

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. 06-F-000949

The State of Ohio, County of Geauga, ss:
**IGOMAR LIMITED PARTNERSHIP,
Plaintiff vs. RENEE GUERRA, 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 3rd day of June, 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 Original Bainbridge Township Lot 8, Tract 3 and bounded and described as follows:

Beginning in the Easterly line of land as described in deed to J.W. and F.M. Stevens and recorded in Volume 643, Page 9 of Geauga County Records at the Southwesterly corner of land as described in deed to J. & S. Webb and recorded in Volume 675, Page 922 of Geauga County Records.

Thence North 88° 32' 24" East, along the Southerly line of said J. & S. Webb lands, a distance of 546.56 feet to the Southeasterly corner thereof, said corner also being in the Westerly line of land as described in deed to M. & K. Pagonis and recorded in Volume 657, Page 849 of Geauga County Records;

Thence South 00° 50' 51" West, along the Westerly line of said M. & K. Pagonis land and its Southerly prolongation, a distance of 640.65 feet to a point, said point being in the Westerly line of land as described in deed to D.L. & L.P. Stanley and recorded in Volume 691, Page 363 of Geauga County Records;

Thence South 88° 32' 24" West a distance of 542.21 feet to the Easterly line of land as described in deed to W.M. Hrach and recorded in Volume 722, Page 502 of Geauga County Records;

Thence North 00° 27' 32" East, along the Easterly line of said W.M. Hrach land and its Northerly prolongation, a distance of 640.49 feet to the place of beginning and containing 8.000 acres of land be the same more or less, but subject to all legal highways.

PPN: 02-420034
Parcel No. 2

Situated in the Township of Bainbridge, County of Geauga and State of Ohio: And known as being part of Original Bainbridge Township Lot No. 8, Tract 3 and bounded and described as follows:

Beginning in the Northerly line of said Original Lot No. 8 at a Northwesterly corner of land described in deed to J.M. and A.E. Webb and recorded in Volume 551, Page 135 of Geauga County Records, said place of beginning also being in the Easterly line of Harvest Drive (60 feet wide) and the Southwesterly corner of Sublot No. 41 in Old Meadow Estates No. 2 Subdivision, as shown by the recorded plat in Volume 12 of Plats, Page 113 of Geauga County Records; thence North 88° 32' 24" East, along the Northerly line of said Original Lot No. 8, a distance of 549.26 feet to a Northeasterly corner of land described in deed to J.M. and A.E. Webb, as aforesaid; thence South 00° 50' 51" West, along the Easterly line of land so described in deed to J.M. and A.E. Webb, a distance of 397.84 feet; thence South 88° 32' 24" West a distance of 546.56 feet to the Easterly line of land described in deed to J.W. and F.M. Stevens and recorded in Volume 257, Page 514 of Geauga County Deed Records; thence North 00° 27' 32" East, along the Easterly line of land so described in deed to J.W. and F.M. Stevens; and along the Easterly line of Harvest Drive, a total distance of 397.74 feet to the place of beginning and containing 5.00 acres of land, be the same more or less, but subject to all legal highways.

PPN: 02-391101
Address: 18125 Harvest Drive, Chagrin Falls, OH.

NOTE: Parcel #1 (8.0 acres) would be land-locked without Parcel No. 2 (5.0 acres).

Said Premises Located at: 18125 HARVEST DRIVE, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$274,000.00) and cannot be sold for less than two-thirds of that amount (\$182,667.00). 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

Larry R. Rothenberg, attorney
May6-13-20, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 07-F-000831

The State of Ohio, County of Geauga, ss:
THE HUNTINGTON NATIONAL BANK, SUCCESSOR BY MERGER TO SKY BANK, SUCCESSOR BY MERGER TO METROPOLITAN BANK AND TRUST COMPANY, Plaintiff vs. B. MICHAEL PEARL, 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 3rd day of June, 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 No. 16 in the Franz X. Thuringer and Glenn N. Barriball Bel-Meadows Subdivision as shown as shown by plat recorded in Volume 7, Pages 30 and 31 of Geauga County Records of Plats. Said Sublot No. 16 has a frontage of 115.73 feet along the easterly margin of E. Bel-Meadow Lane, Proposed, a southerly line of 423.25 feet, a northerly line of 391.73 feet, and an easterly (rear) line of 110.31 feet, containing 1.0319 acres of land as shown by said recorded plat.

Parcel No.: 29-096400
Property Address: 24 E. Bel Meadow Lane, Chagrin Falls, OH 44022

Said Premises Located at: 24 E. BEL MEADOW LANE, VILLAGE OF SOUTH RUSSELL,

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000144

The State of Ohio, County of Geauga, ss:
COUNTRYWIDE HOME LOANS, INC., Plaintiff vs. MADELYN S. ROY, 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 3rd day of June, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Burton to-wit:

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

Beginning in the center line of Georgia Road at the southeasterly corner of land conveyed to John B. and Edna Westover by deed recorded in Volume 551, Page 1044 of the Geauga County Records of Deeds; thence N. 00 Degrees 13' 30" W. along the easterly line of said Westover, through an iron pipe 30.08 feet from said center line, a total distance of 1057.69 feet to an iron

pipe in the southerly line of land conveyed to Charlotte E. Young, et al., by deed recorded in Volume 538, Page 795 of the Geauga County Records of deeds, said southerly line also being the northerly line of Lot No. 69 and the southerly line of Lot No. 59; thence S. 89 Degrees 49' 40" E. along said southerly line of Young, and lot line 173.92 feet to an iron pipe; thence S. 00 Degrees 13' 30" E. 633.43 feet to an iron pipe; thence S. 86 Degrees 05' 55" E. 75.62 feet to an iron pipe; thence S. 00 Degrees 13' 30" E., 435.60 feet to the center line of Georgia Road and through an iron pipe 30.08 feet therefrom; thence N. 86 Degrees 05' 55" W., along said center line 250.00 feet to the place of beginning, containing 5.00 acres as surveyed in August 1973 by Lawrence Wilson, Registered Surveyor No. 5807, be the same more or less, but subject to all legal highways.

Property commonly known as: 14750 Georgia Road, Middlefield, OH 44062.
Permanent Parcel Number: 04-036700
Prior Deed Reference: OR 1780, Page 3261
Said Premises Located at: 14750 GEORGIA ROAD, BURTON 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

Brian L. Bly, attorney
May6-13-20, 2010

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, MAY 20, 2010 – 10:00 A.M.

AUBURN TOWNSHIP

Case No. 09-F-000117 – National City Mortgage, etc. vs. Maria E. Savransky, et al.,
16730 Victoria Drive (2.00 acres). PPN: 01-118062. Christopher M. Schwieterman, atty. \$295,000.00 \$196,667.00

Case No. 09-F-000349 – HSBC Bank USA, as Trustee, etc. vs. William C. Clarke, et al.,
10680 Dawson Drive (2.01 acres). PPN: 01-118951. Phillip C. Barragate, atty. \$325,000.00 \$216,667.00

Case No. 09-F-000623 – Park View Federal Savings Bank vs. Tara Century, Inc., et al.,
17033 Munn Road (1.60 acres). PPN: 01-011050. Robert H. Young, atty. \$120,000.00 \$80,000.00

BAINBRIDGE TOWNSHIP

Case No. 09-F-000602 – BAC Home Loans Servicing, L.P., etc. vs. John Ignas, et al.,
17095 Catsden Road (1.96 acres). PPN: 02-027400, 02-027600. Erin E. Bjerkaas, atty. \$190,000.00 \$126,667.00

Case No. 09-F-000899 – Wachovia Bank, N.A. vs. John Bowen, et al., 18380 Bent Tree Lane
(0.55 acres). PPN: 02-420223. Kyle E. Timken, atty. \$330,000.00 \$220,000.00

CHESTER TOWNSHIP

Case No. 09-F-000294 – Geauga Savings Bank vs. Curtis Boehringer, et al.,
7581 Oak Hill Drive (1.00 acres). PPN: 11-031500. Anthony A. Cox, atty. \$210,000.00 \$140,000.00

Case No. 09-F-000736 – The Bank of New York, as Trustee vs. Robyn C. Morris, aka, et al.,
12852 Cherry Lane (1.18 acres). PPN: 11-124300. Kim M. Hammond, atty. \$135,000.00 \$90,000.00

HUNTING VALLEY VILLAGE

Case No. 09-F-000586 – Aurora Loan Services, LLC vs. Gioia DiGiannantonio, et al.,
14470 County Line Road (5.44 acres). PPN: 27-004695. Robert R. Hoose, atty. \$570,000.00 \$380,000.00

NEWBURY TOWNSHIP

Case No. 06-F-000900 – HSBC Mortgage Services, Inc. vs. Douglas L. Irons, et al.,
12279 Pekin Road (1.14 acres). PPN: 23-146400. Angela D. Kirk, atty. \$85,000.00 \$56,667.00

Case No. 06-F-001194 – U.S. Bank, N.A. vs. Ellen Blackley, et al., 15410 Punderson Road
(0.48 acres). PPN: 23-029010, 23-029020, 23-028990. Benjamin D. Carnahan, atty. \$140,000.00 \$93,334.00

Case No. 08-F-00744 – Wachovia Mortgage, F.S.B., etc. vs. Roberta Woodie, et al.,
14715 Winfield Park Drive (2.50 acres). PPN: 23-307350. F. Peter Costello, atty. \$250,000.00 \$116,667.00

