

Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

SECOND RUN

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 06-F-000777

The State of Ohio, County of Geauga, ss:
CHASE HOME FINANCE LLC, SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION, Plaintiff vs. GLENN E. LUOMA, 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 1st day of July, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Claridon to-wit:

Parcel No. 1:
Situating in the Township of Claridon, County of Geauga and State of Ohio:

And known as being a part of Lot 7 Holmes Tract in said Township and is bounded and described as follows: beginning in the center line of Taylor Wells Road at a point which is located south 1 deg. 34' west a distance of 60.00 feet measured along said center line from the southwesterly corner of land conveyed to Charlotte E. Nixon by deed recorded in Volume 367, Page 345 of Geauga County Records of Deeds; thence by a line parallel with the southerly line of land of said Nixon south 88 deg. 26' east a distance of 271.17 feet to a point in the westerly line of land now or formerly owned by A & A Trask by deed recorded in Volume 251, Page 485 of Geauga County Records of Deeds; thence along the westerly line of land of said Trask south 20 deg. 59' west a distance of 146.05 feet to a point; thence by a line which bears south 70 deg. 28' 10" west a distance of 238.61 feet to a point in the center line of Taylor-Wells Road; thence along the centerline of said road north 1 deg. 34' east a distance of 223.62 feet to the place of beginning and containing 1.000 acre of land as calculated and described by Fullerton, Kerr and Associates, Registered Engineers and Surveyors, be the same more or less, but subject to all legal highways.

Parcel No. 2:

Situating in the Township of Claridon, County of Geauga and State of Ohio: And known as being a part of Lot 7 Holmes Tract in said Township and is bounded and described as follows: beginning at a point on the easterly line of land conveyed to Norman Riffett, Jr. by deed recorded in Volume 513, Page 275 of Geauga County Records at the southwest corner of land conveyed to Gary Kimmerling by deed recorded in Volume 556, Page 1259 of Geauga County Records; thence south 20 deg. 59' 00" west along Riffett's easterly line a distance of 119.00 feet to a point; thence south 86 deg. 38' 21" east a distance of 200.53 feet to a point; thence north 20 deg. 59' 00" east a distance of 97.00 feet to the southerly line of said land conveyed to Kimmerling; thence north 80 deg. 28' 00" west along Kimmerling's southerly line a distance of 195.00 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Parcel No. 12-062500 and 12-062510
Said Premises Located at: 11843 TAYLOR WELLS ROAD, CLARIDON TOWNSHIP, OH.

Said Premises appraised at (\$155,000.00) and cannot be sold for less than two-thirds of that amount (\$103,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. MCCLELLAND,
Sheriff Geauga County, Ohio

Peter L. Mehler, attorney
Jun3-10-17, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 06-F-000916

The State of Ohio, County of Geauga, ss:
U.S. BANK NATIONAL ASSOCIATION, TRUSTEE, Plaintiff vs. SHIRLEY CROSBY, 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 1st day of July, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Montville to-wit:

Situating in the Township of Montville, County of Geauga and State of Ohio: And known as being part of Original Section No. 8 in said Township and bounded and described as follows: Beginning at a point in the centerline of Plank Road (S.R. #86) at the Northwest corner of land conveyed to Merl J. Parker by deed recorded in Volume 538, Page 1221 of Geauga County Records of Deeds; Thence North 09 deg. 36' 00" West, along said road centerline 660.77 feet to a point and the principal place of beginning; Thence North 89 deg. 33' 40" East, 441.22 feet to a point; Thence South 09 deg. 36' 00" East, 150.00 feet to a point; Thence North 89 deg. 33' 40" East, 150.00 feet to a point; Thence North 09 deg. 36' 00" West, approximately 448.25 feet to a point in the Southerly line of land conveyed to B. Stanonis by deed recorded in Volume 388, Page 11 of Geauga County Records of Deeds; Thence North 89 deg. 27' 00" West, along said Stanonis Southerly line 150 feet to a point being the Northeast corner of a 1.521 acre parcel of land conveyed to Ben Bringer by deed recorded in Volume 565, Page 136 of Geauga County Records of Deeds; Thence South 09 deg. 36' 00" East, 148.25 feet along said Bringer's Westerly line to a point; Thence South 89 deg. 33' 40" West, 441.22 feet to a point in the centerline of Plank Road; Thence South 09 deg. 36' 00" West, along said centerline 150.00 feet to the principal place of beginning, containing approximately 3.00 acres, be the same more or less, but subject to all legal highways.

Deed Reference Number: dated September 27, 2005, filed July 28, 2005, recorded in Official Records Volume 1769, Page 1204, Recorder's Office, Geauga County, Ohio.

Parcel No. 20-065700
Said Premises Located at: 9347 PLANK ROAD, MONTVILLE 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

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, JUNE 17, 2010 – 10:00 A.M.

AUBURN TOWNSHIP

Case No. 09-F-000295 – The Bank of New York, etc. vs. William J. Weiss, et al.,
754 Sandalwood Lane (Unit #754 in the Woods at Auburn Lake Condominium, Phase 1
(condo). PPN: 01-118434. Benjamin D. Carnahan, atty..... \$265,000.00 \$176,667.00

Case No. 09-F-000668 – Park View Federal Savings Bank vs. Prairie Dog Partners, LLC,
et al., 11660 Washington Avenue (2.00 acres). PPN: 01-027900. Robert H. Young, atty..... \$70,000.00 \$46,667.00

Case No. 09-F-000985 – JPMorgan Chase Bank, N.A. vs. Mary Ellen Piraino, et al.,
9768 Bainbridge Road (1.31 acres). PPN: 01-074800. Matthew J. Richardson, atty..... \$135,000.00 \$90,000.00

