. McKelvey, atty.	\$120,000.00	\$80,000.00
RUSSELL TOWNSHIP Case No. 08-F-000834 – SALE WITHDRAWN.		
Case No. 08-F-001246 – U.S. Bank, N.A., as Trustee, etc. vs. Lindsay Korbonits, et al., 14335 Watt Road (2.00 acres). PPN: 26-002800. Jeffrey R. Jinkens, atty.	\$155,000.00	\$103,334.00
SOUTH RUSSELL VILLAGE Case No. 08-F-000510 – Beneficial Ohio, Inc., etc. vs. Todd A. Hadbavny, et al., 310 Whitetail Drive (0.77 acres). PPN: 29-107799. Stephen D. Miles, atty.	\$290,000.00	\$193,334.00
Case No. 09-F-000116 – The Bank of New York Mellon, fka, etc. vs. Anita Press, et al., 904 Bell Road (1.01 acres). PPN: 29-066400. Craig A. Thomas, atty.	\$158,000.00	\$105,334.00

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Brian L. Bly, attorney
Apr8-15-22, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 07-F-001175

The State of Ohio, County of Geauga, ss:
CITIBANK, N.A., AS TRUSTEE FOR FIRST

FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-FF12, Plaintiff vs. PAULA BECKER, 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 6th day of May, 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 County of Geauga and in the State of Ohio:
Parcel land known as being part of Lot 4, in said Township and is bounded and described as follows:

Beginning in the intersection of the center line of Trask Road with the centerline of Thompson Road, S 70 deg. 40 min W a distance of 38.63 feet to an angle therein; Thence continuing along said centerline S 70 deg 58 min. W, A distance of 113.14 feet; Thence by a line which bears N. 2 deg. 03 min. W, a distance of 269.48 feet to a point; Thence by a line which bears S. 89 deg. 00 min. 30 sec. E., a distance of 161.20 feet to the center line of Trask Road; Thence along the center line of Trask Road, S 2 deg. 09 min. W., a distance of 217.00 feet to the Place of Beginning and containing 0.851 acre of land, as calculated and described by R.C. Dillworth, Registered Surveyor No. 4115, be the same more or less, but subject to all legal highways.

Parcel 2 and known as being a part of Lot 4

in said Township and is bounded and described as follows:

Beginning in the intersection of the center line of Trask Road with the intersection of the center line of Thompson Road; Thence along the center line of Thompson Road, S 70 deg. 49 min. W. a distance of 38.63 feet to an angle therein; Thence continuing along said centerline S. 70 deg. 58 min. W. a distance of 113.14 feet to the Principal Place of Beginning; Thence from said Place of Beginning, N. 2 deg. 03 min. W. a distance of 269.48 feet; Thence by a line which bears N. 87 deg. 51 min. W., a distance of 95.90 feet; Thence by a line which bears S 2 deg. 03 min. E., a distance of 305.71 feet to the center line of Thompson Road; Thence along the center line N. 70 deg. 58 min. E., a distance of 100 feet to the Place of Beginning and containing 0.631 acre of land as calculated and described by R.C. Dillworth, Registered Surveyor No. 4215 Crabb Surveying Service, be the same more or less, but subject to all legal highways.

PPN: 30-040000, 30-040100

Deed Reference Number: dated September 30, 2005, filed October 3, 2005, recorded in Official Records Volume 1776, Page 409, Recorder's Office, Geauga County, Ohio.

Said Premises Located at: 15480 THOMPSON ROAD, THOMPSON TOWNSHIP, OH.

Said Premises appraised at (\$149,000.00) and cannot be sold for less than two-thirds of that amount (\$99,334.00). 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
Apr8-15-22, 2010

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

Case No. 08-F-000015

The State of Ohio, County of Geauga, ss:
SUNTRUST MORTGAGE, Plaintiff vs. BARTHOLOMEW ROMANO, 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 6th day of May, 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:

Land situated in the Township of Newbury, County of Geauga, State of Ohio: And known as being a part of Lot No. 7, Tract No. 3 in said Township and further described as follows:

Beginning at an iron pin at the intersection of the center line of Music Street and the center line of Auburn-Center Road, Thence East 1272.68 feet along the center line of Music Street, to the principal place of beginning, being the Westerly line of said Lot No. 7;

COURSE NO. 1: Thence N-00-19-00 W., 1230.87 feet along the Westerly line of said Lot No. 7, to the Northerly line of land conveyed to S. and M. Szarka, as recorded in Vol. 224, Page 487, of Geauga County Deed Records;

COURSE NO. 2: Thence S-88-56-00 E. 177.91 feet along said Northerly line of land conveyed to S. and M. Szarka, to the Easterly line thereof;

COURSE NO. 3: Thence S-00-19-00 E. 1227.61 feet along the said Easterly line of land conveyed to S. and M. Szarka, to the center line of Music Street;

COURSE NO. 4: Thence West 177.91 feet along the center line of Music Street, to the principal place of beginning. Containing 5.0197 acres of land according to survey of W.E. Holland Engineering Co., Chagrin Falls, Ohio, March, 1964.

Permanent Parcel No.: 23-147500

Prior Deed Reference: Volume 1759, Page 2931

Said Premises Located at: 11214 MUSIC STREET, NEWBURY TOWNSHIP, 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

Jeffrey R. Helms, attorney
Apr8-15-22, 2010

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

Case No. 08-F-000096

The State of Ohio, County of Geauga, ss:
U.S. BANK, N.A., ND, Plaintiff vs. GLENN TRENTON, 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 6th day of May, 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 Hamden to-wit:

Parcel One

Situated in the Township of Hamden, County of Geauga and State of Ohio: known as being part of Lot No. 10, Bond Tract, in said Township, bounded and described as follows:

Beginning in the Northerly margin of the Chardon-Madison Road, so called, Volume 182, Page 559, at the Southeasterly corner of land now or formerly owned by F & M Edelinski, which point is also the Southwesterly corner of lands owned by Mabel McGregor, et al. Volume 208, Page 131;

1. thence North on the East line of land now or formerly owned by F. & M. Edelinski, Volume 182, Page 559, and the Westerly line of land owned by Mabel McGregor, et al. Volume 208, Page 131, to the Northwest corner of land of Mabel McGregor, et al. Volume 208, Page 131;

2. thence East on the North line of land of Mabel McGregor, et al., Volume 208, Page 131, so far that a line drawn Southerly parallel to the first described line, to the Northerly margin of the said Chardon-Madison Road;

3. and thence Westerly to the place of beginning will contain two acres of land;

4. thence South on a line drawn parallel to the first described line, to the Northerly margin of the Chardon-Madison Road, so called;

5. thence Westerly on the Northerly margin of the said Chardon-Madison Road to the place of beginning, containing two (2) acres of land, be the same more or less, but subject to all legal highways.

Parcel Two

Situated in the Township of Hamden, County of Geauga and State of Ohio; and being part of Lot No. 10 in the Bond Tract of said

Township, and further described as follows:

Beginning on the Northerly margin of the Chardon-Madison Road, so called, at an iron pipe at the Southeasterly corner of land conveyed May 8, 1947, to Arthur Hickman, by deed recorded in Vol. 221, Page 632 of Geauga County Records of Deeds, said point of beginning being N. 45° 46' E. along said road margin a distance of 84.17 feet from the Southeasterly corner of land (parcel 1), conveyed March 1, 1929, to Frank Edelinski, et al., by deed recorded in Vol. 182, Page 559 of Geauga County Records of Deeds;

1. thence N. 3° 30' E. along the Easterly line of said Hickman's land, a distance of 1610.7 feet to an iron pipe in the Southerly line of land conveyed June 2, 1944, to Esther Singerman by deed recorded in Vol. 220, Page 47 of Geauga County Records of Deeds;

2. thence N. 83° 41' 30" E. along the Southerly line of said Singerman's land, a distance of 60.2 feet to an iron pipe at the Northwesterly corner of land conveyed June 4, 1946, to Clifford Wedge by deed recorded in Vol. 221, Page 255 of Geauga County Records of Deeds;

3. thence S. 3° 30' W. a distance of 1455.7 feet to the aforesaid Chardon-Madison Road margin;

4. thence S. 45° 46' W. along said road margin, a distance of 88.14 feet to the place of beginning, containing 2.01 acres of land, by survey of F.C. Pomeroy, June 1947, be the same more or less, but subject to all legal highways.