Case No. 09-F-00778 – Wells Fargo Bank, N.A., etc. vs. Terrence L. Rayl, et al.,
12470 Butternut Road (2.05 acres). PPN: 23-323020. Robert R. Hoose, atty. \$230,000.00 \$153,334.00

Case No. 09-F-000903 – Fifth Third Mortgage Company vs. Val M. Smith, et al.,
15595 Valleyview Drive (0.36 acres). PPN: 23-273450, 23-273500. April A. Brown, atty. \$55,000.00 \$36,667.00

RUSSELL TOWNSHIP

Case No. 09-F-001017 – Deutsche Bank National Trust Company, as Trustee, etc. vs. Robert Spira, et al., 7673 Birchmont Drive (0.31 acres). PPN: 28-002400. Edward M. Kochalski, atty. \$150,000.00 \$100,000.00

SOUTH RUSSELL VILLAGE

Case No. 08-F-000378 – The Bank of New York, as Trustee, etc. vs. Joseph C. Greulich, aka, et al., 5137 Chillicothe Road (1.53 acres). PPN: 29-036100. Matthew C. Gladwell, atty. \$135,000.00 \$90,000.00

Case No. 09-F-000458 – Deutsche Bank National Trust Company, as Trustee, etc. vs. James S. Stotter, et al., 5145 Chillicothe Road (1.52 acres). PPN: 29-102020. Robert R. Hoose, atty. \$250,000.00 \$166,667.00

OH.
Said Premises appraised at (\$160,000.00) and cannot be sold for less than two-thirds of that amount (\$106,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Kirk E. Yosick, attorney
May6-13-20, 2010

pipe in the southerly line of land conveyed to Charlotte E. Young, et al., by deed recorded in Volume 538, Page 795 of the Geauga County Records of deeds, said southerly line also being the northerly line of Lot No. 69 and the southerly line of Lot No. 59; thence S. 89 Degrees 49' 40" E. along said southerly line of Young, and lot line 173.92 feet to an iron pipe; thence S. 00 Degrees 13' 30" E. 633.43 feet to an iron pipe; thence S. 86 Degrees 05' 55" E. 75.62 feet to an iron pipe; thence S. 00 Degrees 13' 30" E., 435.60 feet to the center line of Georgia Road and through an iron pipe 30.08 feet therefrom; thence N. 86 Degrees 05' 55" W., along said center line 250.00 feet to the place of beginning, containing 5.00 acres as surveyed in August 1973 by Lawrence Wilson, Registered Surveyor No. 5807, be the same more or less, but subject to all legal highways.

Property commonly known as: 14750 Georgia Road, Middlefield, OH 44062.
Permanent Parcel Number: 04-036700
Prior Deed Reference: OR 1780, Page 3261
Said Premises Located at: 14750 GEORGIA ROAD, BURTON 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

Brian L. Bly, attorney
May6-13-20, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000254

The State of Ohio, County of Geauga, ss:
CHASE HOME FINANCE, LLC, Plaintiff vs. CATHY BUSSEY, 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 3rd day of June, 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 Lot No. 16, of Tract No. 3 within the said Township, and described as follows:

Beginning in the centerline of Butternut Road at a point which is N. 40 deg. 45' 50" W. 10.00 feet, along the said centerline, from the Northwesterly corner of land conveyed to Shirley A. Sediwy by Deed recorded in Volume 524, Page 598 of the Geauga County Records of Deeds; thence No. 49 deg. 14' 04" E. 484.04 feet to an iron pipe; thence No. 60 deg. 14' 03" W. 667.87 feet to an iron pipe; thence S. 00 deg. 30' 37" E. 750.76 feet to an iron pipe in the Northerly line of land conveyed to Fred Putzbach and Esther Williams by Deed recorded in Volume 233, Page 413 of the aforesaid records of deeds; thence N. 78 deg. 28' 23" E. along the said Northerly line 1189.08 feet to an iron pipe in the Westerly line of Parcel No. 2 as conveyed to Ellacott Shaker Motors, Inc., by Deed recorded in Volume 515, Page 1043 of the aforesaid records of deeds, said Westerly line also being the Easterly line of Lot No. 16 and the Westerly line of Lot No. 15; thence No. 01 deg. 15; 44" W. along the said lot line and the Westerly line of said Ellacott Shaker Motors, Inc. and the Westerly line of land conveyed to

the Sisters of Notre Dame by Deed recorded in Volume 316, Page 585 of the aforesaid records, 341.54 feet to an iron pipe; thence S. 81 deg. 45' 56" W. 1163.24 feet to an iron pipe; thence N. 00 deg. 30' 37" W. 350.90 feet to an iron pipe; Thence S. 83 deg. 19' 45" W. 10.96 feet to an iron pipe; thence S. 60 deg. 14' 03" W. 674.63 feet; thence S. 49 deg. 14' 04" W. 485.00 feet to the center line of Butternut Road; thence S. 40 deg. 45' 56" E. along said centerline 10.00 feet to the place of beginning, contained 10.418 acres as surveyed by Lawrence Wilson, registered Surveyor No. 5807 April 1972. Be the same more or less, but subject to all legal highways.

Parcel No.: 21-106700
Property Address: 10642 Butternut Road, Chesterland, OH 44026
Prior Instrument Reference: Volume 1805, Page 806
Said Premises Located at: 10642 BUTTERNUT ROAD, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$230,000.00) and cannot be sold for less than two-thirds of that amount (\$153,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio
Matthew A. Taulbe, attorney
May6-13-20, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001048

The State of Ohio, County of Geauga, ss:
NANTUCKET COVE TOWNHOUSE ASSOCIATION, INC., Plaintiff vs. LARRY E. DOMOKOS, 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 3rd day of June, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Village of Middlefield to-wit:

Situated in the Village of Middlefield, County of Geauga and State of Ohio; and known as being Unit No. 1 of Building No. 13 of the Nantucket Cove Townhouses (a Condominium Development) Phase No. VI whose drawings are recorded in Volume 22 of Maps, Page 44 of Geauga County Records, being a part of Sublot No. 4A in Mid-Meadow Subdivision Phase II, Plat Amendment as shown by the Plat recorded in Volume 20, Page 132 of Geauga County Record of Plats and as further described by the Declaration of Condominium Ownership and Bylaws attached thereto and recorded in Volume 912, Page 1045 of Geauga County Records, together with an undivided percentage interests in and to all the common areas and facilities appurtenant to said unit as set forth in the Declaration of Condominium Ownership as the same may be from time to time amended, which percentage shall automatically change in accordance with the Amendment (s) to Declaration as the same are filed of record pursuant to the provisions of said Declaration and will attach to the additional common areas and facilities in the percentages set forth in such Amendment (s) to Declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amendment (s) to Declaration as though conveyed hereby, be the same more or less, but subject to all legal highways.

Premises commonly known as: 14765 Lakeview Drive #1, Middlefield, Ohio 44062
Permanent Parcel No.: 19-080844

Said Premises Located at: 14765 LAKEVIEW DRIVE, UNIT #1 (UNIT #1, BUILDING #13 OF THE NANTUCKET COVE TOWNHOUSES, PHASE NO. VI), VILLAGE OF MIDDLEFIELD, OH.

Said Premises appraised at (\$102,000.00) and cannot be sold for less than two-thirds of that amount (\$68,000.00). 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
Darcy Mehling Good, attorney
May6-13-20, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001330

The State of Ohio, County of Geauga, ss:
CHASE HOME FINANCE, LLC, Plaintiff vs. CHRISTOPHER J. MURRAY, 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 3rd day of June, 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 Sublot No. 14 in Brookhaven Estates Subdivision of part of Original Township Lots No. 27 and 30 Section 13 Tract 2 as shown by the recorded plat in Volume 27 of Maps, Pages 28, 29 and 30 Geauga County Records be the same more or less.

Parcel No. 06-120502
Prior Deed Ref: OR Book 1518, Page 1162
Said Premises Located at: 12170 CATALPA DRIVE, CHARDON TOWNSHIP, OH.

Said Premises appraised at (\$315,000.00) and cannot be sold for less than two-thirds of that amount (\$210,000.00). 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
Patricia K. Block, attorney
May6-13-20, 2010

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

The State of Ohio, County of Geauga, ss:

COUNTRYWIDE HOME LOAN SERVICING, INC., Plaintiff vs. ROBERT SMITH, AKA ROBERT G. SMITH, ET AL., Defendant

In pursuance of an 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 3rd day of June, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Bainbridge to-wit:

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

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

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

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

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

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

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

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

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

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

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

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

Parcel No. 02-420765
Commonly known as: 17888 Snyder Road, Chagrin Falls, OH 44023

Said Premises Located at: 17888 SNYDER ROAD, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$290,000.00) and cannot be sold for less than two-thirds of that amount (\$193,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio
Matthew P.E. Bierlein, attorney
May6-13-20, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000107

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE FKA NORTHWEST BANK MINNESOTA, N.A., AS TRUSTEE FOR DELTA FUNDING HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 1993-3, Plaintiff vs. RYAN M. PIERCE, 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 3rd day of June, 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 Townships of Claridon and Hamden to-wit:

Parcel No. 1:
Situated in the Township of Claridon and Hamden, County of Geauga and State of Ohio: Being part of Lot No. 1, Section No. 1, and Lot No. 1, Section No. 2, East Survey, within the said Claridon Township, and Lot No. 11, Bond Tract, within the north-westerly corner of lands conveyed to Orlando C. Seese and Audrey C. Seese by deed recorded in Volume 224, Page 44 of Geauga County Records of Deeds; Thence South 13° 46' 20" West along the Westerly line of said Seese lands, 356.18 feet to an iron pipe; thence North 71° 00' 30" West 427.30 feet to an iron pipe at the south-easterly corner of lands conveyed to John J. and Catherine Skiba by deed recorded in Volume 224, Page 184 of Geauga County Records of Deeds; thence North 37° 55' West, along the northeasterly line of said Skiba land, 342.7 feet to an iron pipe at the northeasterly corner thereof and the southeasterly corner of lands conveyed to Charles Diedrich by deed recorded in Volume 224, Page 416 of Geauga County Records of Deeds; thence North 29° 52' West along the northeasterly line of said Diedrich lands, 446.10 feet to an iron pipe; thence South 63° 53' 40" East 1027.3 feet to the place of beginning, containing 6.71 acres, being about 2.59 acres in Hamden Township and about 4.12 acres in Claridon Township, be the same more or less, but subject to all legal highways.