BAINBRIDGE TOWNSHIP

Case No. 07-F-001085 – LaSalle Bank, N.A., etc. vs. Chauncey J. Baker, Jr., aka, et al.,
18415 Root Road (5.79 acres). PPN: 02-419940. Robert R. Hoose, atty..... \$205,000.00 \$136,667.00

Case No. 08-F-000463 – JPMorgan Chase Bank, as Trustee, etc. vs. Dominic A. DiFranco,
et al., 9545 Nighthawk Drive (5.02 acres). PPN: 02-420157. Rachel A. Leier, atty..... \$900,000.00 \$600,000.00

Case No. 08-F-001132 – Chase Home Finance, LLC vs. David A. Cosentino, et al.,
17994 Alden Street (1.43 acres). PPN: 02-314027. Elizabeth S. Brashear, atty..... \$200,000.00 \$133,334.00

Case No. 09-F-000690 – Third Federal Savings & Loan Assoc. of Cleveland vs. Estate of
Sheila A. Heiman, deceased, et al., 17538 Fairlawn Drive (Unit #J-4 in the
Tanglewood Green Condominium) (condo). PPN: 02-337200. Dean K. Hegyes, atty..... \$140,000.00 \$93,334.00

Case No. 09-F-000729 – Fifth Third Mortgage Company vs. Ryan D. Shalashnow, et al.,
18416 Haskins Road (1.00 acres). PPN: 02-334000. Brian L. Bly, atty..... \$140,000.00 \$93,334.00

CHESTER TOWNSHIP

Case No. 09-F-000648 – SALE WITHDRAWN.

Case No. 09-F-000867 – Nationstar Mortgage LLC vs. John P. Neylon, et al.,
8564 Seminary Lane (1.00 acres). PPN: 11-022610. Edward M. Kochalski, atty..... \$175,000.00 \$116,667.00

NEWBURY TOWNSHIP

Case No. 08-F-000124 – Geauga Savings Bank vs. Clyde M. Brown, et al.,
14308 View Drive (0.21 acres). PPN: 23-039750, 23-039751, 23-039752. Anthony A. Cox, atty..... \$35,000.00 \$23,334.00

Case No. 09-F-000787 – The Bank of New York Mellon, etc. vs. Margaret Schneider, et al.,
10077 Kinsman Road (3.00 acres). PPN: 23-047450. Ashley E. Rothfuss, atty..... \$50,000.00 \$33,334.00

Case No. 09-F-000926 – Suntrust Mortgage Inc. vs. Paul E. Hurd, et al.,
15444 Crampton Drive (0.32 acres). PPN: 23-175200, 23-175300. Erin E. Bjerkaas, atty..... \$90,000.00 \$60,000.00

RUSSELL TOWNSHIP

Case No. 07-F-000244 – Countrywide Home Loans, Inc. vs. Surrey Supply Co., et al.,
14934 Surrey Downs Drive (7.45 acres). PPN: 26-071700. Brian L. Bly, atty..... \$245,000.00 \$163,334.00

Case No. 08-F-000145 – US Bank National Association, as Trustee, etc. vs. Robert N. Terbizan,
et al., 8230 Kinsman Road (1.90 acres). PPN: 26-192100, 26-192200. Channing L. Ulbrich, atty. \$150,000.00 \$100,000.00

Case No. 08-F-001248 – Aurora Loan Services, LLC vs. David R. Newby, et al., 14319 Caves Road
(1.83 acres). PPN: 26-174500. Kevin L. Williams, atty..... \$230,000.00 \$153,334.00

Case No. 09-F-000498 – U.S. Bank, National Association, as Trustee, etc. vs. Charise M.
LaMarca, et al., 8472 Music Street (2.00 acres). PPN: 26-164900. Phillip C. Barragate, atty..... \$150,000.00 \$100,000.00

Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

DANIEL C. MCCLELLAND,
Sheriff Geauga County, Ohio

Rebecca R. Shrader, attorney
Jun3-10-17, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000597

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE MLMI TRUST SERIES 2005-FF6, Plaintiff vs. CHRISTINE M. SIMON SEYMOUR, 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 1st day of July, 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:

Situating in the Township of Munson, County of Geauga and State of Ohio, and known as being part of Original Lot Number 23, Tract Number 3 in said Township and bounded and described as follows: Beginning at an iron pipe at the intersection of Auburn Road and Cedar Road; Thence North 85° 59' 10" West along the center line of Cedar Road a distance of 979.61 feet to a point, said point being the true place of beginning of this survey; Thence North 8° 18' 51" East, a distance of 341.47 feet to an iron pin and passing through an iron pin 30.00 feet from said center line of Cedar Road; Thence North 23° 30' 25" East, a distance of 63.09 feet to an iron pin; Thence South 79° 22' 00" East, a

distance of 576.96 feet to an iron pin; Thence South 16° 07' 65" West, a distance of 39.47 feet to an iron pin; Thence South 16° 07' 54" West, a distance of 39.47 feet to an iron pin; Thence South 5° 38' 00" West a distance of 295.02 feet to a point in the center line of Cedar Road and passing through an iron pin 30.00 feet therefrom; Thence North 85° 59' 10" West along the center line of Cedar Road a distance of 603.15 feet to the place of beginning and containing 5.00 acres of land as surveyed on November 11, 1973 by William W. Welcheck P.S. 5463, be the same more or less.

Property Address: 11000 Cedar Road, Chesterland, OH 44026
Parcel No.: 21-100150

Said Premises Located at: 11000 CEDAR ROAD, MUNSON 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

Donald K. Swartz, attorney
Jun3-10-17, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000723

The State of Ohio, County of Geauga, ss:
THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC. CHL MORTGAGE PASS-THROUGH TRUST 2005-OA5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OA5, Plaintiff vs. M. KYLE RESSLER, AKA, KYLE M. RESSLER, 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 1st day of July, 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:

Situating in the Township of Chardon, County of Geauga and State of Ohio and known as being Sublot No. 9 in Brookhaven Estates Subdivision, of part of Original Chardon Township Lot Nos. 27 and 30, Section 13, as shown by the plat of said Subdivision recorded in Volume 27, Page 28 of Geauga County Records, be the same more or less, but subject to all legal highways.