Parcel No.: 15-038000 and 15-037900

Property Commonly Known as: 14242 Rock Creek Road, Chardon, OH 44024

Prior Deed Reference: Instrument 200100615869, Book 1433, Page 660, filed 12.17.01

Said Premises Located at: 14242 ROCK CREEK ROAD, HAMB DEN 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

Matthew C. Gladwell, attorney
Apr8-15-22, 2010

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

Case No. 08-F-000372

The State of Ohio, County of Geauga, ss:

BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-6CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6CB, Plaintiff vs. THOMAS J. SYKORA, 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 6th day of May, 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 Hamden to-wit:

Situated in the Township of Hamden, County of Geauga and State of Ohio, and being part of Original Lot No. 24, Bond Tract within said Township and further described as follows:

Beginning in the centerline of Woodin Road at the southeast corner of land conveyed to Natalie H. Sykora by deed recorded in Volume 851, Page 297 of Geauga County Records of Deeds; Thence North 04° 39' 20" East along the east line of said Sykora land a distance of 365.00 feet to the northeast corner thereof; Thence North 86° 00' 00" West along the north line of the said Sykora land a distance of 289.00 feet to a point in the east line of land conveyed to R.M. and L.F. McMillan by deed recorded in Volume 949, Page 28 of the Geauga County Records of Deeds; thence North 04° 39' 20" East along the east line of said McMillan land a distance of 374.46 feet to a point; Thence South 86° 00' 00" East a distance of 349.00 feet to a point; Thence South 04° 39' 20" West a distance of 739.46 feet to a point in the centerline of Woodin Road; Thence North 86° 00' 00" West along the centerline of Woodin Road a distance of 60.00 feet to the place of beginning, containing within said bounds 3.503 acres of land according to the survey of J. Arthur Temple, Registered Surveyor No. 4761 dated September 1, 1993. Be the same more or less, but subject to all legal highways.

Parcel No. 15-101889

More commonly known as: 13260 Woodin Road, Chardon, OH 44024

Said Premises Located at: 13260 WOODIN ROAD, HAMB DEN TOWNSHIP, OH.

Said Premises appraised at (\$210,000.00) and cannot be sold for less than two-thirds of that amount (\$140,000.00). 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
Apr8-15-22, 2010

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

Case No. 08-F-000600

The State of Ohio, County of Geauga, ss:

OPTION ONE MORTGAGE CORPORATION, Plaintiff vs. MARK J. SWEENEY, INDIVIDUALLY AND AS TRUSTEE, 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 6th day of May, 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, and known as being part of Lots Nos. 20, 21, 22, 23 and 24 in Tract No. 2, within said Township and further described as being Sublot No. 11 in Campton Ridge Subdivision-Phase 1, as shown on the recorded plat in Volume 22, Pages 36, 37, 38, 39 and 40 of the Geauga County Records of Plats, be the same more or less, but subject to all legal highways.

Parcel No.: 06-120199

Prior Deed Reference: Book 1808 Page 861

Said Premises Located at: 9590 CAMPTON RIDGE DRIVE, CHARDON 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

Kirk Sampson, attorney
Apr8-15-22, 2010

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

Case No. 08-F-000728

The State of Ohio, County of Geauga, ss:

THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE, Plaintiff vs. SALVATORE CHARLILLO, AKA SALVATORE CHARILLO, 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 6th day of May, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chester to-wit:

Situated in the Township of Chester, County of Geauga, and State of Ohio and known as being a part of Original Chester Township Lot No. 35 Tract 3 and is further bounded and described as follows: Beginning in the centerline of Ward Drive (as shown by the recorded plat in Volume 4, Pages 17 and 18 of Geauga County Plat Records) at the Northeasterly corner of a parcel of land conveyed to Paul H. Spellman by deed dated August 12, 1950 and recorded in Volume 242, Page 92 of Geauga County Deed Records; thence North 0 deg. 04' 50" West 80.00 feet along the said center line of Ward Drive; thence North 84 deg. 54' 50" West, 259.82 feet to the Easterly line of a parcel of land conveyed to B.W. Heath by deed dated August 16, 1984 and recorded in Volume 206, Page 296 of Geauga County Deed Records; thence South 0 deg. 5' 25" West, 79.98 feet along the said Easterly line of the parcel of land so conveyed to B.W. Heath, to the Northwesterly corner of the parcel of land, conveyed to Paul H. Spellman as aforesaid; then South 84 deg. 54' 50" East, 260.06 feet along the Northerly line of the parcel of land conveyed to Paul Spellman as aforesaid, to the said center line of Ward Drive and the place of beginning, containing 0.476 acres of land, be the same more or less, but subject to all legal highways.

Property Address: 12554 Ward Drive, Chesterland, OH 44026

Parcel No.: 11-171750

Prior Deed Reference: Book 1519, Page 1198

Said Premises Located at: 12554 WARD DRIVE, CHESTER 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

Olivia K. Smith, attorney
Apr8-15-22, 2010

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

Case No. 08-F-000738

The State of Ohio, County of Geauga, ss:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF16, ASSET-BACKED CERTIFICATES, SERIES 2006-FF16, Plaintiff vs. ANNETTE E. SCOTT, 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 6th day of May, 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 known as being part of Sublots Nos. 30 and 31 in Frank W. Stanton's Riverdale Estates Subdivision, a part of Sublot No. 1, Sections Nos. 13 and 14, Tract No. 3 and part of Original Lots Nos. 12 and 15, and all of Original Lot No. 11, Tract No. 2 in said Township, as recorded in Volume 3, Page 21 and 22 of Geauga County Plat Records, and more particularly described as follows:

Beginning at a point in the easterly side of Hemlock Point Road, which is distant northerly from the southwest corner of said Sublot No. 21, 219.49 feet; Thence North along the easterly side of Hemlock Point Road, a distance of 180.25 feet; Thence easterly meeting the easterly side of Sublot No. 30, at a point which is 52.19 feet north of the southeast corner of said Sublot No. 30. Thence Southerly along the easterly side of Sublots Nos. 30 and 31 to a point in the easterly side of Sublot No. 31, which is distant northerly from the southeast corner of said Sublot No. 31, 219.38 feet. Thence Westerly to the place of beginning, and containing about 2 1/2 acres of ground, meaning to convey all the land remaining in Lot No. 31 and 56 of an acre from Lot No. 31, be the same more or less, but subject to all legal highways.

Property Address: 15279 Hemlock Point Road, Chagrin Falls, OH 44022

Parcel No.: 26-084300 & 26-084400.

Prior Deed Reference: Vol. 1692, Pg. 848.

Said Premises Located at: 15279 HEMLOCK POINT ROAD, RUSSELL TOWNSHIP, OH.

Said Premises appraised at (\$280,000.00) and cannot be sold for less than two-thirds of that amount (\$186,667.00). 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
Apr8-15-22, 2010

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

Case No. 09-F-000424

The State of Ohio, County of Geauga, ss:

COUNTRYWIDE HOME LOANS SERVING, L.P., Plaintiff vs. TAMARA J. NICHOLSON, AKA TAMARA J. YEARY, AKA TAMARA J. YEARY-NICHOLSON, 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 6th day of May, 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 Township of Montville, County of Geauga and State of Ohio, and known as being part of Section 12 of said Montville Township and further described as follows:

Beginning at a point in the centerline of G.A.R. Highway (U.S. Route #6) which is North 88° 24' 30" East along the centerline of said road a distance of 1470.00 feet from the intersection of the centerline of Clay Street; Thence continuing along the centerline of G.A.R. Highway, North 88° 24' 30" East, a distance of 558.25 feet to a point; Thence South 01° 12' 30" East, and passing thru an iron pin in the South line of G.A.R. Highway, a total distance of 871.22 feet to an iron pin; Thence North 88° 24' 30" East, a distance of 200.00 feet to an iron pin in the West line of lands deeded to L.&E. Lengyle in Volume 374, Page 373 of the Geauga County Records of Deeds; Thence South 01° 12' 30" East along Lengyle's West line a distance of 1556.06 feet to a large beech tree on the section line; Thence Westerly on the section line between Sections 12 and 19, a distance of 758.25 feet to the land now or formerly owned by J.J. and S. Dela; Thence North 01° 12' 30" West along the lands now (sic) or formerly owned by Dela and lands now or formerly owned by such, a distance of 2427.28 feet to the place of beginning and containing 38.25 acres of land more or

estate, situated in the County of Geauga and State of Ohio, and in the Townships of Troy and Parkman to-wit:

Situated in the Township of Troy and Parkman, County of Geauga and State of Ohio and known as being part of Section No. 1 of Troy Township, further described as follows:

Beginning at a point in the centerline of Tavern Road at the Southeast corner of land conveyed to M. and R. Swboni by deed recorded in Volume 246, Page 534 of Geauga County Records of Deeds; Thence West along the south line of said Swboni, 337 feet to a point; Thence Southeasterly on a line parallel to said Tavern Road, 163 feet to a point which is North 171 feet of a prolongation to the west of the north line of land conveyed to Marian Schlaback Miller by deed recorded in Volume 243, Page 49 of Geauga County Records of Deeds; Thence East on a line parallel to and 171 feet north of the north line of land conveyed to Marian Schlaback Miller by deed recorded in Volume 243, Page 49 of Geauga County Records of Deeds, 187 feet to a point; Thence Northeasterly about 150 feet to a point in the centerline of said Tavern Road, said point being located Southeasterly along the centerline of said road, 122 feet from the place of beginning; Thence Northwesterly along the centerline of said road 122 feet to the place of beginning, be the same more or less, but subject to all legal highways. Containing about 1.19 acres. Permanent No. 32-069900

Premises commonly known as: 16730 Tavern Road, Burton, Ohio 44021

Permanent Parcel Number: 32-069900

Prior Deed Reference: Volume 1353, Page 388

Said Premises Located at: 16730 TAVERN ROAD, TROY AND PARKMAN TOWNSHIPS, 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
Apr8-15-22, 2010

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

Case No. 09-F-000292

The State of Ohio, County of Geauga, ss:

CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff vs. JEREMY S. VECCHIO, ET AL., Defendant

In pursu

less, but subject to all legal highways. As calculated and described to correct the frontage measurement in the previous deed. Said frontage was measured between monuments on the north east and north west road margins.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in the Township of Montville, County of Geauga and State of Ohio, and known as being all that certain lands situate in Section 12, Montville Township, Township Number 9 North, Range VI West, in the Connecticut Western Reserve Survey, County of Geauga, State of Ohio. A lot split taken from the East portion of lands to Verna E. Gozon, Tamara J. Yeary and Timothy W. Nicholson, Jr., as recorded in Deed Volume 1542, Page 168 in the Office of the County Recorder and more particularly described as follows:

Beginning at a point to mark the centerline of G.A.R. Highway (U.S. Route 6) (60 feet wide) said point being located from a 1" iron pin found within a monument box assembly marking the centerline intersection of G.A.R. Highway with the centerline of Clay Street (60 feet wide), North 88° 24' 30" East 1728.12 feet to the point and place of beginning; Thence the following (6) courses and distance: North 88° 24' 30" East with the centerline of G.A.R. Highway, a distance of 300.00 feet to mark a point in the centerline of G.A.R. Highway, at the northwest corner of lands to R.A., J.R. and C.D. Antonick, as recorded in Deed Volume 1278, Page 1044; Thence South 01° 14' 47" East, with the West line of said Antonick (thru a 5/8" iron pin found at 30.00 feet) a total distance of 505.00 feet to a capped 5/8" iron pin set to mark a point, in the West line of said Antonick; Thence South 88° 24' 30" West, a distance of 227.69 feet to a capped 5/8" iron pin set to mark a point; Thence North 01° 10' 06" West, a distance of 155.00 feet to a capped 5/8" iron pin set to mark a point; Thence South 88° 24' 30" West, a distance of 73.00 feet to a capped 5/8" iron pin set to mark a point; Thence North 01° 10' 06" West (thru a capped 5/8" iron pin set at 320.00 feet) a total distance of 350.00 feet to the point and place of beginning. Said land containing 3.221 acres (with 3.0155 acres to right of way) as surveyed and described in October 2004 by Timothy.

Permanent Parcel Number: 20-052990
Prior Deed Reference: OR Book 1542, Page 168 and OR Book 1777, Page 2701

Said Premises Located at: 16159 GAR HIGHWAY, MONTVILLE TOWNSHIP, OH.

Said Premises appraised at (\$320,000.00) and cannot be sold for less than two-thirds of that amount (\$213,334.00). 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. McCLELLAN, Sheriff Geauga County, Ohio

Brian L. Bly, attorney
Apr8-15-22, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000743

The State of Ohio, County of Geauga, ss:
FIRSTMERIT BANK, N.A., SUCCESSOR BY MERGER TO SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, Plaintiff vs. JIM SETELE'S QUALITY, INC., DBA JIM SETELE'S QUALITY BUICK OLDSMOBILE GMC TRUCK, INC., FDBA JIM SETELE QUALITY NISSAN, INC., CORPORATION, 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 6th day of May, 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:

Parcel One:
Situated in the Township of Hambden, County of Geauga and State of Ohio and known as being part of Lot No. 26 in the Bond Tract in said Township and bounded and described as follows: Beginning in the centerline of the G.A.R. Highway (U.S. Route 6) 60 feet wide, at the Northwesterly corner of land now or formerly owned by Stanley and Virginia Zamer; Thence S. 5 deg. 12' West along said Zamer's Westerly line and passing thru an iron pipe at 33.80 feet a total distance of 383.35 feet to an iron pipe at the Northeastly corner of land conveyed to Christopher C. Walter's et al., by deed recorded in Volume 218, Page 174 of Geauga County Deed Records; Thence South 70 deg. 00' West along said Walter's Northerly line 61.00 feet to an iron pipe in the center of a ditch; Thence North 54 deg. 19' West and passing thru the middle of the Southerly opening of a concrete highway bridge at 400.24 feet, a total distance of 424.58 feet to said centerline of the G.A.R. Highway; Thence North 70 deg. 28' East along said road centerline 464.63 feet to the place of beginning, Containing 2.10 acres of land, per survey by C.C. Graber, made October 2, 1951, be the same more or less.

Parcel Two:
Situated in the Township of Hambden, County of Geauga and State of Ohio and being part of Lot No. 26 in the Bond Tract of said Township and bounded and described as follows: Beginning at a point in the centerline of the G.A.R. Highway (U.S. Route 6) at the Northwesterly corner of lands in the name of Farinacci-Buick, Inc., as recorded in Volume 332, Page 336 of Geauga County Records of Deeds; Thence S. 54 deg. 19' East along the Westerly line of the said Farinacci-Buick, Inc. lands, a distance of 36.53 feet to a point in the Southerly margin of said G.A.R. Highway. Said point being the principal place of beginning; Thence from said place of beginning, continuing South 54 deg. 19' East along the Westerly margin of said Farinacci-Buick Inc. lands a total distance of 128.65 feet to a point; Thence South 70 deg. 28' West and parallel to the centerline of said G.A.R. Highway, a distance of 36.61 feet to an iron pipe; Thence North 38 deg. 43' 35" West a distance of 111.88 feet to the principal place of beginning, containing 0.0444 acres of land be the same more or less.

Parcel Three:
Situated in the Township of Hambden, County of Geauga and State of Ohio and being part of Lot No. 26, Bond Tract, in said Township and bounded and described as follows: Beginning in the Southerly margin of what is called North Hambden Road and also known as Chardon-Jefferson Road, at the Northeastly corner of land owned by Florence Beech, now owned by Farinacci-Buick, Inc. by deed recorded in Volume 332, Page 336 of Geauga County Records of Deeds; Thence South 6 deg. West 726 feet to an iron post; Thence North 58 deg. East 198 feet to an iron post; Thence North 6 deg. East 693 feet to an iron post on the Southerly margin of said road; Thence Westerly along the margin of said road 176 feet to the place of beginning. Containing 2.5 acres of land, be the same more

or less.