Parcel No. 2:
Situated in the Township of Claridon and Hamden, County of Geauga and State of Ohio, being part of Lot No. 1, Section No. 1, East Survey of Claridon Township and part of Lot No. 13, Bond Tract of Hamden Township, and described as follows: Beginning in the centerline of Chardon-Windsor Road at the most westerly corner of land conveyed to John and Catherine Skiba by deed recorded in Volume 224, Page 104 of Geauga County Records of Deeds; thence North 45° 30' East along the north-westerly line of said land through an iron pipe 30.2 feet from said place of beginning a total land; thence North 29° 52' West a distance of 164.00 feet to a point; thence South 44° 41' West a distance of 664.1 feet to the centerline of Chardon-Windsor Road; thence South 37° 55' East along said road center line a distance of 150.00 feet to the place of beginning, containing 2.299 acres, being about 0.26 acres in Hamden Township and about 2.039 acres in Claridon Township, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 12-025700, 12-025800, 15-033700, 15-033800

Said Premises Located at: 14050 CHARDON WINDSOR ROAD, CLARIDON AND HAMBEN TOWNSHIPS, OH.

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

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio
Phillip C. Barragate, attorney
May6-13-20, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000112

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff vs. SARAH NICELY, AKA SARAH E. NICELY, 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 3rd day of June, 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 Townships of Montville and Thompson to-wit:

Situated in the Townships of Thompson and Montville, County of Geauga and State of Ohio: Known as being a part of Lot 1 in Thompson Township and part of Section 1 in Montville Township, Range VI, Townships 9 and 10 of the Connecticut Western Reserve, and further bounded and described as follows:

Beginning on the centerline of Rock Creek Road, State Route 166.66 feet wide, at the Northwesterly corner of Parcel 30-084000 owned by Kent C. Clemson and Sara Anne Temnikar by deed recorded in Volume 1469, Page 951 of the Geauga County Records of Deeds, said Northwesterly corner being located along the arc of a curve, deflecting to the left, having a delta of 01° 59' 50", a length of 399.42 feet, a radius of 11,459.20 feet, a tangent of 199.73 feet, and a chord which bears South 48° 07' 58" West a distance of 399.40 feet from a point of tangency on the centerline of said Rock Creek Road, said point to tangency being located South 47° 08' 04" West along the centerline of said Rock Creek Road, a distance of 2054.71 feet from a 5/8 inch iron pin found in a monument box at the centerline intersections of said Rock Creek Road and State Route 86;

Course I. Thence South 42° 45' 49" East along a Westerly line of said Parcel 30-084000, passing through a 5/8 inch rebar set at a distance of 33.02 feet, capped "Foresight Eng.," a total distance of 330.36 feet to a 5/8 inch rebar set, capped "Foresight Eng.," at an angle in said Westerly line;

Course II. Thence South 36° 51' 49" East along a Westerly line of said Parcel 30-084000, a distance of 240.28 feet to a 5/8 inch rebar set, capped "Foresight Eng.," at a Southwesterly corner of said Parcel 30-084000;

Course III. Thence North 47° 10' 43" East along a Southerly line of said Parcel 30-084000, a distance of 362.22 feet to a 5/8 inch iron rebar set, capped "Foresight Eng.," at a Southeasterly corner of said Parcel 30-084000, said Southeasterly corner also being on a Westerly line of Woodhill Subdivision No. 2 as shown on plat recorded in Volume 14, Page 32 of the Geauga County Records of Plats;

Course IV. Thence South 17° 46' 11" East along a Westerly line of Woodhill Subdivision No. 2, a distance of 682.75 feet to a 1/4 inch iron pipe found at an angle therein on the Southerly line of said Thompson Township and the Northerly line of said Montville Township;

Course V. Thence South 18° 10' 41" East along a Westerly line of said Woodhill Subdivision No. 2, a distance of 1536.73 feet to a 5/8 inch rebar set, capped "Foresight Eng.," at a Southwesterly corner of said Woodhill Subdivision No. 2, said Southwesterly corner being on a Northerly line of Parcel 20-025800, owned by Norman Hanek by deed recorded in Volume 1484, Page 876 of the Geauga County Records of Deeds;

Course VI. Thence South 88° 48' 18" West

along said Northerly line of Parcel 20-025800, a distance of 822.08 feet to a 5/8 inch rebar set, capped "Foresight Eng.," at a Northwesterly corner of said Parcel 20-027750, owned by John D. Janu, Jr. by deed recorded in Volume 931, Page 1275 of the Geauga County Records of Deeds;

Course VII. Thence North 01° 21' 43" West along said Easterly line of said Parcel 20-027750, a distance of 1469.30 feet to a 3/4 inch iron pipe found at a Northeastly corner of said Parcel 20-027750, said Northeastly corner being on the division line between said Thompson Township and said Montville Township, said Northeastly corner also being a Southeasterly corner of Parcel 30-035400 owned by Elizabeth Jane and Harold L. Fotheringham by deed recorded in Volume 1166, Page 979 of the Geauga County Records of Deeds.

Course VIII. Thence North 77° 11' 11" East along said Southerly line of Parcel 30-035400, a distance of 10.00 feet to a 1/2 inch iron pipe found at a Southeasterly corner of said Parcel 30-035400;

Course IX. Thence North 42° 45' 49" West along an Easterly line of said Parcel 30-035400, and an Easterly line of Parcel 30-035390 owned by Andrew P. Popchok and Linda F. Stefancin by deed recorded in Volume 948, Page 1026 of the Geauga County Records of Deeds, a distance of 620.76 feet to a 5/8 inch rebar set, capped "Foresight Eng.," at a Southwesterly corner of Parcel 30-016700 owned by Jacob T. Stephens by deed recorded in Volume 1752, Page 3282 of the Geauga County Records of Deeds;

Course X. Thence North 49° 23' 52" East along a Southerly line of said Parcel 30-016700, a distance of 165.12 feet to a 5/8 inch rebar set, capped "Foresight Eng.," at a Southeasterly corner of said Parcel 30-016700.

Course XI. Thence North 42° 45' 49" West along an Easterly line of said Parcel 30-016700, passing through a 5/8 inch set at a distance of 33.02 feet of the centerline of said Rock Creek Road, a distance of 330.24 feet to the centerline of said Rock Creek Road;

Course XII. Thence North 49° 23' 52" East along the centerline of said Rock Creek Road, a distance of 6.74 feet to a point of curvature on the centerline of said Rock Creek Road;

Course XIII. Thence continuing along the centerline of said Rock Creek Road, along the arc of a curve, deflecting to the left, having a delta of 0° 15' 59", a length of 53.30 feet, a radius of 11459.20 feet, a tangent of 26.65 feet, and a chord which bears North 49° 15' 53" East a distance of 53.30 feet to the place of beginning and containing 27.0551 acres of land, of which 3.5616 acres from Parcel 30-095745, 3.2578 acres from Parcel 30-095628, 9.4062 acres from Parcel 20-066500, and 10.8295 acres from Parcel 20-070854, of which 6.8194 acre are in the Township of Thompson and 20.2357 acre are in the Township of Montville, of which 0.0455 acres are within the right-of-way of said Rock Creek Road, as surveyed and described by Foresight Engineering Group, Inc. in December, 2006, under the supervision of Steven N. Roessner, Professional Surveyor Ohio #7070. The bearings as used herein are based upon NAD83 Harn Grid North by Gps Observations. All 5/8 inch rebar set are 30 inches long capped Foresight Engineering. The prior instrument reference is Volume 1588, Page 751 of the Geauga County Records.
Address: 15421 Rock Creek Road, Chardon, Ohio 44024

Parcel Number 20-070854 and 30-095628
Said Premises Located at: 15421 ROCK CREEK ROAD, MONTVILLE AND THOMPSON TOWNSHIPS, OH.

Said Premises appraised at (\$145,000.00) and cannot be sold for less than two-thirds of that amount (\$96,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio
Erin M. Laurito, attorney
May6-13-20, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000215

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE MLMI TRUST SERIES 2005-WMC2, Plaintiff vs. ASHLEY G. HESS, 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 3rd day of June, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the City of Chardon to-wit:

Situated in the City of Chardon, County of Geauga and State of Ohio:
And known as being Sublot No. 55 in Chardon Park Estates No. 1, as shown by the recorded plat in Volume 7, Page 6 of Geauga County Records. And being 45 feet front on the westerly side of Cynthia Drive, 47.12 feet on the curved turnout between the westerly side of Cynthia Drive and the southerly side of Hilltop Drive; And extending back 135 feet on the northerly line, which is also the southerly side of Hilltop Drive, 165 feet on the southerly line, and having a rear line of 75 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No.: 10-036000
Prior Deed Reference: OR 1655, Page 182
Said Premises Located at: 300 CYNTHIA DRIVE, CITY OF CHARDON, OH.