Parcel No. 06-120496
Said Premises Located at: 12155 CATALPA DRIVE, CHARDON TOWNSHIP, OH.

Said Premises appraised at (\$425,000.00) and cannot be sold for less than two-thirds of that amount (\$283,334.00). 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
 Jun3-10-17, 2010

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
 Douglas A. Mackinnon, attorney
 Jun3-10-17, 2010

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 08-F-001284

The State of Ohio, County of Geauga, ss:
COUNTRYWIDE HOME LOANS SERVING, LP, Plaintiff vs. LILLIAN M. SCHNEIDER, 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 1st day of July, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the City of Chardon to-wit:

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

And known as being Sublot No. 21 in the Rocky Cellars Subdivision, part of Original Lot Nos. 134 and 140 (Phase II) as shown by plat Volume 23, Pages 20 and 21 of Geauga County Records, be the same more or less, but subject to all legal highways.

Parcel No.: 10-165249
 Prior Deed Reference: OR 1728, Page 471
 Said Premises Located at: 412 CHARDON AVENUE, CITY OF CHARDON, OH.

Said Premises appraised at (\$340,000.00) and cannot be sold for less than two-thirds of that amount (\$226,667.00). 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

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 09-F-000185

The State of Ohio, County of Geauga, ss:
THE HUNTINGTON NATIONAL BANK, Plaintiff vs. JAMES G. MCGOWAN, 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 1st day of July, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Huntsburg to-wit:

Situated in the Township of Huntsburg, County of Geauga, and State of Ohio: And known as part of Lot No. 70 in said Township, and bounded and described as follows:

Beginning at the Northeast corner of said Lot No. 70; Thence Southerly along the Easterly line of said Lot No. 70, 435.60 feet; Thence Westerly parallel with the Northerly line of said Lot No. 70, 200 feet; Thence Northerly parallel with the Easterly line of said Lot No. 70, 435.60 feet to the North line of said Lot 200 feet to the place of beginning, containing 2 acres of land, be the same more or less, but subject to all legal highways.

The above described parcel has a frontage of 200 feet on the Southerly side of Huntley Road

in said Township of Huntsburg.
 Parcel No.: 16-044700
 Said Premises Located at: 17881 HUNTLEY ROAD, HUNTSBURG TOWNSHIP, OH.
 Said Premises appraised at (\$95,000.00) and cannot be sold for less than two-thirds of that amount (\$63,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."
DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio
 Robert H. Young, attorney
 Jun3-10-17, 2010

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 09-F-000197

The State of Ohio, County of Geauga, ss:
CHASE HOME FINANCE, LLC, Plaintiff vs. TROY H. HENDERSON, 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 1st day of July, 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. 20 in Hosmer Subdivision No. 1 of part of Original Chardon Township Lot Nos. 12 and 13, Tract No. 1, as appears on the recorded plat of said Subdivision in Volume 14 of Maps, Page 69, of Geauga County Records, be the same more or less, but subject to all legal highways.

Parcel No.: 06-120787
 Prior Deed Reference: Volume 1298, Page 573
 Said Premises Located at: 11040 CLARK ROAD, CHARDON 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 I. McKelvey, attorney
 Jun3-10-17, 2010

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 09-F-000324

The State of Ohio, County of Geauga, ss:
COUNTRYWIDE HOME LOANS SERVING, LP, Plaintiff vs. ROBERT ANKRUM, AKA ROBERT T. ANKRUM, AKA ROBERT T. ANKRUM, JR., ET AL., Defendant

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 1st day of July, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Parkman to-wit:

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

And known as being part of Original Lot 3, Section 7 of said Township, and further known as Sublot 24 of Surrey Hills Subdivision Phase 2 as recorded in Plat Volume 36, Page 6 of Geauga County Record of Plats, be the same more or less, but subject to all legal highways.

Property Address: 17290 Amblaire Road, Middlefield, OH 44062

Parcel No.: 25-190465
 Prior Deed Reference: OR 1742, Page 499
 Said Premises Located at: 17290 AMBLAIRE ROAD, PARKMAN TOWNSHIP, OH.

Said Premises appraised at (\$255,000.00) and cannot be sold for less than two-thirds of that amount (\$170,000.00). 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
 Carlos S. Ramirez, attorney
 Jun3-10-17, 2010

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 09-F-000679

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., Plaintiff vs. DEANA L. WESTFALL, 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 1st day of July, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Munson to-wit:

Situated in the Township of Munson, County of Geauga and State of Ohio: And known as being Sublot No. 47 in Hidden Springs Estates Subdivision of a part of Original Munson Township Lot Nos. 3, 4 and 10, Tract No. 1, West Division as shown by the recorded plat of said Subdivision in Volume 10 of Maps, Page 94 of Cuyahoga County Records, as appears by said plat, be the same more or less, but subject to all legal highways.

Property Address: 10374 Meadowhurst Lane, Chardon, OH 44024

Parcel No.: 21-150750
 Prior Deed Reference: Book 1833 Page 3372
 Said Premises Located at: 10374 MEADOWHURST LANE, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$170,000.00) and cannot be sold for less than two-thirds of that amount (\$113,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."
DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio
 Jill L. Fealko, attorney
 Jun3-10-17, 2010

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 09-F-000923

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., Plaintiff vs. CHARLES K. SCHULTZ, 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 1st day of July, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Huntsburg to-wit:

Situated in the Township of Huntsburg, Geauga County, State of Ohio, as more fully described in Deed Book 1059, Page 666 ID# 16-029800, being known and designated as Lot 41.