Excepting and reserving therefrom: Situated in the Township of Hambden, County of Geauga and State of Ohio, and known as being part of Lot 26, Bond Tract in said Township and bounded and described as follows: Beginning at a point on the Southerly margin of the G.A.R. Highway (a.k.a. U.S. Route 6). Said point marking the N.E. corner of lands in the name of Marian L. and Michael J. Farinacci, as recorded in Volume 523, Page 384 of Geauga County Records of Deeds. Said point being the principal place of beginning; Thence from said place of beginning, South 70 deg. 57' 20" West along the Southerly margin of said G.A.R. Highway, a distance of 60.00 feet to a point; Thence South 02 deg. 30' 28" West a distance of 658.43 feet to the Southeast corner of said Marian L. and Michael J. Farinacci lands; Thence North 07 deg. 11' 46" East along the Easterly margin of said Marian L. and Michael J. Farinacci lands, a distance of 682.76 feet to the principal place of beginning, Containing 0.4218 acres of land, be the same more or less. As calculated and described by J.P. Russell, Registered Surveyor No. 5549.

Permanent Parcel Numbers: 15-025000; 15-025600; 15-024780

Deed Reference No. Volume 871, Page 570 of the Geauga County, Ohio Records.

Said Premises Located at: 12555 GAR HIGHWAY, HAMB DEN TOWNSHIP, OH.

Said Premises appraised at (\$450,000.00) and cannot be sold for less than two-thirds of that amount (\$300,000.00). 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. McCLELLAN, Sheriff Geauga County, Ohio

Elia O. Woyt, attorney
Apr8-15-22, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000821

The State of Ohio, County of Geauga, ss:
THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, Plaintiff vs. SHAWN D. POWERS, AKA SHAWN D. POWERS, I, 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 6th day of May, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Troy to-wit:

Situated in the Township of Troy, County of Geauga and State of Ohio and known as part of Section No. 17 in said Township, bounded and described as follows:

Beginning at a point on the west line of said Section No. 17 in the center of the north and south road 32.54 feet south of the northeast corner of said Section No. 17 said point being the southwest corner of a 20 foot strip of land conveyed for roadway purposes by Allen D. Cook and Ada H. Cook to the City of Akron by deed dated February 27, 1925 and recorded in Vol. 169, Page 418, Geauga County Records, said point witnesses by an iron pipe on the east line of the highway; thence S. 84 deg. 08' 40" E. along the south line of said 20 foot strip of land 1322.21 feet to an iron pipe in the west line of 123 3/4 acres of land conveyed by said Allen D. Cook and Ada H. Cook to the City of Akron by the aforesaid deed; thence S. 5 deg. 30' 20" W. along the west line of said land conveyed to the City of Akron as aforesaid 309.54 feet to an iron pipe; thence N. 84 deg. 59' 10" W. 1321.12 feet to the section line in the center of the highway and passing over an iron pipe on the east line of said highway; thence N. 5 deg. 22' 05" E. on the section line in the center of the highway 329.00 feet to the place of beginning and containing 9.687 acres of land as surveyed October 15, 1947 by H.W. Scott, Registered Surveyor No. 3413.

Premises commonly known as: 18059 Rapids Road, Hiram, Ohio 44234

Permanent Parcel No. 32-041940

Said Premises Located at: 18059 RAPIDS ROAD, TROY 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. McCLELLAN, Sheriff Geauga County, Ohio

Eric T. Deighton, attorney
Apr8-15-22, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-001079

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF15 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-FF15, Plaintiff vs. RONALD MODRZYNSKI, 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 6th day of May, 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 Munson Township Section 2 in the East Division of said Original Township and known as Sublot No. 6 in the Woods of Burlington Phase I Subdivision as recorded in Volume 20, Page 14 of Geauga County Record of Plats, and rerecorded in Volume 20, Page 113 of Geauga County Records, be the same more or less, but subject to all legal highways.

Parcel Number(s): 10-164898

Deed Reference Number: dated August 9, 2006, filed August 10, 2006, recorded in Official Records Volume 1801, Page 2360, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 112 PINE HOLLOW CIRCLE, CITY OF CHARDON, 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. McCLELLAN, Sheriff Geauga County, Ohio

Edward M. Kochalski, attorney
Apr8-15-22, 2010

THIRD RUN

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 07-F-000221

The State of Ohio, County of Geauga, ss:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-CB5, Plaintiff vs. KIMBERLY MOORE, AKA KIMBERLY D. MOORE, ET AL., Defendant

In pursuance of a Pluries 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 22nd day of April, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chester to-wit:

Situated in the Township of Chester, County of Geauga and State of Ohio; and known as part of Lot No. 12 in Tract No. 2 in said Township, bounded and described as follows: Beginning in the center of Chillicothe Road, so called, at a point 9 rods North, running Easterly and Westerly through said Lot No. 12, said point of beginning being also the Northwesterly corner of 126 rods of land conveyed to J.E. Stephenson to Ira Lyman by deed dated March 4, 1865 then re-recorded in Volume 64, at Page 523 of Records of Deeds of Geauga County; thence Easterly along the northerly line of said land so conveyed to Ira Lyman, 14 rods to the Westerly line of 4 acres of land conveyed by Harvey Keeny to David Beall by deed dated April 22, 1870 and recorded in Volume 70 at Page 556 of Records of Deeds of Geauga County; thence Northerly along the Westerly line of land so conveyed to David Beall, 4 1/2 rods to the Southerly line of 28 acres of land conveyed by Adrelia Torry to Duane Gilmore by Deed dated December 14, 1874, and recorded in Volume 76 at Page 128 of Records of Deeds of Geauga County; thence Westerly along the Southerly line of land so conveyed to Duane Gilmore to the center of the aforesaid Chillicothe Road; thence Southerly along the center of said road, 4 1/2 rods to the place of beginning, containing one half acre of land, be the same more or less, but subject to all legal highways.

Property Address: 12313 Chillicothe Rd., Chesterland, Ohio 44026.

Parcel No.: 11-308500

Said Premises Located at: 12313 CHILICOTHE ROAD, CHESTER TOWNSHIP, OH.

Said Premises appraised at (\$90,000.00) and cannot be sold for less than two-thirds of that amount (\$60,000.00). 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. McCLELLAN, Sheriff Geauga County, Ohio

Kim M. Hammond, attorney
Mar25 Apr1-8, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000510

The State of Ohio, County of Geauga, ss:
BENEFICIAL OHIO, INC., DBA BENEFICIAL MORTGAGE CO. OF OHIO, Plaintiff vs. TODD A. HADBAVNY, 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 22nd day of April, 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 Sublot Number 6 in Whitetail Run Subdivision Number 1 being part of Original Lots Numbers 10 and 11, Tract Number 3 of the Seventh Township in the North Range of the Connecticut Western Reserve, now in said Village, as shown by the recorded plat in Volume 16 of Maps, Pages 114 and 115 of Geauga County Records, be the same more or less, but subject to all legal highways.

Prior Deed Reference: Book: 1250, Page: 1089
Property: 310 Whitetail Dr., Chagrin Falls, Ohio 44022

Parcel No.: 29-107799

Said Premises Located at: 310 WHITETAIL DRIVE, VILLAGE OF SOUTH RUSSELL, 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. McCLELLAN, Sheriff Geauga County, Ohio

Stephen D. Miles, attorney
Mar25 Apr1-8, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000555

The State of Ohio, County of Geauga, ss:
DEUTCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE, Plaintiff vs. MARY 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 22nd day of April, 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 former Sublot 9 in the Valleybrook Estates Subdivision as recorded in Volume 31, Page 36 of Geauga County Records and also known as being part of Original Lot Numbers 9 & 10, Section 6, Tract One, and bounded and described as follows:

Beginning on the centerline of Valley Road (60 feet wide) at a Northwest corner of land described in deed to E.P. and S.L. Colavecchio and recorded in Volume 1235, Page 28 of Geauga County Records; Thence North 5° 20'