Said Premises appraised at (\$123,000.00) and cannot be sold for less than two-thirds of that amount (\$82,000.00). 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
Amanda B. Romanello, attorney
May6-13-20, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000315

The State of Ohio, County of Geauga, ss:
BAC HOME LOANS SERVICING, L.P., FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., Plaintiff vs. EDWARD T. KELLY, 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 3rd day of June, 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:

Being part of Lot No. 30, Tract No. 3 within the said Township and described as follows:

Beginning in the center line of Ravenna Road at a point which is S. 02° 29' 30" W. 623.00 feet from its intersection with the northerly line of said Lot No. 30; thence North 88° 06' 10" W. through an iron pipe 30.00 feet from said place of beginning, a total distance of 436.0 feet to an iron pipe; thence S. 02° 29' 30" W. 158.95 feet to an iron pipe at the northwesterly corner of land conveyed to Richard Hensel by deed recorded in Volume 342, Page 293, of Geauga County Records of Deeds; thence S. 87° 34' 55" E. along the northerly line of said land 436.0 feet to the center line of Ravenna Road, and through an iron pipe 30.0 feet therefrom; thence N. 02° 29' 30" E. along said road center line 162.90 feet to the place of beginning containing 1.610 acres, as surveyed in February, 1965, by T.R. Root, be the same more or less, but subject to all legal highways.

Premises commonly known as: 12690 Ravenna Road, Chardon, Ohio 44024

Permanent Parcel No. 21-176375

Said Premises Located at: 12690 RAVENNA ROAD, MUNSON 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

Brian L. Bly, attorney
May6-13-20, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000659

The State of Ohio, County of Geauga, ss:
HSBC MORTGAGE SERVICES INC., Plaintiff vs. HILARY W. VAIL, 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 3rd day of June, 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 Burton to-wit:

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

And known as being part of Original Lot 50 in Great Lot 45 in the Village of Burton and further known as being Sublot No. 6 in Indian Ridge Subdivision as recorded in Volume 26, Page 51 of Geauga County Records.

Parcel Number(s): 05-003661

Deed Reference Number: dated March 16, 2001, filed March 23, 2001, recorded in Official Records Volume 1349, Page 883, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 14835 INDIAN RIDGE TRAIL, VILLAGE OF BURTON, OH.

Said Premises appraised at (\$153,000.00) and cannot be sold for less than two-thirds of that amount (\$102,000.00). 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

Edward M. Kochalski, attorney
May6-13-20, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000667

The State of Ohio, County of Geauga, ss:
THE HUNTINGTON NATIONAL BANK, Plaintiff vs. TRACY M. HEBEBRAND, 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 3rd day of June, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the City of Chardon to-wit:

Situated in the Village of Chardon, County of Geauga and State of Ohio:

And known as being Sublot No. 5 in Chardon Park Estates No. 1 of part of Original Chardon Village Lot Nos. 142 and 143, Tract 3, as shown by the recorded plat in Volume 7 of Maps, Page 6 of Geauga County Records and being 70 feet on the Easterly side of Irma Drive and extending back between parallel lines 160 feet deep, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No. 10-045340

Said Premises Located at: 209 IRMA DRIVE, CITY OF CHARDON, 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

James P. Lucas, attorney
May6-13-20, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000729

The State of Ohio, County of Geauga, ss:
HSBC MORTGAGE CORPORATION (USA), ITS SUCCESSOR AND/OR ASSIGNS, Plaintiff vs. JEANNINE M. RAJEWSKI, AKA JEANNINE N. RAJEWSKI, 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 3rd day of June, 2010, at 10:00 o'clock A.M.** the following described real

estate, situated in the County of Geauga and State of Ohio, and in the Township of Burton to-wit:

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

That portion of Lot 22, Burton Township, County of Geauga, and State of Ohio, and being a portion of lands to Wallace J. and Mary J. Rajawski by deed recorded in Vol. 706, Pg. 1326, as recorded in the Office of the Geauga County Recorder and further described as follows:

Beginning at a P.K. nail set in the centerline of Aquilla Road (60' ROW) to Mark the Northwest corner of lands to Paul Gingerich, as recorded in Vol. 523 Page 1091, said point being located by the following course and distance from a P.K. nail set in said Centerline of Aquilla Road, to mark the Northwest corner of land to Ernest L. and Arlene Phipps Popelka, as recorded in Deed Vol. 707 Page 941, North 11° 31' 00" East, a distance of 956.00 feet; Thence, through lands or the grantors herein the following courses and distances: North 11° 31' 00" East, a distance of 20.00 feet to a P.K. nail set in said center-line of Aquilla Road. Thence, 89° 30' 00" East, a distance of 390.00 feet to a capped 1/2" iron pin set (passing thru a capped 1/2" iron pin set at 30.56 feet); Thence, South 11° 31' 00" West, a distance of 80.00 feet, to a capped 1/2" iron pin set; Thence, South 89° 30' 00" East, a distance of 285.50 feet to a capped 1/2" iron pin set; Thence South 11° 31' 00" West, a distance of 442.00 feet to a capped 1/2" iron pin set; Thence, North 89° 30' 00" West, a distance of 485.00 feet to a capped 1/2" iron pin set; Thence North 11° 31' 00" East, a distance of 502.00 feet to a capped 1/2" iron pin set; Thence, North 89° 30' 00" West, a distance of 190.50 feet, along the north line of said Paul Gingerich, and passing an 3/4" iron pipe found at 159.68 feet, to the point and place of beginning.

Said land containing 5.276 acres as surveyed and described in Jan. 1991 by Timothy E. Stocker, Lic. No. 7245, and subject to all legal highways.

Parcel No.: 04-150621

Prior Deed Reference: Volume 865 page 716

Said Premises Located at: 14225 AQUILLA ROAD, BURTON 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

Kirk Sampson, attorney
May6-13-20, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000836

The State of Ohio, County of Geauga, ss:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE IN TRUST FOR THE BENEFIT OF THE CERTIFICATE-HOLDERS FOR AMERIQUEST MORTGAGE SECURITIES TRUST 2006-R2, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-R2, Plaintiff vs. ANN M. BENNETT, 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 3rd day of June, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Village of Middlefield to-wit:

Situated in the Village of Middlefield, County of Geauga and State of Ohio and known as being Sublot No. 4 in Springdale Subdivision No. 1 as recorded in Geauga County Records of Plats, Volume No. 9, Page No. 13, be the same more or less, but subject to all legal highways.

Parcel No.: 19-044650

Said Premises Located at: 14770 CEDARWOOD COURT, VILLAGE OF MIDDLEFIELD, 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

Ronald J. Chernek, attorney
May6-13-20, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-001045

The State of Ohio, County of Geauga, ss:

FIFTH THIRD MORTGAGE COMPANY, Plaintiff vs. ARTHUR SATTERLEE, AKA ARTHUR K. SATTERLEE, 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 3rd day of June, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Village of Middlefield to-wit:

Parcel No. 1:
Situated in the Village of Middlefield, County of Geauga and State of Ohio, and being Sublot No. 7 of Springdale Subdivision No. 1 as recorded in Volume 9 at Page 13 of the Record of Plats of the Geauga County Records.

Parcel No. 2:
Situated in the Village of Middlefield, County of Geauga and State of Ohio; and known as the Northerly 5.00 feet of Sublot No. 8 in the Springdale Subdivision No. 1 of part of Lot 21, Township 7 North, Range 6 West and recorded in Plat Book 9, Page 13 of Geauga County Map Records bounded and described as follows: Beginning at a point on the Easterly line of Cedarwood Court, 50 feet wide, at the Northwesterly corner of said Sublot No. 8; thence South 4° 55' 20" West, along the said Easterly line of Cedarwood Court, a distance of 5.00 feet to a point; thence South 85° 04' 40" East, parallel with the Northerly line of said Sublot No. 8, a distance of 145.00 feet to a point in the Easterly line thereof; thence North 4° 55' 20" East, along the said Easterly line of Sublot No. 8, a distance of 5.00 feet to the Northeast corner thereof; thence North 85° 04' 40" West, along the Northerly line of said Sublot No. 8, a distance of 145.00 feet to the place of beginning and containing 725 square

feet as described by Hendrick Cox Associates, Inc. July 13, 1971, be the same more or less, but subject to all legal highways.