Situated in the Township of Huntsburg, County of Geauga and State of Ohio: and being part of Lot No. 41 within the said Township, and described as follows: Beginning in the center line of Priceton Road at a point which is South 04 degrees 00' 00" West along said center line 629.9 feet from the Southeasterly corner or lands conveyed to Alfred and Mildred Cuckow by deed recorded in Volume 255, Page 131 of Geauga County Records of Deeds; Thence North 86 degrees 59' 50" West through an iron pipe 30.0 feet from said place of beginning, a total distance of 436.0 feet to an iron pipe; Thence South 04 degrees 00' 00" West 150.0 feet to an iron pipe; Thence South 86 degrees 59' 50" East 436.0 feet to the center line of Princeton Road, and through an iron pipe 30.0 feet there from; Thence North 04 degrees 00' 00" East along said road center line 150.0 feet to the place of beginning, containing 1.50 acres, as surveyed in October 1985, by Root & Pomeroy, Chardon, Ohio.

Parcel No.: 16-029800
 Prior Deed Reference: OR Book 1773, Page 1007

Said Premises Located at: 12566 PRINCETON ROAD, HUNTSBURG 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
 Erin E. Bjerkaas, attorney
 Jun3-10-17, 2010

SHERIFF'S SALE RESULTS

DATE OF SALE: THURSDAY, JUNE 3, 2010

BAINBRIDGE TOWNSHIP

Case No. 06-F-000949 – Igomar Limited Partnership vs. Renee Guerra, et al., 18125 Harvest Drive (13.00 acres). PPN: 02-391101, 02-420034. SOLD TO PLTF. FOR \$182,667.00.

Case No. 09-F-000062 – Countrywide Home Loan Servicing, Inc. vs. Robert G. Smith, et al., 17888 Snyder Road (6.89 acres). PPN: 02-420765. WITHDRAWN – ORDER OF COURT.

BURTON TOWNSHIP

Case No. 08-F-000144 – Countrywide Home Loans, Inc. vs. Madelyn S. Roy, et al., 14750 Georgia Road (5.00 acres). PPN: 04-036700. SOLD TO PLTF. FOR \$150,000.00.

Case No. 09-F-000756 – HSBC Mortgage Corporation (USA), etc. vs. Jeannine M. Rajewski, aka, et al., 14225 Aquilla Road (5.28 acres). PPN: 04-150621. SOLD TO PLTF. FOR \$90,000.00.

BURTON VILLAGE

Case No. 09-F-000659 – HSBC Mortgage Services Inc. vs. Hilary W. Vail, et al., 14835 Indian Ridge Trail (0.36 acres). PPN: 05-003661. WITHDRAWN – ORDER OF COURT.

CHARDON CITY

Case No. 09-F-000215 – Wells Fargo Bank, N.A., etc. vs. Ashley G. Hess, et al., 300 Cynthia Drive (0.26 acres). PPN: 10-036000. WITHDRAWN – ORDER OF COURT.

Case No. 09-F-000667 – The Huntington National Bank vs. Tracy M. Hebebrand, et al., 209 Irma Drive (0.26 acres). PPN: 10-045340. SOLD TO PLTF. FOR \$80,000.00.

CHARDON TOWNSHIP

Case No. 08-F-001330 – Chase Home Finance, LLC vs. Christopher J. Murray, et al., 12170 Catalpa Drive (5.00 acres). PPN: 06-120502. SOLD TO PLTF. FOR \$210,000.00.

CLARIDON AND HAMB DEN TOWNSHIPS

Case No. 09-F-000107 – Wells Fargo Bank, N.A., etc. vs. Ryan M. Pierce, et al., 14050 Chardon Windsor Road (9.01 acres). PPN: 12-025700, 12-025800, 15-033700, 15-033800. WITHDRAWN – ORDER OF COURT.

MIDDLEFIELD VILLAGE

Case No. 08-F-001048 – Nantucket Cove Townhouse Association, Inc. vs. Larry E. Domokos, et al., 14765 Lakeview Drive, Unit #1 (Nantucket Cove Townhouses, Phase No. VI) (condo). PPN: 19-080844. NO BID. NO SALE.

Case No. 09-F-000836 – Deutsche Bank National Trust Company, etc. vs. Ann M. Bennet, et al., 14770 Cedarwood Court (0.25 acres). PPN: 19-044650. SOLD TO PLTF. FOR \$90,000.00.

Case No. 09-F-001045 – Fifth Third Mortgage Company vs. Arthur K. Satterlee, et al., 14756 Cedarwood Court (0.27 acres). PPN: 19-048250, 19-048260. SOLD TO PLTF. FOR \$86,667.00.

Case No. 09-F-001284 – Bayview Loan Servicing, LLC, etc. vs. Ricky G. Ladow, et al., 15010 S. State Avenue (0.50 acres). PPN: 19-013530. WITHDRAWN – ORDER OF COURT.

MUNSON TOWNSHIP

Case No. 08-F-000254 – Chase Home Finance, LLC vs. Cathy Busser, et al., 10642 Butternut Road (10.42 acres). PPN: 21-106700. SOLD TO PLTF. FOR \$210,000.00.

Case No. 09-F-000315 – BAC Home Loans Servicing, L.P., etc. vs. Edward T. Kelly, et al., 12690 Ravenna Road (1.61 acres). PPN: 21-176375. SOLD TO PLTF. FOR \$140,000.00.

Case No. 09-F-001124 – Wells Fargo Bank, N.A., etc. vs. Margaret Reusser, et al., 9874 Mayfield Road (3.01 acres). PPN: 22-008450. WITHDRAWN – BANKRUPT-CY.

SOUTH RUSSELL VILLAGE

Case No. 07-F-000831 – The Huntington National Bank, etc. vs. B. Michael Pearl, et al., 24 E. Bel Meadow Lane (1.03 acres). PPN: 29-096400. SOLD TO PLTF. FOR \$106,667.00.