30" East, along the centerline of said Valley Road a distance of 351.48 feet; Thence South 84° 39' 30" East a distance of 30.00 feet to the East line of said Valley Road, a 5/8" iron pin found; Thence along the South line of Regal Place (60 feet wide), along a curve deflecting to the right, having an arc of 63.17 feet, a central angle of 90° 29' 06", a radius of 40.00 feet and a chord of 56.81 feet which bears North 50° 35' 03" East to a 5/8" iron pin found; Thence along the South line of said Regal Place, along a curve deflecting to the right, having an arc of 385.89 feet, a central angle of 16° 08' 09", a radius of 1370.00 feet and a chord of 384.61 feet which bears South 76° 06' 15" East to a 5/8" iron pin set; Thence South 21° 57' 54" West a distance of 188.48 feet to a 5/8" iron pin set; Thence North 72° 14' 27" West a distance of 48.03 feet to a Westerly line of said former Sublot 9, a 5/8" iron pin set; Thence South 17° 45' 33" West along a Westerly line of said former Sublot 9, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 164.44 feet to a corner in the lake; Thence along the following courses, each to a corner in the lake; South 59° 36' 38" West a distance of 41.75 feet; North 69° 01' 14" West a distance of 172.88 feet to a Northerly line of said Colavecchio land; North 9° 27' 47" West along a Northerly line of said Colavecchio land, a distance of 5.79 feet; Thence North 79° 20' 16" West along the centerline of a creek, which is also along a Northerly line of said Colavecchio land a distance of 37.62 feet; Thence South 70° 33' 40" West, continuing along the centerline of said creek, which is also along a Northerly line of said Colavecchio land, a distance of 82.79 feet to the principal place of beginning and containing 3.2428 Acres (3.0055 Net Acres) of land according to the survey of October 2003 by Braun-Prenosil Associates, Inc., Gregory J. Chatham Professional Surveyor No. 7882, 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. All pins set are 30" long by 5/8" diameter rebar caps "Braun-Prenosil Assoc."

Parcel No. 01-118397

Prior Deed Reference: Volume 1810, Page 125

Said Premises Located at: 12315 REGAL PLACE, AUBURN TOWNSHIP, OH.

Said Premises appraised at (\$600,000.00) and cannot be sold for less than two-thirds of that amount (\$400,000.00). 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. McCLELLAN, Sheriff Geauga County, Ohio

Thomas L. Henderson, attorney
Mar25 Apr1-8, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000781

The State of Ohio, County of Geauga, ss:
PARK VIEW FEDERAL SAVINGS BANK, Plaintiff vs. FRANCES CAHILL, AKA FRANCES C. CAHILL, 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 22nd day of April, 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:

Parcel No. 1:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Lot No. 38, Tract No. 1 and bounded as follows:

Beginning at the northeast corner of land formerly owned by H.A. Bliss and runs south along the west line of said H.A. Bliss' land to the center of the state road leading from Chagrin Falls, to Auburn, 13.42 chains; Thence North 61° West along the center of the state road 2.50 chains; Thence North 6° 45' East 12.27 chains to the south line of land now or formerly owned by the Chagrin Falls and Eastern Electric Railroad Co.; Thence east along its south line of the aforesaid railroad company's land 75 links to the place of beginning, as surveyed by W.F. Haskins, be the same more or less, but subject to all legal highways.

Parcel No. 2:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, part of Lot No. 38 in Tract No. 1 in Bainbridge Township, bounded:

Beginning at a point in the township line between the Townships of Bainbridge and Russell at a point where the west line of land now or formerly owned by Thomas Leach and Frederick G. Leach intersects the same; Thence south on said west line 30 feet; Thence east parallel with the said township line and 30 feet therefrom to the east line of said Leach's land in said township; Thence North 30 feet along said Leach's east line to said township line; Thence west along said township line to the place of beginning, be the same more or less, but subject to all legal highways.

Parcel No. 3:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being parts of Lot Nos. 28 and 38, in Tract No. 1 in said township, bounded-commencing at the northeast corner of said Lot No. 28; Thence west along the north line of said Lot Nos. 28 and 38, which is also the north line of said township to land in said Lot No. 38 now or formerly owned by the Heirs of Isaac Leach, deceased; Thence south along the east line of land now or formerly owned by the Heirs of Isaac Leach, deceased, 25 feet; Thence east parallel with the north line of said Lot Nos. 28 and 38 and the north line of said township and 25 feet distant therefrom to the east line of Lot No. 28, to the north line of said Lot No. 28 and the north line of said township to the place of beginning, being a strip of land 25 feet wide and about 3307 feet long and is the same land conveyed to the Chagrin Falls and Eastern Electric Railroad Company by Henry A. Bliss and Julie Bliss, his wife, by deed dated May 21, 1900, and recorded in Volume 111, Page 612 of Geauga County Records of Deeds, be the same more or less, but subject to all legal highways.

Excepting therefrom: 0.50 acres conveyed to Eugene C. Muggleton by deed recorded under Recorder's File No. 227441 of Geauga County Records, described as follows: Situated in the Township of Bainbridge, County of Geauga and State of Ohio and known as being a 25 foot wide strip of land in part of Lot Nos. 28 and 37, Tract 1 in said township and being part of land conveyed to the Chagrin Falls and Eastern Electric Railway Company by deed dated May 21, 1900 and recorded in Volume 111, Page 612, Geauga County Records and further bounded and described as follows: Beginning at a point in the centerline of East Washington Street (60 feet wide) at the southwesterly corner of 17.23 acres of land conveyed to Eugene C. Muggleton et al. by deed dated March 13, 1972 and recorded

in Volume 538, Page 462 of Geauga County Records; Thence northerly following the westerly line of Muggleton's land a distance of 930.93 feet to a point in his northwesterly corner and the principal place of beginning of this description; Thence continuing northerly following a prolongation of Muggleton's westerly line a distance of about 25 feet, more or less, to a point in the southerly line of 20 acres of land conveyed to Detric W. Morrison by deed dated November 26, 1955, and recorded in Volume 295, Page 115 of Geauga County Records, said point also being on the line between Bainbridge Township and South Russell Village; thence easterly following the township-village line which is also the southerly property line of Morrison and the southerly line of parcel 1 of land conveyed to Roselind M. Holtz and Thomas J. Cahill by deed dated August 7, 1970, and recorded in Volume 516, Page 274, Geauga County Records, to a point in the westerly line of land conveyed to the Cleveland Electric Illuminating Company by deed dated May 8, 1968 and recorded in Volume 492, Page 979 Geauga County Records; Thence southwesterly following the westerly line of the Illuminating Company land a distance of about 25 feet more or less to a point in the northeasterly corner of Muggleton's land, as aforementioned; Thence westerly following the northerly line of Muggleton's land, a distance of 912.77 feet to the principal place of beginning, be the same more or less, but subject to all legal highways.

Parcel No. 4:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot 38, Tract 1 and bounded as follows:

Beginning in the center line of East Washington Street USR 422, (60 feet wide), at the southeasterly corner of land conveyed to R. Holtz and T. Cahill by deed recorded in Volume 516, Page 274 of Geauga County Deed Records; Thence North 1° 29' 13" West, along the easterly line of land so conveyed to R. Holtz and T. Cahill, a distance of 887.45 feet to a southerly line of land so conveyed; Thence North 87° 38' 07" East, along a southerly line of land so conveyed to R. Holtz and T. Cahill, a distance of 180.00 feet; Thence South 5° 59' 40" West a distance of 930.93 feet to the center line of East Washington Street; Thence North 62° 19' 13" West along the center line of East Washington Street, a distance of 67.30 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Parcel No. 5:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being part of Original Bainbridge Township Lot 38, Tract 1 and bounded and described as follows:

Beginning in the center line of East Washington Street, USR 422, (60 feet wide), which bears South 62° 19' 13" East 67.30 feet, measured along said center line, from the southeasterly corner of land conveyed to R. Holtz and T. Cahill by deed recorded in Volume 516, Page 274 of Geauga County Deed Records; Thence North 5° 59' 40" East, a distance of 930.93 feet; Thence South 1° 50' 21" West a distance of 961.15 feet to the center line of East Washington Street; Thence North 62° 19' 13" West along the center line of East Washington Street, a distance of 74.95 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Excepting from Parcel 2 above, Parcel 2 conveyed to D. & D. Kendall by deed recorded in Volume 546, Page 145 Geauga County Records.

Parcel Number: 03-006400, 03-006500, 03-002200, 03-002300

Said Premises Located at: 7822 EAST WASHINGTON STREET, 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**

Kriss D. Felty, attorney

Mar25 Apr1-8, 2010

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 08-F-000865

The State of Ohio, County of Geauga, ss:
LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-H1, Plaintiff vs. JACK R. SCOTT, 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 22nd day of April, 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 a part of Section One, East Division and known as being Sublot No. 10 of Brookwood Subdivision as recorded in Volume 21, Page 60 of Geauga County Records of Plats, be the same more or less but subject to all legal highways.