Parcel No.: 19-048250 and 19-048260

Prior Deed Reference: Book No. 1272, Page 790

Said Premises Located at: 14759 CEDARWOOD COURT, VILLAGE OF MIDDLEFIELD, 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

Erin E. Bjerkaas, attorney
May6-13-20, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-001124

The State of Ohio, County of Geauga, ss:

WELLS FARGO BANK, N.A., AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-2 ASSET-BACKED CERTIFICATES, SERIES 2006-2, Plaintiff vs. MARGARET REUSSER, 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 3rd day of June, 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, bounded and described as follows:

And being Sublot Nos. 1 and 2 of the Subdivision of Pebblebrook Farms, Chesterland, Ohio and being in Lot Nos. 1 and 36, Tract 3 of said Township. Said Sublot No. 1 having a frontage of 160 feet on Mayfield Road and a depth therefrom of 436 feet; and said Sublot No. 2 having a frontage of 150 feet, and a depth of 436 feet; said lots are more particularly described as follows:

Situated in the Township of Munson, County of Geauga and State of Ohio: And known as being a part of Original Township Lot No. 1 in Tract No. 3 and bounded and described as follows:

Beginning on the northerly side of Mayfield Road, 60 feet wide, at its intersection with the easterly side of Heath Road, 60 feet wide;

1. Thence S. 85 deg. 05' 30" E. along said northerly side of Mayfield Road a distance of 175.12 feet to the principal place of beginning;

2. Thence continuing S. 85 deg. 05' 30" E. along said northerly side of Mayfield Road a distance of 310.00 feet to an easterly line of lands now owned by the Pebblebrook Realty Company;

3. Thence N. 2 deg. 22' 16" E. along said easterly line of lands now owned by the Pebblebrook Realty Company a distance of 436.43 feet;

4. Thence N. 85 deg. 05' 30" W. a distance of 290.68 feet;

5. Thence S. 4 deg. 54' 30" W. a distance of 436.00 feet to the principal place of beginning, containing 3.01 acres, be the same more or less, but subject to all legal highways.

Parcel No. 22-008450

Said Premises Located at: 9874 MAYFIELD ROAD, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$240,000.00) and cannot be sold for less than two-thirds of that amount (\$160,000.00). 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
May6-13-20, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-001284

The State of Ohio, County of Geauga, ss:

BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, Plaintiff vs. RICKY G. LADOW, 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 3rd day of June, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Village of Middlefield to-wit:

Situated in the Village of Middlefield, County of Geauga and State of Ohio; and known as part of Original Township Lot No. 29 in said Village, bounded: beginning in the center of the Main Street in said Village at the Southeast corner of 1 acre of land conveyed by Hiram L. Bishop to Simeon J. Church by deed dated January 25th, 1872, and recorded in Volume 73, Page 30 of Records of Deeds of Geauga County; thence west on the south line of said land so conveyed to Simeon J. Church 4.50 chains; thence South 1.11-1/6 chains; thence East on a line parallel with the south line of land conveyed to Simeon J. Church 4.50 chains to the center of the aforementioned Main Street; thence North along the center of said Street 1.11-1/6 chains to the place of beginning, containing one-half acres of land, be the same more or less, but subject to all legal highways.

Parcel Number(s): 19-013530

Prior Deed Info: Warranty Deed, Book 989, Page 499, recorded July 29, 1994

Said Premises Located at: 15010 S. STATE AVENUE, VILLAGE OF MIDDLEFIELD, OH.

Said Premises appraised at (\$75,000.00) and cannot be sold for less than two-thirds of that amount (\$50,000.00). 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

Robert R. Hoose, attorney
May6-13-20, 2010

THIRD RUN

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 06-F-000990

The State of Ohio, County of Geauga, ss:
HSBC MORTGAGE SERVICES, INC., Plaintiff vs. DOUGLAS L. IRONS, 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 20th 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:

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

Being parts of Lots No. 35 and No. 36, Tract No. 1 within said Township, and described as follows: Beginning in the center line of Pekin Road at a point which is South 85 Degrees 32' 40" East 125.00 feet from the Northeast corner of land conveyed to John Morris by deed recorded in Volume 218, Page 606 of Geauga County Records of Deeds; thence South 5 Degrees 23' 10" West and through an iron pipe 25.00 feet from said place of beginning, a total distance of 400.00 feet to an iron pipe; thence South 85 Degrees 32' 40" East 125.00 feet to an iron pipe at the Southwesterly corner of lands conveyed to Glen B. and Dorothy A. Moysse by deed recorded in Volume 233, Page 139 of Geauga County Records of Deeds; thence North 5 Degrees 23' 10" East along the Westerly line of said Moysse lands, 400 feet to the center line of Pekin Road, and through an iron pipe 45.00 feet therefrom; thence North 85 Degrees 32' 40" West along said road center line 125.00 feet to the place of beginning, containing 1.14 acres, as surveyed in September, 1948 by Root and Schoonover, Chardon, Ohio.

Parcel Number: 23-146400

Deed Reference Number: dated February 19, 2003, filed February 21, 2003, recorded in Official Records Volume 1581, Page 892, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 12279 PEKIN ROAD, NEWBURY TOWNSHIP, OH.

Said Premises appraised at (\$85,000.00) and cannot be sold for less than two-thirds of that amount (\$56,667.00). 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

Angela D. Kirk, attorney
Apr22-29 May6, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 06-F-001104

The State of Ohio, County of Geauga, ss:

U.S. BANK NATIONAL ASSOCIATION, Plaintiff vs. ELLEN BLACKLEY, ET AL., Defendant

In pursuance of a 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 20th 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:

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

And known as being Sublot Nos. 265, 266, 267 in Punderson Lake Development as shown by the recorded plat in Volume 2, Page 35 of Geauga County Records, and being 159.40 feet front on the northwesterly side of Punderson Road, and extending back 163.78 feet on the northeasterly line, 190.12 feet on the southwesterly line, and having a rear line of 153.01 feet on the southeasterly side of Ravenna Road, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No.: 23-029010, 23-029020, 23-028990

Said Premises Located at: 15410 PUNDERSON ROAD, NEWBURY TOWNSHIP, OH.

Said Premises appraised at (\$140,000.00) and cannot be sold for less than two-thirds of that amount (\$93,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Benjamin D. Carnahan, attorney
Apr22-29 May6, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000378

The State of Ohio, County of Geauga, ss:

THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF ASSET-BACKED CERTIFICATES, SERIES 2003-1, Plaintiff vs. JOSEPH C

feet to the place of beginning, and containing 1.53 acres, be the same more or less, but subject to all legal highways.

Parcel No. 29-036100
Deed Reference: Quitclaim Deed, Book 1431 Page 853 Instrument 3 200100615468, recorded December 12, 2001

Said Premises Located at: 5137 CHILLI-COTHE ROAD, VILLAGE OF SOUTH RUSSELL, 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

Matthew C. Gladwell, attorney
Apr22-29 May6, 2010

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

Case No. 09-F-000744

The State of Ohio, County of Geauga, ss:
WACHOVIA MORTGAGE, F.S.B., FKA WORLD SAVINGS BANK, F.S.B., Plaintiff vs. ROBERTA WOODIE, 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 20th 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:

Situated in the Township of Newbury, County of Geauga, and State of Ohio:
And known as being Sublot No. 6 in Winfield Park Subdivision of a part of Original Newbury Township Lot No. 9, Tract No. 2, as shown by the recorded plat of said Subdivision in Volume 10 of Maps, Page 85 of Geauga County Records, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No.: 23-307350

Said Premises Located at: 14715 WINFIELD PARK DRIVE, NEWBURY 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

F. Peter Costello, attorney
Apr22-29 May6, 2010

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

Case No. 09-F-000117

The State of Ohio, County of Geauga, ss:
NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK OF INDIANA, Plaintiff vs. MARIA E. SAVRANSKY, 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 20th 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 Auburn to-wit:

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

And known as being Sublot No. 4 in the Hunter Creek Subdivision No. 1 as recorded in Volume 22, Page 62 of Geauga County Plat Records, as appears by said plat, be the same more or less, but subject to all legal highways.

Property Address: 16730 Victoria Drive, Chagrin Falls, OH 44023

Parcel No.: 01-118062

Prior Deed Reference: OR 1775, Page 2289
Said Premises Located at: 16730 VICTORIA DRIVE, AUBURN TOWNSHIP, OH.

Said Premises appraised at (\$295,000.00) and cannot be sold for less than two-thirds of that amount (\$196,667.00). 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

Christopher M. Schwieterman, attorney
Apr22-29 May6, 2010

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

Case No. 09-F-000294

The State of Ohio, County of Geauga, ss:
GAUGA SAVINGS BANK, Plaintiff vs. CURTIS BOEHRINGER, 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 20th 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 Sublot No. 7 of Charter Oaks Estates Subdivision No. 3 as recorded in Volume 8, Page 18 of Geauga County Record of Deeds. Said Sublot No. 7 has a frontage of 100 feet along the center line of Oak Hill Drive and extends back between parallel lines, a distance of 435.98 feet and is 100 feet wide in the rear, be the same more or less, but subject to all legal highways.

Also known as: 7581 Oak Hill Drive, Chesterland, OH 44026

Permanent Parcel No. 11-031500

Said Premises Located at: 7581 OAK HILL DRIVE, CHESTER 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

Anthony A. Cox, attorney
Apr22-29 May6, 2010

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

Case No. 09-F-000349

The State of Ohio, County of Geauga, ss:
HSBC BANK USA, AS TRUSTEE FOR OMAC 2005-2, Plaintiff vs. WILLIAM C. CLARKE, 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 20th 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 Auburn to-wit:

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being Sublot No. 10 of Dawson Highlands Subdivision of part of Original Auburn Township Lot No. 24, Tract 3 as shown by the recorded plat of said Subdivision in Volume 32, Page 98 of Geauga County Records, be the same more or less, but subject to all legal highways.

PPN: 01-118591

Said Premises Located at: 10680 DAWSON DRIVE, AUBURN TOWNSHIP, OH.