THOMPSON AND MONTVILLE TOWNSHIPS

Case No. 09-F-000112 – CitiMortgage, Inc., etc. vs. Sarah Nicely, aka, et al., 15421 Rock Creek Road (27.06 acres). PPN: 20-070854, 30-095628. SOLD TO PLTF. FOR \$120,000.00.

LEGAL NOTICES

NOTICE OF SALE UNDER JUDGMENT OF FORECLOSURE OF LIENS FOR DELINQUENT LAND TAXES IN THE COURT OF COMMON PLEAS, GAUGA COUNTY, OHIO IN THE MATTER OF FORECLOSURE OF LIENS FOR DELINQUENT LAND TAXES CHRISTOPHER P. HITCHCOCK, TREASURER OF GAUGA COUNTY, OH PLAINTIFF VS.

PARCELS OF LAND ENCUMBERED WITH DELINQUENT TAX LIENS DEFENDANTS

Whereas, judgment has been rendered against certain parcels of real estate in case number 09-F-001323 for taxes, assessments, penalty, and interest as follows:

LIST OF LANDS ENCUMBERED WITH DELINQUENT TAX LIENS

Permanent Parcel Number(s): 01-090190

Legal Description: Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being a part of original Auburn Township Lots Nos. 17 and 18, Tract No. 1, Section No. 6. Name and Address of Last Known Owner(s): Delbert J. Shorter
 Minimum Bid: **01-090190 - \$7,153.11**

Permanent Parcel Number(s): 02-334300

Legal Description: Situated in the Township of Bainbridge, County of Geauga, and State of Ohio and bounded and described as follows: being known as lot number 54 as shown on a certain plat entitled "Map of Chagrin Falls Park". Name and Address of Last Known Owner(s): Melissa A. Gettys and James R. Gettys
 Minimum Bid: **02-334300 - \$557.18**

Permanent Parcel Number(s): 02-409600

Legal Description: Situated in the Township of Bainbridge, County of Geauga and State of Ohio and being known as lot number 1209 as shown on a certain plat entitled "Map of Chagrin Falls Park". Name and Address of Last Known Owner(s): James Adams, et al.
 Minimum Bid: **02-409600 - \$498.09**

Permanent Parcel Number(s): 23-201150, 23-201151, 23-201152, 23-201153

Legal Description: Situated in the Township of Newbury, County of Geauga, and State of Ohio and being known as sublots 519, 520, 521, 522 in the Tuxedo Land Co., Of Kiwanis Lake Subdivision No. 1 of a part of original Lot 4 Tract 2 Name and Address of Last Known Owner(s): Robert & Karen McNealey
 Minimum Bid: **23-201150 - \$197.57**
23-201151 - \$197.57
23-201152 - \$197.57
23-201153 - \$197.57

Permanent Parcel Number(s): 29-057200

Legal Description: Situated in the Village of South Russell, County of Geauga and State of Ohio: and known as being part of original Russell Township Lot 1 in tract 3. Name and Address of Last Known Owner(s): Leona Seliga
 Minimum Bid: **29-057200 - \$5,113.77**

WHEREAS, said judgment orders such real property to be sold by the undersigned to satisfy the total amount of judgment;

NOW THEREFORE, public notice is hereby given that the Geauga County Sheriff's Department, will sell such real property at public auction, for cash, to the highest bidder for an amount that equals the total amount of the judgment, including all taxes, assessments, penalties, interests and costs. Sheriff's sale beginning at **10:00 a.m. on Tuesday, the 15th day of June, 2010**, at the Geauga County Courthouse, 100 Short Court, Chardon, Ohio. Each parcel shall be sold separately.

If any parcel does not receive sufficient bid, it shall be offered for sale under the

same terms and conditions of the first sale and at the same time and place, on **Tuesday, the 22nd day of June, 2010.**

Purchasers shall be required to deposit as soon as their bid is accepted 10% of purchase price cash, bank check or certified check only. At the sale a fee of \$50.00 will be charged per deed to be prepared by the Sheriff's Department. This payment must be paid in cash or by money order.

The full purchase price shall be paid within thirty (30) days from date of confirmation of sale, and unless paid within thirty (30) days the purchaser shall be adjudged to be in contempt of Court.

DESCRIPTION: "AS GEAUGA COUNTY HAS ADOPTED A PERMANENT PARCEL NUMBER SYSTEM, IT HAS BEEN DETERMINED THAT PUBLICATION OF THE COMPLETE LEGAL DESCRIPTION IS NOT NECESSARY TO PROVIDE REASONABLE NOTICE OF THE FORECLOSURE SALE TO POTENTIAL BIDDERS. THE COMPLETE LEGAL DESCRIPTION CAN BE LOCATED IN THE COURT'S FILE LOCATED AT THE GEAUGA COUNTY CLERK OF COURT'S OFFICE, LOCATED ON THE 2ND FLOOR OF THE GEAUGA COUNTY COURTHOUSE, 100 SHORT COURT, CHARDON, OHIO 44024."

PUBLIC NOTICE IS HEREBY GIVEN THAT ALL SUCH REAL PROPERTY TO BE SOLD AT PUBLIC AUCTION SHALL BE SOLD SUBJECT TO ALL LIENS AND ENCUMBRANCES WITH RESPECT TO SUCH PARCEL, OTHER THAN THE LIENS FOR REAL ESTATE TAXES, ASSESSMENTS, INTEREST AND PENALTY FOR WHICH THE LIEN WAS FORECLOSED AND IN SATISFACTION OF WHICH THE PROPERTY IS SOLD. ALL PROPERTY SOLD SUBJECT TO 2001 REAL ESTATE LIEN.