Property Address: 11835 Tall Pines Drive Chardon, OH 44024

Parcel No: 21-176577

Prior Deed Reference: O.R. Vol. 1830, Pg. 1397

Said Premises Located at: 11835 TALL PINES DRIVE, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$360,000.00) and cannot be sold for less than two-thirds of that amount (\$240,000.00). 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**

Maria Divita, attorney

Mar25 Apr1-8, 2010

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 08-F-000953

The State of Ohio, County of Geauga, ss:
DLJ MORTGAGE CAPITAL, INC., Plaintiff vs. JOHN J. ROWE, 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 22nd day of April, 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. C-90 in Section No. 1 of Pilgrim Village Inc. Subdivision of part of Original Township Lot No. 68, as shown by the recorded plat in Volume 8, Page 68 of Geauga County Records, and being 150 feet front on the Southerly side of Apple Hill Road, and extending back of equal width 300 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Property Address: 8591 Apple Hill Road, Chagrin Falls, OH 44023

Parcel Number(s): 02-217700

Deed Reference Number: dated November 13, 2005, filed June 6, 2006, recorded in Official Records Volume 1796, Page 128, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 8591 APPLE HILL ROAD, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$200,000.00) and cannot be sold for less than two-thirds of that amount (\$133,333.00). 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**

Kevin L. Williams, attorney

Mar25 Apr1-8, 2010

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 08-F-001057

The State of Ohio, County of Geauga, ss:
NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK, Plaintiff vs. DELORES PAULUS, 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 22nd day of April, 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. 45 in Kenston Lake Estates Subdivision, as shown by the recorded plat in Volume 7, Page 76 of Geauga County and being 150.11 feet front on the center line of Kingswood Drive, and extending back 447.12 feet on the Northeasterly line, 443.84 feet on the Southwesterly line, and having a rear line of 150.00 feet, as appears by said plat, be the same more or less, but subject to all legal highways. Parcel No. 02-274300

More commonly known as: 17869 Kingswood Drive, Chagrin Falls, Oh 44023

Said Premises Located at: 17869 KINGSWOOD DRIVE, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$220,000.00) and cannot be sold for less than two-thirds of that amount (\$146,667.00). 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**

Erin M. Laurito, attorney

Mar25 Apr1-8, 2010

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 08-F-001064

The State of Ohio, County of Geauga, ss:
JPMORGAN CHASE BANK, N.A., Plaintiff vs. EDWARD CARPENTER, AKA EDWARD L. CARPENTER, 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 22nd day of April, 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. 20 in Weatherlane Subdivision of part of Original Bainbridge Township Lots Nos. 16, 17, and 18, Tract No. 2, as shown by the recorded plat in Volume 20 of Maps, Page 33 of Geauga County Records, and containing 5.573 acres of land as appears by said plat.

Property Address: 17980 Windy Lakes Circle, Chagrin Falls, OH 44023.

Parcel No.: 02-419888

Prior Deed Reference: Volume 1813 Page 1

Said Premises Located at: 17980 WINDY LAKES CIRCLE, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$825,000.00) and cannot be sold for less than two-thirds of that amount (\$550,000.00). 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**

Susana E. Lykins, attorney

Mar25 Apr1-8, 2010

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 08-F-001246

The State of Ohio, County of Geauga, ss:

U.S. BANK, N.A., AS TRUSTEE ON BEHALF OF ADJUSTABLE RATE MORTGAGE TRUST 2005-11 ADJUSTABLE RATE MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-11, Plaintiff vs. LINDSAY KORBONITS, ET AL., Defendant

In pursuance of an Second Pluries 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 22nd day of April, 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 a part of Original Lot 1, Section

No. 15, Tract No. 1, within said township and described as follows: Beginning at a point in the center line of Watt Road, so called and a distance of 380.00 feet Southerly (along the said Watt Road center line) from its intersection with the center line of Dines Corner Road, so called; thence South 85 deg. 36' East, and thru an iron pipe 25.00 feet therefrom, a total distance of 343.95 feet to an iron pipe; thence South 4 deg. West, a distance of 253.35 feet to an iron pipe; thence North 85 deg. 36' West, a distance of 343.95 feet to the said Watt Road center line, and thru an iron pipe 25.0 feet therefrom; thence North 4 deg. East, along the said road center line, a distance of 253.35 feet to the place of beginning; and containing two (2) acres, according to the survey of F.R. Zethmayr, May, 1941, being a parcel of land from near North Westerly corner of lands (Parcel No. 4) conveyed Dec. 13, 1933 to Elizabeth B. Boswell et al by deed recorded at Vol. 192, Page 182 of Geauga County Records of Deeds.

Parcel No.: 26-002800

Said Premises Located at: 14335 WATT ROAD, RUSSELL TOWNSHIP, OH.

Said Premises appraised at (\$155,000.00) and cannot be sold for less than two-thirds of that amount (\$103,334.00). 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**

Jeffrey R. Jinkens, attorney

Mar25 Apr1-8, 2010

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 08-F-001259

The State of Ohio, County of Geauga, ss:
WACHOVIA MORTGAGE, FSB, FKA WORLD SAVINGS BANK, Plaintiff vs. PAUL K. LEWIS, 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 22nd day of April, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chester to-wit:

Situated in the Township of Chester, County of Geauga, and State of Ohio: And known as part of Lot Number Twenty-one (21) Tract Number One (1) in said Township, and bounded and described as follows:

Beginning at a point on the Westerly line of the said Township and County and in the center line of the County Line or Belt Road, so-called. Said point being South 4° 22' 30" West along the said Township and road centerline 978.55 feet from the Northwesterly corner of the said Lot and the intersection with the centerline of Mulberry Road, so-called; thence South 85° 09' 20" East and through an iron pin 25.0 feet therefrom, a distance of 706.82 to an iron pin on the Westerly line of lands in the said lot conveyed to Ida Mae Sickman et al, November 18, 1927, to Norman W. Siefert as recorded in Volume 180, Page 510, now owned by K. Kotsos as recorded in Volume 531, Page 867 of Geauga County Records of Deeds; thence South 4° 21' 40" West along the Westerly line of the said Siefert lands a distance of 263.65 feet to an iron pin; thence North 85° 09' 20" West a distance of 706.88 feet to the Westerly line of the said Township and center line of the said County Line Road and through an iron pin 25.0 feet therefrom; thence North 4° 22' 30" East along the center line of the said road a distance of 263.65 feet to the place of beginning, and containing 4.278 acres of land, more or less, according to survey of Joseph J. Protiva, September, 1945, be the same more or less, but subject to all legal highways.

Parcel No.: 11-277850

Said Premises Located at: 11673 COUNTY LINE ROAD, CHESTER TOWNSHIP, OH.

Said Premises appraised at (\$300,000.00) and cannot be sold for less than two-thirds of that amount (\$200,000.00). 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**

James P. Lucas, attorney

Mar25 Apr1-8, 2010

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 08-F-001425

The State of Ohio, County of Geauga, ss:
U.S. BANK, N.A., SUCCESSOR BY MERGER TO THE LEADER MORTGAGE COMPANY, LLC, SUCCESSOR BY MERGER TO THE LEADER MORTGAGE COMPANY, Plaintiff vs. FREDERICK W. DEMING, AKA FREDERICK W. DEMING, 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 22nd day of April, 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 County of Geauga, in the State of Ohio and in the Township of Munson, and known as being Sublot No. 2 in Sophie Klatka Subdivision of part of Original Munson Township Lot No. 34, Tract No. 3 and Lot No. 6 Tract No. 2 as shown by the recorded plat in Volume 7, Page 56 of Geauga County Records, and being 230 feet front on the centerline of Mayfield Road and extending back of equal width 378.7 feet as appears by said plat, be the same more or less, but subject to all legal highways.