Said Premises appraised at (\$325,000.00) and cannot be sold for less than two-thirds of that amount (\$216,667.00). 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

Phillip C. Barragante, attorney
Apr22-29 May6, 2010

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

Case No. 09-F-000458

The State of Ohio, County of Geauga, ss:
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSR MORTGAGE LOAN TRUST 2007-OAL, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OAL, Plaintiff vs. JAMES S. STOTTER, 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 20th 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 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 No. 25 in Irving Krauthamer's Pleasant Acres Subdivision No. 2 of a part of Original Russell Township Lot No. 10 Tract 3, recorded in Volume 6, Pages 21 and 22 of Geauga County Records of Plats, and bounded and described as follows:

Beginning at a pin in the centerline of Chillicothe Road (50 feet wide) which is located North 4° 52' East along the centerline of said road a distance of 1379.80 feet from the intersection of the centerline of Chillicothe Road and the Chagrin Falls-South Newbury Road (now known as Bell Street); thence North 4° 52' East along the centerline of said Chillicothe Road a distance of 100.00 feet; thence South 85° 08' East a distance of 661.50 feet to an iron pin; thence South 4° 42' minutes West a distance of 100.00 feet to an iron pin; thence North 05° 08' minutes West a distance of 661.79 feet to the place of beginning, containing 1.52 acres, be the same more or less, but subject to all legal highways.

Parcel No. 29-102020

Deed Reference: Book 953, Page 400

Said Premises Located at: 5145 CHILLI-COTHE ROAD, VILLAGE OF SOUTH RUSSELL, 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

Robert R. Hoose, attorney
Apr22-29 May6, 2010

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

Case No. 09-F-000586

The State of Ohio, County of Geauga, ss:
AURORA LOAN SERVICES LLC, Plaintiff vs. GIOIA DIGIANNANTONIO, 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 20th 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 Village of Hunting Valley to-wit:

Situated in the Village of Hunting Valley, County of Geauga and State of Ohio:

Being part of Original Russell Township Lot No. 4, Section No. 11, Tract No. 1, and described as follows:

Beginning in the center line of County Line Road at a point which is S. 00° 07' 40" E. along said center line 370.0 feet from an iron pin on the northerly line of aforesaid original Lot No. 4; thence S. 89° 44' 10" W. 729.75 feet; thence S. 00° 09' 25" E. 325.0 feet; thence N. 89° 44' 10" E. 729.26 feet to the center line of County Road; thence N. 00° 07' 40" W. along said road center line 325.0 feet to the place of beginning, containing 5.442 acres of land as surveyed in October, 1995, by T.R. Root, be the same more or less, but subject to all legal highways.

Parcel Number 27-004695

Deed Reference: Book 665, Page 245

Prior Deed Info: Quit-Claim Deed, Book 665, Page 245, filed May 16, 1980

Said Premises Located at: 14470 COUNTY LINE ROAD, VILLAGE OF HUNTING VALLEY, OH.

Said Premises appraised at (\$570,000.00) and cannot be sold for less than two-thirds of that amount (\$380,000.00). 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

Robert R. Hoose, attorney
Apr22-29 May6, 2010

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

Case No. 09-F-000602

The State of Ohio, County of Geauga, ss:
BAC HOME LOANS SERVICING, L.P., FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., Plaintiff vs. JOHN IGNAS, 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 20th 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 Bainbridge to-wit:

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

Parcel No. 1:

And known as being part of Original Bainbridge Township Lots Nos. 35 and 42, Tract No. 1 and bounded and described as follows: Beginning at a point in the center line of Catsden Road (60 feet wide) at its intersection with the Westerly line of Original Lot No. 35, said point of intersection being distant North 0 degrees 59' 35" West 825 feet, measured along said center line, from the Southwesterly corner of Original Lot No. 35; Thence North 22 degrees 50' 25" West, and along the center line of Catsden Road, a distance of 155.83 feet to a point therein the principal place of beginning of land herein described by the following courses: Thence North 89 degrees 00' 25" East, and passing through an iron pin set in the Easterly line of Catsden Road, a distance of 556.29 feet to an iron pin set; Thence North 00 degrees 59' 35" West, a distance of 144.64 feet to an iron pin set; Thence South 89 degrees 00' 25" West, and passing through an iron pin set in the Easterly line of Catsden Road, a distance of 614.13 feet to a point in the center line of Catsden Road; Thence South 22 degrees 50' 25" East and along the center line of Catsden Road, a distance of 155.83 feet to the principal place of beginning and containing 1.951 acres of land according to the survey of September 29, 1954 by Frank B. Krause, Jr., Registered Surveyor No. 567, State of Ohio, be the same more or less, but subject to all legal highways. (Recorded in Volume 265, Page 198 of the Geauga County Deed Records).

Parcel No. 2:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio: and known as being part of Original Bainbridge Township Lots Nos. 35 and 42, Tract No. 1 and bounded and described as follows:

Beginning at a point in the Center line of Catsden Road (60 feet wide) at its intersection with the Westerly line of Original Lot No. 3, said point of intersection being distant North 0 degrees 59' 35" West 825.00 feet, measured along said center line, from the Southwesterly corner of Original Lot No. 35; Thence North 22 degrees 50' 25" West, and along the center line of Catsden Road, a distance of 311.66 feet to a point therein; Thence North 89 degrees 00' 25" East a distance of 99.34 feet to a drill hole and cross set and to the principal place of beginning of the land herein described by the following courses and distance; Thence continuing North 89 degrees 00' 25" East a distance of 61.81 feet to a point; Thence North 55 degrees 38' 24" West a distance of 15.71 feet to an iron pin; Thence South 78 degrees 29' 36" West a distance of 49.83 feet to the principal place of beginning and containing 0.0064 acres of land according to the survey of August 5, 1957 by Frank B. Krause, Jr., Registered Surveyor No. 567, State of Ohio, be the same more or less, but subject to all legal highways.

Property Address: 17095 Catsden Road, Chagrin Falls, OH 44023

Parcel No.: 02-027400 & 02-027600

Prior Deed Reference: O.R. Book 1698 Page 349

Said Premises Located at: 17095 CATSDEN ROAD, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$190,000.00) and cannot be sold for less than two-thirds of that amount (\$126,667.00). 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 E. Bjerkaas, attorney
Apr22-29 May6, 2010

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

Case No. 09-F-000623

The State of Ohio, County of Geauga, ss:
PARK VIEW FEDERAL SAVINGS BANK, Plaintiff vs. TARA CENTURY, INC., 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 20th 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 Auburn to-wit:

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Original Auburn Township Lot No. 4, Section 3, Tract One, and bounded and described as follows:

Beginning in the center line of Munn Road (60 feet wide), formerly Brown Road, at the Southeasterly corner of 51 acres of land conveyed to N. & P. Halegan by deed recorded in Volume 426, Page 786 of Geauga County Deed Records, said place of beginning also being the Northwesterly corner of 16.0 acres of land conveyed to FR and MJ Case, by deed recorded in Volume 250, Page 55 of Geauga County Deed Records; Thence South 85 deg. 19' 10" East along the Southerly line of land so conveyed to N. & P. Halegan, a distance of 465.60 feet; Thence South 5 deg. 30' 50" West, parallel with the center line of Munn Road, a distance of 150.02 feet; Thence North 85 deg. 19' 10" West, parallel with the Southerly line of land so con-

veyed to N. & P. Halegan, a distance of 465.60 feet to the center line of Munn Road; Thence North 5 deg. 30' 50" East, along the center line of Munn Road, a distance of 150.02 feet to the place of beginning and containing 1.603 acres of land of which 0.103 acres lye within the Right-of-Way limits of Munn Road, be the same more or less.

PPN: 01-011050

Said Premises Located at: 17033 MUNN ROAD, AUBURN 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

Robert H. Young, attorney
Apr22-29 May6, 2010

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

Case No. 09-F-000736

The State of Ohio, County of Geauga, ss:
THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-16CB, Plaintiff vs. ROBYN C. MORRIS, AKA R.C. MORRIS, 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 20th 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 Sublot Number 74 in the Chester Estates Subdivision No. 1 of a part of Original Chester Township Lots Numbers 14 and 24, in Tract 3, as shown by the recorded plat in Volume 7 of Maps, Page 32 of Geauga County Records, as appears by said plat, be the same more or less.

Property Address: 12852 Cherry Lane, Chesterland, Ohio 44026

P.P.N.: 11-124300

Said Premises Located at: 12852 CHERRY LANE, 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

Kim M. Hammond, attorney
Apr22-29 May6, 2010

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

Case No. 09-F-000778

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II, INC., GREENPOINT MTA TRUST 2005-AR2, MORTGAGE CERTIFICATES, SERIES 2005-AR2, Plaintiff vs. TERRENCE L. RAYL, 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 20th 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:

Situated in the Township of Newbury, County of Geauga and State of Ohio: and known as being a part of Lot No. 34, Tract No. 1 within said Township and bounded and described as follows: beginning at a point at the intersection of Ravenna Road (State Route 44) and Butternut Road;

1. Thence N. 87 deg. 26' 00" E. along the centerline of Butternut Road a distance of 627.95 feet to a point, said point being the true place of beginning of this survey.

2. Thence N. 2 deg. 41' 37" E. a total distance of 451.10 feet to an iron pin on the southerly line of land conveyed to Pleasant Hill Golf Courses, Inc., by deed as recorded in Vol. 505, Page 261 of the Geauga County Records of Deeds, passing through an iron pin 30.00 feet from the center line of said Butternut Road.