DANIEL C. McCLELLAND
SHERIFF OF GEAUGA COUNTY
BRIDEY MATHENEY,
Assistant Prosecuting Attorney
May27 Jun3-10, 2010

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

10-F-000378 - PNC Bank, National Association successor in interest to National City Real Estate Services LLC successor by merger to National City Mortgage Co., Plaintiff vs. Bruce C. Richards, et al, Defendants

Billie H. Warner, whose last known address is 26 Windward Way, Chagrin Falls, OH 44023, and the unknown heirs, devisees, legatees, executors, administrators, spouses and assigns and the unknown guardians of minor and/or incompetent heirs of Billie H. Warner, all of whose residences are unknown and cannot by reasonable diligence be ascertained, will take notice that on the 9th day of April, 2010, PNC Bank, National Association successor in interest to National City Real Estate Services LLC successor by merger to National City Mortgage, Inc., fka National City Mortgage Co. filed its Complaint in the Common Pleas Court of Geauga County, 100 Short Court, Chardon, OH 44024 in Case No. 10-F-000378, on the docket of the Court, and the object and demand for relief of which pleading is to foreclose the lien of plaintiff's mortgage recorded upon the following described real estate to wit:

Property Address: 226 Heather Hill, Chagrin Falls, OH 44023, and being more particularly described in plaintiff's mortgage recorded in Mortgage Book 1684, page 297, of this County Recorder's Office.

The above named defendant is required to answer within twenty-eight (28) days after last publication, which shall be published once a week for three consecutive weeks, or they might be denied a hearing in this case.

PNC BANK, NATIONAL ASSOCIATION SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES LLC SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FKA NATIONAL CITY MORTGAGE CO.

By Lerner, Sampson & Rothfuss, Attorneys for Plaintiff, P.O. Box 5480, Cincinnati, Ohio 45201-5480. (513) 241-3100.
May27 Jun3-10, 2010

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

10-F-000494 - BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P., Plaintiff vs. Kathleen M. Neubig, et al, Defendants

Nelson R. Neubig, Trust, Beneficiary of the Estate of Nelson R. Neubig, whose last known address is unknown, and the Unknown Trustee and or successor Trustee of the Nelson R. Neubig Trust, all of whose residences are unknown and cannot by reasonable diligence be ascertained, will take notice that on the 6th day of May, 2010, BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P. filed its Complaint in the Common Pleas Court of Geauga County, 100 Short Court, Chardon, OH 44024 in Case No. 10-F-000494, on the docket of the Court, and the object and demand for relief of which pleading is to foreclose the lien of plaintiff's mortgage recorded upon the following described real estate to wit:

Property Address: 7142 Mulberry Road, Chesterland, OH 44026, and being more particularly described in plaintiff's mortgage recorded in Volume 1874, Page 3266, of this County Recorder's Office.

The above named defendant is required to answer within twenty-eight (28) days after last publication, which shall be published once a week for three consecutive weeks, or they might be denied a hearing in this case.

BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P.

By Lerner, Sampson & Rothfuss, Attorneys for Plaintiff, P.O. Box 5480, Cincinnati, Ohio 45201-5480. (513) 241-3100.
Jun10-17-24, 2010

LEGAL NOTICE
NOTICE OF PUBLIC/PRIVATE SALE

On Thursday, June 17, 2010 at 12:00 noon, J & R Quality Storage, 12610 Chardon Windsor Road, Chardon, OH 44024, will sell by the unit to the highest bidder for CASH all rights, title and interest to the following property now in the possession of:

Unit #B-09: Chris Ludwig, 46 Wayne Road, Chardon, OH 44024: Furniture and Household items

Unit #B-10: Laura Gigliotti, 111 Main Street,

Chardon, OH 44024: Furniture and Household items

Unit #B-20: Jason Starr, PO Box 40, Chardon, OH 44024: Furniture and Household items

All items bought must be removed the same day by 5:00 p.m. J & R Quality Storage reserves the right to withdraw a unit from the Public Sale at any time. For information all interested parties should call (440) 286-2243 between the hours of 9:00 a.m. - 5:00 p.m., Monday through Friday.
Jun3-10, 2010

LEGAL NOTICE
Hambden Township

The Hambden Township Trustees will hold a public meeting on the proposed Township Tax Budget for 2011 on June 21, 2010 at 6:00 p.m. at the Township Hall, 13887 GAR Highway, Hambden Township. Copies of the tax budget are on file with the Township Fiscal Officer for public inspection. Arrangements for review of the proposed budget can be made by contacting the Township Office, 286-4364.

By order of the Hambden Township Trustees.

Laura Chorman, Fiscal Officer
Jun10, 2010

LEGAL NOTICE

East Geauga Fire District will hold a public meeting regarding the 2011 preliminary Tax Budget, on Monday morning, June 21, 2010, at 8:00 a.m., at the Middlefield Village Municipal Center, 14860 N. State Street, Middlefield, OH. Following the meeting, copies of the 2011 Tax Budget will be available for review by calling Carol Day, Clerk-Treasurer at 440-632-1801.

Carol A. Day, Clerk
East Geauga Fire District
Jun10, 2010

LEGAL NOTICE

Two copies of the tax budget for the year 2011 for the Township of Troy, Geauga County, Ohio, will be on file and available for inspection on Tuesday, July 6, 2010 at 8 p.m. at the Troy Township Community Center, 13950 Main Market Road (US 422), in said township. A public hearing on the 2011 budget will be held by the Troy Township Board of Trustees at the Troy Community Center on Tuesday, July 6, 2010 at 8:00 p.m.

Kathleen Valerio, Fiscal Officer
Jun10, 2010

LEGAL NOTICE

Village of Middlefield
Middlefield Village Council has scheduled a public hearing on Thursday, July 1, 2010 at 7:30 p.m. at the Municipal Center, 14880 N. State Ave., Middlefield, Ohio pursuant to the following: 2011 Village Tax Budget.

All interested parties are invited to attend and to be heard.