Property Address: 11031 Mayfield Road, Chardon, OH 44024

Parcel No.: 21-103400

Prior Deed Reference: O.R. Vol. 1810, Pg. 3413

Said Premises Located at: 11031 MAYFIELD ROAD, MUNSON 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**

S. Scott Martin, attorney

Mar25 Apr1-8, 2010

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 09-F-000028

The State of Ohio, County of Geauga, ss:

CHASE HOME FINANCE, LLC, Plaintiff vs. JOAN M. BARKER, 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 22nd day of April, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chester to-wit:

Situated in the County of Geauga, in the State of Ohio and in the Township of Chester, and known as being part of Original Chester Township Lot 15 in Tract 3 and known as being Sublot No. 15 in the Chester Estates Subdivision No. 2 as shown by the recorded plat in Volume 7, Page 93 and 94 of Geauga County Records of Plats, and being 115.88 feet front on the Westerly curved side of Dorothy Road, and extending back 301.02 feet on the Northerly line, 310.55 feet on the Southerly line, and having a rear line of 178.00 feet as appears by said plat, be the same more or less, but subject to all legal highways.

Being the same property conveyed to James W. Barker and Joann M. Barker, for their joint lives, remainder to the survivor of them by deed from Lloyd J. Dunlap and Loretta B. Dunlap, husband and wife, recorded on 12/05/1986 in Deed Book 774 Page 31.

Property Address: 13078 Dorothy Drive, Chesterland, OH 44026

Parcel No.: 11-085400

Prior Deed Reference: OR Volume 1720, Page 12

Said Premises Located at: 13078 DOROTHY DRIVE, CHESTER 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**

Stacy L. Hart, attorney

Mar25 Apr1-8, 2010

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 09-F-000042

The State of Ohio, County of Geauga, ss:

WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., Plaintiff vs. KEVIN J. GILMOUR, 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 22nd day of April, 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 Chardon, County of Geauga and State of Ohio:

Parcel No. 1: And known as being Sublot No. 235 in 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 plat recorded in Volume 1, Pages 50 and 51. Geauga County

Deed dated January 18, 1930 and recorded in Volume 187, Page 5 of Geauga County Records, Thence South 69 deg. 40 min. East along said center line 700 feet to a point which is the principal place of beginning; Thence South 0 deg. 53 min. 30 sec. West; Thence (across and iron pin in the Southerly line of Bell Road) 436 feet to an iron pin; Thence South 89 deg. 24 min. 30 sec. East 100 feet to an iron pin; Thence North 0 deg. 53 min. 30 sec. East across an iron pin in the Southerly line of Bell Road. 438 feet to the center line of Bell Road; Thence North 89 deg. 24 min. 30 sec. West along the said center line 100 feet to the principal place of beginning containing 1.008 acres of land according to the survey of July 9, 1953, by H.W. Scott, registered Surveyor No. 3415 and further designated as Parcel No. 11 on the Plat of said survey, be the same more or less, but subject to all legal highways.

Property Address: 904 Bell Road, Chagrin Falls, Oh 44022
Parcel No.: 29-066400
Prior Instrument Reference: OR 1745, Page 1686

Said Premises Located at: 904 BELL ROAD, VILLAGE OF SOUTH RUSSELL, OH.

Said Premises appraised at (\$158,000.00) and cannot be sold for less than two-thirds of that amount (\$105,334.00). 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

Craig A. Thomas, attorney
Mar25 Apr1-8, 2010

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

Case No. 09-F-000322

The State of Ohio, County of Geauga, ss:
COUNTRYWIDE HOME LOANS SERVICE, L.P., Plaintiff vs. GRETCHEN CALABRESE, 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 22nd day of April, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chester to-wit:

Situated in the Township of Chester, County of Geauga and State of Ohio; and known as being part of Lot No. 3 in Tract No. 1 within said Township and described as follows:

Beginning in the centerline of Caves Road at the Northeastly corner of Robert E. and Ruth E. Baldrey by deed recorded in Volume 550, Page 733 of the Geauga County Records of Deeds: Thence North 02 deg. 12' 55" East on the centerline 150.03 feet; Thence North 88 deg. 46' 50" West 480.00 feet to a point; Thence South 02 deg. 12' 55" West 150.03 feet to a point in Baldrey's Northerly line; Thence South 88 deg. 46' 50" East 480.00 feet to the place of beginning, supposed to contain about 1.65 acres, be the same more or less, but subject to all legal highways.

Property Address: 11164 Caves Road, Chesterland, OH 44026
Parcel No.: 11-136810

Prior Deed Reference: Book 1804 Page 2327
Said Premises Located at: 11164 CAVES ROAD, CHESTER 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

Patricia K. Block, attorney
Mar25 Apr1-8, 2010

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

Case No. 09-F-000443

The State of Ohio, County of Geauga, ss:
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff vs. MICHAEL S. UNDERWOOD, 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 22nd day of April, 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 being described in deed dated 8/28/1991 and recorded 9/18/1991 in Book 882 Page 982 among the land records of the County and State set forth above, and referenced as follows: Known as subplot no. 7 of the Peppermill Chase Subdivision No. 1 as recorded in Volume 19, Page 81, Re-Recorded in Volume 19, Page 98, of the Geauga County Records.

Parcel No.: 02-419813
Deed Reference Number: dated August 28, 1991, filed September 18, 1991, recorded in Official Records Volume 882, Page 982, Recorder's Office, Geauga County, Ohio.

Said Premises Located at: 8620 PEPPER-MILL RUN, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$360,000.00) and cannot be sold for less than two-thirds of that amount (\$240,000.00). 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

Melissa N. Meinhart, attorney
Mar25 Apr1-8, 2010

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

Case No. 09-F-000451

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, N.A. AS TRUSTEE, Plaintiff vs. LOUISE K. HABERNY, FKA LOUISE K. VOLCENSEK, 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 22nd day of April, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chester to-wit:

Situated in the Township of Chester, County of Geauga and State of Ohio; and known as

being a part of Original Chester Township Lot No. 16, Tract No. 3 and is further bounded and described as follows:

Beginning at the intersection of the center lines of Cedar Road (60 feet in width) and Chillicothe Road (60 feet in width);

1. thence north 0 deg. 18' 00" east 100.93 feet along the said center line of Chillicothe Road to an angle therein;

2. thence north 3 deg. 20' 00" east 700.26 feet along the said center line of Chillicothe Road to the center line of a 60 foot right of way known as Prescott Road;

3. thence east 888.76 feet along the said center line of the right of way to the principal place of beginning;

4. thence continuing along the center line of the right of way east 100.00 feet;

5. thence south 400.00 feet;

6. thence west 100.00 feet;

7. thence north 400.00 feet to the said center line of the right of way and the principal place of beginning.

Parcel No.: 11-024000
Said Premises Located at: 8587 PRESCOTT DRIVE, CHESTER 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

F. Peter Costello, attorney
Mar25 Apr1-8, 2010

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

Case No. 09-F-000495

The State of Ohio, County of Geauga, ss:
THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, Plaintiff vs. FRANK J. PLA, INC., DBA DOMAIN BUILDERS, 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 22nd day of April, 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: Sublot No. #139 in the Laurel Springs Subdivision No. 4B recorded in Plat Book Vol. 25, Pages 122-125 of the Geauga County Records of Plats, be the same more or less, but subject to all legal highways.

Parcel Number: 02-420424
Said Premises Located at: S/L 139 DARBYS RUN, BAINBRIDGE 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

Kirk W. Roessler, attorney
Mar25 Apr1-8, 2010

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

Case No. 09-F-000714

The State of Ohio, County of Geauga, ss:
US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BAF 2007-1, Plaintiff vs. ALYCE MARIE EGGLESTON, 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 22nd day of April, 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 Numbers 168, 169, 170, 189, 190, 191, 192, and 193 in Restful Lake Subdivision, as shown by the recorded plat in Volume 1, Page 56, of Geauga County Records, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No.: 23-077000, 23-077100, 23-077200, 23-077300, 23-077400, 23-077500, 23-077600, 23-077700
Prior Deed Reference: O.R. Volume 1806, Page 2826

Said Premises Located at: 14872 LONGVIEW DRIVE, NEWBURY 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

Matthew I. McKelvey, attorney
Mar25 Apr1-8, 2010

LEGAL NOTICES

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

09-F-001316 - Consumer Solutions, Inc., Plaintiff, vs. Darwin E. English, et al., Defendants

Darwin E. English, whose last known address is 10460 Meadowhurst Lane, Chardon, OH 44024, and the unknown heirs, devisees, legatees, executors, administrators, spouses and assigns and the unknown guardians of minor and/or incompetent heirs of Darwin E. English, all of whose residences are unknown and cannot by reasonable diligence be ascertained, will take notice that on the 5th day of November, 2009, Consumer Solutions, Inc. filed its Complaint in the Common Pleas Court of Geauga County, 100 Short Court, Chardon, Ohio 44024 in Case No. 09-F-001316, 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: 10460 Meadowhurst Lane, Chardon, OH 44024, and being more particularly described in plaintiff's mortgage recorded in Mortgage Book 1790, page 1326, 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.