3. Thence N. 87 deg. 26' 00" E. along the southerly line of Pleasant Hill Golf Course Inc. a distance of 199.00 feet to an iron pin on the Township Line between Newbury and Burton.

4. Thence S. 2 deg. 41' 58" W. along the said Newbury Burton Township Line a total distance of 451.10 feet to a point on the centerline of said Butternut Road, passing through an iron pin 30.00 feet therefrom.

5. Thence S. 87 deg. 26' 00" W. along the centerline of said Butternut Road a distance of 198.

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 20th 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 Bainbridge to-wit:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio:
And known as being Sublot No. 100 in Laurel Springs at Bainbridge Phase 3-C of part of Original Bainbridge Township Lot Nos. 16 and 17, Tract No. 3, as shown by the recorded plat in Volume 23, Page 33 of Geauga County Records, be the same more or less, but subject to all legal highways.

Being the same premises as conveyed in Warranty Deed from William Gray and Janet A. Gray recorded on 04/20/2005 in Instrument Number 200500716296 in said County and State. Parcel Number(s): 02-420223

Property Address: 18380 Bent Tree Lane, Chagrin Falls, OH 44023

Deed Reference Number: dated April 19, 2005, filed April 20, 2005, recorded in Official Records Volume 1760, Page 741, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 18380 BENT TREE LANE, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$330,000.00) and cannot be sold for less than two-thirds of that amount (\$220,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND, Sheriff Geauga County, Ohio

Kyle E. Timken, attorney
Apr22-29 May6, 2010

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

Case No. 09-F-000903

The State of Ohio, County of Geauga, ss:
FIFTH THIRD MORTGAGE COMPANY, Plaintiff vs. VAL M. SMITH, AKA VAL SMITH, ET AL., Defendant

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 20th 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:

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

Parcel No. 1
And known as being Sublot 159 in L.L. Punderson's Allotment No. 2 of part of Original Lots Nos. 10, 11, 12, and 13, Tract No. 3 in said Township, as shown by the recorded plat of said Allotment in Volume 4 of Maps, Page 19 Geauga County Records, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 23-273450

Parcel No. 2
And known as being Sublot No. 160 in L.L. Punderson's Allotment No. 2 of part of Original Lots Nos. 10, 11, 12 and 13, Tract No. 3 in said Township, as shown by the recorded plat of said Allotment in Volume 4 of Maps, Page 19 of Geauga County Records, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 23-173500

Property Address: 15595 Valleyview Drive, Burton, OH 44021

Parcel No.: 23-273450 and 23-273500

Prior Deed Reference: Book No. 1423, Page 768

Said Premises Located at: 15595 VALLEYVIEW DRIVE, NEWBURY TOWNSHIP, OH.

Said Premises appraised at (\$55,000.00) and cannot be sold for less than two-thirds of that amount (\$36,667.00). 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
Apr22-29 May6, 2010

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

Case No. 09-F-001017

The State of Ohio, County of Geauga, ss:
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH5 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH5, Plaintiff vs. ROBERT SPIRA, 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 20th 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 Sublot No. 278 in Chagrin Heights Subdivision No. 3 as shown by the recorded plat in Volume 3, Page 17 of Geauga County Records and being 80.20 feet front on the Southerly side of Birchmont Drive and extending back 170.76 feet on the Easterly line, 175.39 feet on the Westerly line and having a rear line of 80 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel Number(s): 28-002400

Property Address: 7673 Birchmont Drive, Chagrin Falls, OH 44022

Deed Reference Number: dated May 19, 2006, filed December 7, 2006, recorded in Official Records Volume 1810, Page 2432, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 7673 BIRCHMONT DRIVE, RUSSELL TOWNSHIP, OH.

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

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

DANIEL C. McCLELLAND, Sheriff Geauga County, Ohio

Edward M. Kochalski, attorney
Apr22-29 May6, 2010

LEGAL NOTICES

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS

GEAUGA COUNTY, OHIO

10-D-000367 - Kathy Mrazek, Plaintiff vs. Mark E. Mrazek, Sr., Defendant

Mark E. Mrazek, Sr., whose last known address is 1629 Tinkers View Drive, Twinsburg, OH 44087 and whose current address is unknown, will take notice that on the 6th day of April 2010, Kathy Mrazek filed a Complaint for Divorce in the Court of Common Pleas, Geauga County, Ohio, 100 Short Court Street, Chardon, Ohio 44024, Case No. 10-D-000367, on the docket of the Court, praying for a complete and absolute divorce and other relief on the grounds of incompatibility.

The above named defendant is required to answer on or before June 17, 2010 or he might be denied a hearing in this case.

KATHY MRAZEK

By Duane L. Doyle, attorney for Plaintiff, 10826 Ravenna Road, Suite 3, Twinsburg, Ohio 44087, (330) 487-5151.
Apr15-22-29 May6-13-20, 2010

LEGAL NOTICE

Please be advised that it is the intention of the Chester Township Board of Trustees to enter in to a modified judgment entry in the case captioned In Re: Appeal of the Chester Township Board of Trustees v. Ambrose, Inc. and Mr. John A. Ambrose, Geauga County Court of Common Pleas case number 87-M-000949. This settlement allows for the enlargement of the existing structure located at 8555 Mayfield Road, Chester Township, Ohio, more fully described as permanent parcel number 11-073910 and more accurately described in the Geauga County Record of Deeds Volume 0817, Page 1306. A copy of the modified judgment entry is available for review at the Chester Town hall during normal business hours.
May6, 2010

LEGAL NOTICE

Please be advised that the Chester Township Board of Trustees has passed Resolution 2010-350 Prohibiting the Use of Any and All Engine Retarders within Chester Township. This resolution shall prohibit all engine retarders on State Route 322 and State Route 306 in the unincorporated area of Chester Township. A copy of this resolution is available for review at the Chester Township Town Hall, 12701 Chillicothe Rd., Chesterland, OH 44026 during normal business hours.
May6-13-20, 2010

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS

GEAUGA COUNTY, OHIO

10-F-000227 - Bayview Loan Servicing, L.L.C., a Delaware Limited Liability Company, Plaintiff vs. Ralph F. Smith, III, aka Ralph Smith, III, aka Ralph F. Smith, et al., Defendants

American Investment Holdings, Inc. fka American Investment Bank, NA, whose last place of business is known as 200 East South Temple, Salt Lake City, UT 84111 but whose present place of business is unknown, will take notice that on March 1, 2010, Bayview Loan Servicing, L.L.C., a Delaware Limited Liability Company, filed its Complaint in Foreclosure in Case No. 10-F-000227 in the Court of Common Pleas Geauga County, Ohio, 100 Short Court, Chardon, OH 44024, alleging that the Defendants, American Investment Holdings, Inc. fka American Investment Bank, NA, have or claim to have an interest in the real estate located at 11610 Lyman Drive, Chesterland, OH 44026-1826, PPN #11-319100. A complete legal description may be obtained with the Geauga County Auditor's Office located at 231 Main St., Chardon, OH 44024-1293.

The Petitioner further alleges that by reason of default of the Defendant(s) in the payment of a promissory note, according to its tenor, the conditions of a concurrent mortgage deed given to secure the payment of said note and conveying the premises described, have been broken, and the same has become absolute.

The Petitioner prays that the Defendant(s) named above be required to answer and set up their interest in said real estate or be forever barred from asserting the same, for foreclosure of said mortgage, the marshalling of any liens, and the sale of said real estate, and the proceeds of said sale applied to the payment of Petitioner's claim in the property order of its priority, and for such other and further relief as is just and equitable.

The Defendant(s) named above are required to answer on or before the 17th day of June, 2010.

BAYVIEW LOAN SERVICING, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

By The Law Offices of John D. Clunk Co., L.P.A., Charles V. Gasior, Attorney for Plaintiff-Petitioner, 4500 Courthouse Blvd., Suite 400, Stow, OH 44224, (330) 436-0300 - telephone, (330) 436-0301 - facsimile.
May6-13-20, 2010

LEGAL NOTICE

NOTICE OF PUBLIC/PRIVATE SALE

On Friday, May 21, 2010 at 11:00 a.m., Behind the Pines Storage, 10124 Old State Road, Chardon, OH 44024, will sell by the unit to the highest bidder for **CASH** only all rights, title and interest to the following property now in the possession of:
Unit #28: Diana Tommer, 12529 Pearl Rd., Chardon, OH 44024: Household items
Unit #37: Shannon Tome, P.O. Box 734, Chardon, OH 44024: Household items
Unit #79: Donna Galusick, 9990 Welk Rd., Chardon, OH 44024: Household items
All items bought must be removed the same day by 4:00 p.m. Behind the Pines Storage reserves the right to withdraw a unit from the Public Sale at any time. For information all interested parties should call (440) 279-0364 between the hours of 10:00 a.m. - 2:00 p.m., Monday through Friday.
May6-13, 2010

LEGAL NOTICE/PUBLIC NOTICE

MUNSON TOWNSHIP

BOARD OF ZONING APPEALS

Munson Township Board of Zoning Appeals will conduct a public hearing on Thursday, May 20, 2010 at 6:30 p.m. at the Munson Town Hall, 12210 Auburn Rd., Munson, OH to consider the following appeals for variance.

CASE 10-04: Howard Gregorich, 12862 Ravenna Rd., Chardon OH - request to operate a commercial (landscaping) business in a residential district. Violates SEC. 401 Uses Not Specifically Mentioned - any use of land or structures which is not specifically mentioned

as a permitted principal, permitted accessory, or conditional use within any district shall not be permitted by the zoning inspector unless it is determined by the Board of Zoning Appeals that such use is similar and compatible to uses permitted within such district.