Tiffany Mekeel, Fiscal Officer
Jun10, 2010

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING MEETING #2
Geauga County intends to apply to the Ohio Department of Development, Office of Housing and Community Partnerships for funding under the FY-2010 Small Cities Community Development Block Grant Sewer and Water (CDBG) program, a federally funded program administered by the State. On March 2, 2010, the County conducted its first Public Hearing to inform citizens about the CDBG programs, how they may be used, what activities are eligible, and important program requirements.

The construction of a sanitary sewer collection system consisting of approximately 6,000 linear feet of sanitary sewer lines, one pump station and a treatment plant and approximately up to 85 lateral connections to low to moderate income households in Thompson Town Square in Thompson Township. The estimated cost of the 80,000 gpd treatment plant is \$1,600,000, engineering is \$300,000, land acquisition is \$50,000 and construction and contingency is \$350,000. The project cost for the collection system and lateral connections is estimated at \$1,000,000. Up to \$720,000 is being requested from the CDBG Water & Sanitary Sewer Competitive Program and local CDBG funds to be applied toward the cost of the treatment plant, sewer lines, lateral connections, permit fees, administration and fair housing.

The purpose of the hearing is to provide citizens with an adequate opportunity to review and comment on the County's Sewer and Water application for Thompson Township, including the proposed activities summarized above, before the County submits its application to the Ohio Department of Development. Citizens are encouraged to attend this meeting at 10:30 am on Tuesday, June 22, 2010 at the Geauga County Board of Commissioners Chamber at 470 Center Street, Building 4, Chardon, to express their views and comment on the County's application or submit written comments to Geauga County Community & Economic Development Office, 470 Center Street, Building 1-A, Chardon, Ohio 44024.

Mary E. Samide, President
Geauga County Board of Commissioners
Jun10, 2010

NOTICE OF PUBLIC HEARING

THOMPSON TOWNSHIP
The Thompson Township Board of Zoning Appeals will hold a public hearing on an application for a variance to the Thompson Township Zoning Resolution on Thursday, June 24, 2010 at 6:30 p.m. at Thompson Town Hall.

The application, submitted by John Hemly (Geauga Holdings, LLC), requests a variance to replace the garage on property located at 8137 Plank Road, Thompson Township.

Nancy Hawley, Secretary
Jun10, 2010

NOTICE OF PUBLIC HEARING

REQUESTING A VARIANCE
HUNTSBURG TOWNSHIP,
GEAUGA COUNTY, OHIO
The Huntsburg Township Board of Zoning Appeals will conduct a public hearing on applications, identified as number 2010-02 for an area variance and 2010-03 for a use variance, on Monday the 21st day of June 2010 starting at 7:00 p.m. at the Huntsburg Town Hall, located at 16534 Mayfield Road, Huntsburg Ohio.

The application 2010-02, submitted by Clarence Weaver, requests an Area Variance for an addition to existing home located at 12924 Princeton Road, in the R-3 District of Huntsburg Township starting at 7:00 p.m.

The application 2010-03, submitted by Blossom Hill Care Center, requests a Use Variance for the erection of a sign on parcel # 16-037000 the vacant lot at the corner of US Route 322 and Princeton Road located in the R-3 District of Huntsburg Township starting at 8:00 p.m.

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

Gary Fedak, Chairman
Jun10, 2010

ing Appeals will conduct a public hearing on applications, identified as number 2010-02 for an area variance and 2010-03 for a use variance, on Monday the 21st day of June 2010 starting at 7:00 p.m. at the Huntsburg Town Hall, located at 16534 Mayfield Road, Huntsburg Ohio.

The application 2010-02, submitted by Clarence Weaver, requests an Area Variance for an addition to existing home located at 12924 Princeton Road, in the R-3 District of Huntsburg Township starting at 7:00 p.m.

The application 2010-03, submitted by Blossom Hill Care Center, requests a Use Variance for the erection of a sign on parcel # 16-037000 the vacant lot at the corner of US Route 322 and Princeton Road located in the R-3 District of Huntsburg Township starting at 8:00 p.m.

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

Gary Fedak, Chairman
Jun10, 2010

NOTICE OF PUBLIC HEARING
APPLICATION FOR CONDITIONAL
ZONING CERTIFICATE
HAMBDEN TOWNSHIP

Notice is hereby given that the Hambden Township Board of Zoning Appeals will conduct a public hearing on an application, identified as number BZA-2010-2, for a conditional zoning certificate on the 21st day of June, 2010 at 7:00 p.m. at the Hambden Town Hall, 13887 G.A.R. Highway, Chardon, Ohio.

This application, submitted by Parnell Tillotson and Janice Matteucci, dba Barclay Residence, Inc. requests that a conditional zoning certificate be granted for the lot located at 13149 G.A.R. Highway in Hambden Township.

Darlene Welch, Secretary
Jun10, 2010

BID NOTICES

LEGAL NOTICE

Geauga County
Notice is hereby given that sealed bids will be received by the Board of Commissioners of Geauga County, 470 Center Street, Building 4, Chardon, Ohio 44024 until 1:45 P.M. official local time on Wednesday, June 30, 2010 for **The Asphalt Resurfacing of Sections F-H of Auburn Road, CH 4, and Section E of Bell Street, CH 10.** Bids received will be publicly opened and read aloud the same day at 2:00 P.M. The estimated construction cost for this project is \$700,000.00. 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
Jun3-10-17, 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, June 30, 2010 for **The Asphalt Resurfacing of Sections N & O Auburn Road, CH 4.** 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 \$380,000.00. 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 practi-

cable, 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
Jun3-10-17, 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, June 30, 2010 for **The Widening and Asphalt Resurfacing of Sections A & B of Georgia Road, CH 40.** Bids received will be publicly opened and read aloud the same day at 2:10 P.M. The estimated construction cost for this project is \$485,000.00.

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
Jun3-10-17, 2010

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 7:00 p.m., official time, on July 20, 2010, at which time all bids will be opened and read aloud. Send bids to: Troy Township, ATTN: Kathleen Valerio, 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.