CONSUMER SOLUTIONS, INC.

By Lerner, Sampson & Rothfuss, Attorneys for Plaintiff, P.O. Box 5480, Cincinnati, Ohio 45201-5480. (513) 241-3100.
Mar25 Apr1-8, 2010

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

10-F-000262 - Wells Fargo Bank, N.A. as Trustee for Wamu Mortgage Pass-Through Certificates Series 2005-PR1 Trust, Plaintiff, vs. Russell W. Brink, et al., Defendants.

Russell W. Brink, whose last known address is 14660 Aspen Hills Lane, Burton, OH 44021, and the unknown heirs, devisees, legatees, executors, administrators, spouses and assigns and the unknown guardians of minor and/or incompetent heirs of Russell W. Brink, all of whose residences are unknown and cannot by reasonable diligence be ascertained, will take notice that on the 9th day of March, 2010, Wells Fargo Bank, N.A. as Trustee for Wamu Mortgage Pass-Through Certificates Series 2005-PR1 Trust filed its Complaint in the Common Pleas Court of Geauga County, 100 Short Court, Chardon, Ohio, 44024 in Case No. 10-F-000262, 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: 14660 Aspen Hills Lane, Burton, OH 44021, and being more particularly described in plaintiff's mortgage recorded in Mortgage Book 1750, page 2877, 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.

WELLS FARGO BANK N.A. AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-PR1 TRUST

By Lerner, Sampson & Rothfuss, Attorneys for Plaintiff, P.O. Box 5480, Cincinnati, Ohio 45201-5480. (513) 241-3100.
Mar25 Apr1-8, 2010

LEGAL NOTICE LOST & FOUND

All lost items found within Geauga Park District during the 2009 season are available to be viewed and claimed 8:00 A.M. - 4:30 P.M. Monday through Friday at the Donald W. Meyer Center in Big Creek Park, 9160 Robinson Road, Chardon, Ohio 44024 until April 30, 2010.

Robert Urban, Chief Geauga Park District Ranger Department 440-286-9516

Apr1-8-15, 2010

LEGAL NOTICE Notice of Receipt of Plans and Public Hearing Auburn Road Project, CH 4, Sections N & O

Notice is hereby given that the Geauga County Board of Commissioners has adopted a resolution providing for the asphalt resurfacing of Auburn Road from Mayfield Road (US 322) to Wilson Mills Road 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 April 20, 2010 at 10:15 a.m. in the Commissioners' Chambers to hear objections from any interested persons.

By Order of the Geauga County Board of Commissioners
Claudine Kozenko, Clerk
Apr8-15, 2010

Notice of Receipt of Plans and Public Hearing Auburn Road Project, CH 4, Sections F-H and Bell Street, CH 10, Section E

Notice is hereby given that the Geauga County Board of Commissioners has adopted a resolution providing for the asphalt resurfacing of Auburn Road from Franks Road to Kinsman Road (SR 87) and Bell Street from Munn Road to Auburn Road in Auburn and Newbury 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 April 20, 2010 at 10:20 a.m. in the Commissioners' Chambers to hear objections from any interested persons.

By Order of the Geauga County Board of Commissioners
Claudine Kozenko, Clerk
Apr8-15, 2010

LEGAL NOTICE Notice of Receipt of Plans and Public Hearing Georgia Road Project, CH 40, Sections A & B

Notice is hereby given that the Geauga County Board of Commissioners has adopted a resolution providing for the asphalt resurfacing of Georgia Road from Tavern Road (SR 168) to Chipmunk Lane in Burton 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 Com-

missioners located at 470 Center Street, Building 4, Chardon, Ohio. A public hearing for the proposed project will be held on April 20, 2010 at 10:25 a.m. in the Commissioners' Chambers to hear objections from any interested persons.

By Order of the Geauga County Board of Commissioners
Claudine Kozenko, Clerk
Apr8-15, 2010

LEGAL NOTICE NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Village of Middlefield Zoning Board of Appeals: Monday, April 19, 2010, 7:00 p.m., Middlefield Municipal Center, 14860 North State Street, Middlefield, Ohio:

To hear an appeal filed by GIANT EAGLE, 15400 WEST HIGH ST., REQUESTING A VARIANCE FROM CODIFIED ORDINANCE SECTION 1165.05 TO ERRECT A POLE SIGN HAVING A SIGN AREA OF NINETY (90) SQUARE FEET, A HEIGHT OF TWENTY AND ONE HALF (20.5) FEET AND A SETBACK OF ZERO (0) FEET WHEN A GROUND SIGN HAVING A MAXIMUM AREA OF THIRTY-TWO (32) SQUARE FEET, A MAXIMUM HEIGHT OF EIGHT (8) FEET, AND A MINIMUM SETBACK OF FIFTEEN (15) FEET IS REQUIRED.

All interested persons are encouraged to make public comment concerning this variance request at the hearing provided.

To hear an appeal filed by RICHARD HARRINGTON, 15050 LAKE AVE., MIDDLEFIELD, REQUESTING A VARIANCE FROM CODIFIED ORDINANCE SECTION 1155.01 OF THE VILLAGE'S DIMENSION AND AREA REQUIREMENTS TO CONSTRUCT A GARAGE ADDITION WITH A THIRTY-THREE (33) FEET FRONT YARD SETBACK WHEN A MINIMUM OF FORTY (40) FEET FRONT YARD SETBACK IS REQUIRED.

All interested persons are encouraged to make public comment concerning this variance request at the hearing provided.

Daniel A. Weir, Village Administrator
Village of Middlefield

Apr8, 2010

LEGAL NOTICE NOTICE OF PUBLIC HEARING

Notice is hereby given that the Auburn Township Board of Trustees will conduct a Public Hearing on a proposed Amendment known as ZC2010-01 to the Auburn Township Zoning Resolution, at 7:15 p.m. on Monday, April 19, 2010 at the Auburn Township Community Center, ADAM HALL, 11455 Washington Street, Auburn Township, OH 44023.

The proposed amendment is available for review at the Administration building located at 11010 East Washington Street, Monday through Friday from 7:30 a.m. to 4:00 p.m.

Susan Plavean, Fiscal Officer

Apr8, 2010

LEGAL NOTICE

The regularly scheduled meeting of the Geauga County Airport Authority Board for April has been changed to Wednesday, April 14, 2010 at 6:00 p.m. and will be held at Geauga County Airport, 15421 Old State Road, Middlefield, OH 44062.

Patty Fulop, Secretary/Treasurer/Manager
Gauga County Airport Authority
Apr8, 2010

BID NOTICES

LEGAL NOTICE Gauga County

Notice is hereby given that sealed bids will be received by the Board of Commissioners of Geauga County, c/o Claudine Kozenko, Clerk, 470 Center Street, Bldg. 4, Chardon, OH 44024 until 1:45 p.m. official local time on Wednesday, May 12, 2010. Bid will be publicly opened and read aloud the same day at 2:00 p.m. for **The Application of Polyester Pavement Markings to Various Roads in Geauga County, Year 2010.** The estimated construction cost 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 copy of this legal notice is posted on the county's internet site on the world wide web. Go to <http://www.co.geauga.oh.us/bids.aspx> and click on the project name to view this legal.

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

All contractors and subcontractors involved with the project will, to the extent practicable, use Ohio products, materials, services, and labor in the implementation of their project. Bidders must comply with the prevailing wage rates on Public Improvements as determined by the Ohio Department of Industrial Relations.

DOMESTIC STEEL USE REQUIREMENTS AS SPECIFIED IN SECTION 153.011 OF THE OHIO REVISED CODE APPLIES TO THIS PROJECT. COPIES OF SECTION 153.011 OF THE REVISED CODE CAN BE OBTAINED FROM ANY OF THE OFFICES OF THE OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES.

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

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

BY THE ORDER OF THE GEOGA COUNTY BOARD OF COMMISSIONERS
Claudine Kozenko, Clerk
Apr8-15-22, 2010