CASE 10-05: Daniel Vaccarino, 12155 Burlington Glen, Chardon OH - request to construct a 28' x 30' building 19' from the east side property line. Violates SEC. 411 Minimum Dimensional Requirements - minimum side yard is 25 ft.

Paula A. Frieberthausner, Secretary
May6, 2010

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS

GEAUGA COUNTY, OHIO

09-F-001419 - Christopher P. Hitchcock, Treasurer of Geauga County, Ohio, Plaintiff vs. Gladys Huff, et al., Defendants

Gladys Huff, Unknown Spouse of Gladys Huff and Unknown Heirs of Gladys Huff, whose last known address is 16704 Bedford St., Chagrin Falls, Ohio 44023, and present address is unknown, and cannot with reasonable diligence be ascertained shall take notice; and, if deceased, their unknown heirs, devisees, legatees, administrators, executors and assigns will take notice that on the 1st day of December, 2009, the Treasurer of Geauga County, filed a Complaint in the Court of Common Pleas, 100 Short Court Street, Chardon, Geauga County, Ohio entitled Christopher P. Hitchcock, Treasurer of Geauga County vs. Gladys Huff, et al., Case No. 09-F-001419, against the above-named parties, praying that the premises hereinafter described be sold for the collection of delinquent real estate taxes, owed and unpaid, is Eight Thousand One Hundred Seventy Five Dollars and Ninety Three Cents (\$8,175.93) together with accruing taxes, assessments, penalties, interest and charges; as well as court costs.

Said premises described as follows:
Situated in the Township of Bainbridge, County of Geauga and State of Ohio, an accurate description and plat of each separate body or parcel of which are as follows, to-wit: And known as being Lots Nos. 141, 142 and 143 as shown on a certain plat entitled "Map of Chagrin Falls Park," which map is recorded in the Office of the Recorder of Geauga County, Ohio in Vol. 1, Pages 60-61 of Geauga County Records of Plats, Subject to Easements, Condition and Restrictions of record, be the same more or less, but subject to all legal highways

Parcel No.: 02-171700, 02-171800

Property located at: 16704 Bedford Street, Bainbridge Township, OH 44023

The object of the action is to obtain from the Court a judgment foreclosing the tax liens against such real estate and ordering the sale of such real estate for the satisfaction of delinquent taxes.

Such action is brought against the real property only and no personal judgment shall be entered in it. However, if pursuant to the action, the property is sold for an amount that is less than the amount of delinquent taxes, assessments, charges, penalties and interest against it, the Court, in a separate order, may enter a deficiency judgment against the owner of record of a parcel for the amount of the difference; if that owner of record is a corporation, the Court may enter the deficiency judgment against the stockholder holding a majority of the corporation's stock.

The above-named parties are required to answer on or before 28 days after the last date of publication. Such answer must be filed with the Clerk of Courts, and a copy must be served on the Prosecuting Attorney. **By Briday Matheny, Assistant Prosecuting Attorney, Attorney for Plaintiff, 231 Main Street, Suite 3-A, Chardon, OH 44024.**
May6-13-20, 2010

NOTICE OF PUBLIC HEARING

The City of Chardon Planning Commission will meet on Monday, May 17, 2010 at 6:30 p.m. in Council Chambers at the Municipal Center, 111 Water Street, to hear the following:

Milano Development, 325 Center Street, has made an application for a sign variance to allow for a second ground sign. The City of Chardon's Codified Ordinances Section 1129.09(c) specifies that only one permanent freestanding sign per lot is permitted in a C-3 General Commercial District.

The meeting is subject to adjournment or recess to a later date without another Notice of Public Hearing (O.R.C. Sec. 3115.05(c)).

Bethann Petronio, Clerk

May6, 2010

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS

GEAUGA COUNTY, OHIO

10-F-000318 - Wells Fargo Bank N.A., successor by merger to Wachovia Bank, National Association, fka World Savings Bank, F.S.B., Plaintiff vs. James W. Young, et al., Defendants

James W. Young, whose last place of residence is 405 Lucille Avenue, Painesville, Ohio 44077-2727, and 357 West 4th Street, Chillicothe, OH 45601-3036, and 17162 Reynolds Road, West Farmington, Ohio 44491-9503, Jane Doe, Unknown Spouse, if any, of James W. Young, whose last place of residence is 405 Lucille Avenue, Painesville, Ohio 44077-2727, and 354 West 4th Street, Chillicothe, OH 45601-3036, and 17162 Reynolds Road, West Farmington, Ohio 44491-9503, but whose present place of residence is unknown will take notice that on March 22, 2010, Wells Fargo Bank N.A., successor by merger to Wachovia Bank, National Association, fka World Savings Bank, F.S.B. filed its Complaint in Case No. 10-F-000318 in the Court of Common Pleas Geauga County, Ohio, 100 Short Court, Chardon, Ohio 44024 alleging that the Defendants James W. Young, Jane Doe, Unknown Spouse, if any, of James W. Young have or claim to have an interest in the real estate described below:

Permanent Parcel Number: 25-001700; Property Address: 17162 Reynolds Road, West Farmington, Ohio 44491. The legal description may be obtained from the Geauga County Auditor at 231 Main Street, Suite 1-A, Chardon, OH 44024. 440-285-2222.

The Petitioner further alleges that by reason of default of the Defendants in the payment of a promissory note, according to its tenor, the conditions of a concurrent mortgage deed given to secure the payment of said note and conveying the premises described, have been broken, and the same has become absolute.

The Petitioner prays that the Defendants named above be required to answer and set up their interest in said real estate or be forever barred from asserting the same, for foreclosure of said mortgage, the marshalling of any liens, and the sale of said

real estate, and the proceeds of said sale applied to the payment of Petitioner's Claim in the proper order of its priority, and for such other and further relief as is just and equitable.

The Defendants named above are required to answer on or before the 17th day of June, 2010.

WELLS FARGO BANK N.A., SUCCESSOR BY MERGER TO WACHOVIA BANK, NATIONAL ASSOCIATION, FKA WORLD SAVINGS BANK, F.S.B.

By Douglas A. Haessig, Reimer, Arnovitz, Chernesky & Jeffrey Co., L.P.A., Attorney for Plaintiff-Petitioner, P.O. Box 968, Twinsburg, OH 44087, (330) 425-4201.
May6-13-20, 2010

PUBLIC NOTICE

This notice is requesting comments or interest concerning the effect on historic and cultural sites within the following project area. The Geauga County Sheriff's Office is constructing a 300-foot Tower/Communications Facility, located at 17540 Rapids Road, Troy Township, Ohio.

Comments and concerns may be directed to: Geo-Sci, Inc., Marylynn Konowal, 110 Blaze Industrial Parkway, Berea, Ohio 44017, email: mkonowal@geo-sci.com; phone: 440-234-8985 ext. 16; fax: 440-234-8940
May6, 2010

NOTICE OF AMENDMENT AND PUBLIC HEARING

Transfer and Conveyance Standards of the Geauga County Auditor and Engineer

Notice is hereby given that the Geauga county Auditor and the Geauga County Engineer have amended the Transfer and Conveyance Standards. The joint offices are announcing that the regulations, titled **Transfer and Conveyance Standards of the Geauga County Auditor and the Geauga County Engineer** are available for inspection at either office between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday. Public hearings for the amendment will be held May 13, 2010 at 11:30 a.m. and June 3, 2010 at 11:30 a.m. in the Commissioners' Chambers located at 470 Center Street, Building 4, Chardon, Ohio. All interested individuals are invited to attend.

A copy of this press release will be published in the News Herald and The Geauga County Maple Leaf and posted on the Auditor's internet site on the World Wide Web.
May6, 2010

BID NOTICES

LEGAL NOTICE

TROY TOWNSHIP

Notice is hereby given that the Troy Township Board of Trustees is accepting bids for the sale of the following Fire Department vehicle: 1989 GMC Rescue Squad.

Unit has 16,947 miles. 8.2 Diesel engine. Air lift suspension. Equipped with Sentinel Rescue Box. New brakes in 2008; radiator replaced in 2009. The vehicle is being sold as is. Asking price: \$20,000.00. Bids will be accepted until 7 p.m. official time on June 1, 2010, at which time all bids will be opened and read aloud. Send bids to: Troy Township, ATTN: Fiscal Officer, 13950 Main Market Road, Burton OH 44021.

Vehicle may be viewed on Wednesday evenings from 7:00 to 9:00 p.m. at Troy Township Fire Department, 14019 Nash Road, Burton OH 44021, or by calling (440) 834-1810 or (440) 781-3370 to schedule an appointment.

Susan E. Miller, Fiscal Officer
Apr29May6, 2010

LEGAL NOTICE

Geauga County

Notice is hereby given that sealed bids will be received by the Board of Commissioners of Geauga County, 470 Center Street, Building 4, Chardon, Ohio 44024 until 1:45 P.M. official local time on Wednesday, May 19, 2010 for **The Asphalt Resurfacing of Sections C - F of Washington Street, CH 606**. Bids received will be publicly opened and read aloud the same day at 2:05 P.M. The estimated construction cost for this project is \$1,090,000.00.

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 GEAUGA COUNTY BOARD OF COMMISSIONERS
Claudine Kozenko, Clerk
Apr29 May6-13, 2010