Kathleen Valerio, Fiscal Officer
Jun10-17, 2010

LEGAL NOTICE

Troy Township
Notice is hereby given that sealed bids for the **Installation of a Septic System at the Troy Township Fire Department**, located at 14019 Nash Road, Troy Township, will be received by the Board of Trustees of Troy Township, Geauga County. Bids will be received by the Troy Township Board of Trustees, c/o Kathleen Valerio, Fiscal Officer, 13950 Main Market Road, Burton OH 44021 until 7:00 p.m. official local time on Tuesday, July 20, 2010. Bids will be publicly opened and read aloud at the regular meeting of the Board of Trustees on Tuesday, July 20, 2010, at 7:00 p.m. at the Troy Community Center, 13950 Main Market Road, Burton, OH 44021.

Copies of the plans and/or specifications may be obtained for a fee or examined at the Troy Township Community Center beginning June 10, 2010 or by contacting the Fiscal Officer at 440-834-8614. Bidders are required to purchase a set of the plans and/or specifications at a cost of \$50.00.

Sheriff's Report

The following is a sampling of the calls handled by the Geauga County Sheriff's Office May 28 through June 3. In total, the sheriff's office handled 468 calls during this seven-day period.

ANIMAL PROBLEM

May 30
4:23 p.m., Burlington Ridge Drive, Munson. My dog chased a bear toward Auburn Road. Deputy advised. Also seen in Burlington Glen. GOA/UTL.

June 1
2:04 p.m., Taylor Wells Road, Claridon. Two black labs killed all the chickens at my son's in the front. Dogs are still running around. Possibly from the neighbors.

CITIZEN ASSIST

June 2
9:22 a.m., Franks Road, Auburn. Large turtle in yard, possible snapping turtle. Caller is babysitting several small children. Turtle appears to have laid eggs, now going back to swamp. Caller will keep kids inside and dogs away.

CITIZEN DISPUTE

May 28
4:40 p.m., Washington Street, Auburn. Caller went to pick up her dog at groomer. She was told her dog was sold and whomever they sold it to will not bring the dog back. Caller

was advised to stay outside by her car. Deputy advised misunderstanding about terms of possible sale of a dog. Will return to its owner tomorrow.

May 31
5:30 p.m., Pekin Rod, Newbury. Nails in the drive. Put them in the drive by neighbor per caller.

DOMESTIC DISPUTE

May 29
4:44 a.m., Mayfield Road, Claridon. My boyfriend was just here and choked me, and threw my car keys. He is with someone. They left here in black Saab heading westbound on Mayfield. Most likely going to be headed south on 44, past the hospital. They are both "hammered." He threw my car keys and now I cannot find them.

DOMESTIC VIOLENCE

June 1
7:22 a.m., Auburn Road, Munson. Going through a divorce. My wife is here hitting me. I would like an officer to come out. Caller is locked in a bedroom. Her father is on scene now.

HARASSMENT

June 2
11:12 p.m., Auburn Rod, Newbury. Receiving harassing text messages on my cell phone from my husband's

girlfriend. We are separated from the past seven years but are still legally married.

JUVENILE PROBLEM

May 30
2:43 a.m., Forest Road, Claridon. Kids out possibly toilet papering houses two doors down from me. House seems to get toilet papered once a week. I can hear a lot of voices and yelling in that direction. Owner of residence that keeps getting hit is a school teacher at Berkshire. House was toilet papered. Nobody in area.

MEDICAL

May 29
6:27 p.m., Marydale Drive, Auburn. Woman laying in the ditch, possibly drunk or drugged. Breathing and able to talk. Asked to not call police. Wanted a ride to Chardon. Female in her 40s, overweight. Male who saw her will be returning. UTL/GOA.

SUSPICIOUS

June 3
6:15 p.m., Kinsman Road, Middlefield. Male in the lobby at Middlefield PD. Stated he saw what looked to be a homeless person on a bicycle go into the church parking lot. Would like us to check. UTL.

THEFT

June 2
1:30 p.m., Main Market Road, Troy. Someone cut the chain off the 4-wheeler we had for sale in the front

and stole it. Caller will try to call the owner of the 4-wheeler. Deputy advised. 2000 4-wheeler S200, blue/silver frame.

THREATENING

May 29
10 a.m., Chardon Windsor Road, Huntsburg. Juvenile got into the face of the caller. Now the homeowner is getting into it. Homeowner is hitting the caller's vehicle. Complainant stated another patron of a garage sale would not move vehicle up driveway. Complainant states other party was yelling and screaming. Homeowner stated complainant was acting immature toward other patron. Other party gone on arrival and homeowner does not want complainant back on his property.

June 3
6:46 a.m., Hobart Road, Parkman. Do not need to see deputy. Just want on file that while walking his dog he exchanged words with his neighbor and they flipped each other off and his neighbor commented, "You will get yours." Caller felt it was threatening. They have been having an ongoing dispute for the past few months. Will come in Monday to file a report.

TRAFFIC HAZARD

May 31
1:29 p.m., Chillicothe Rod, Chester. Road flooded in area of high school. Even rocks are floating across.
2:24 p.m., Cedar Road, Chester. North side of road totally gone.

Bidders are required to return the completed Bid Forms in sealed envelopes marked "Proposal for the Troy Township Fire Department Septic System." A certified check or bid bond in the amount of ten (10) percent of the total bid must accompany any proposal. The successful bidder's ten (10%) percent certified check/bond will be held as a performance bond by the Board of Trustees of Troy Township, Geauga County, until acceptance of the completed septic system installation.

The Board of Trustees of Troy Township, Geauga County 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 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 Trustees of Troy Township, Geauga County.

Kathleen Valerio, Fiscal Officer
Jun10-17, 2010.

LEGAL NOTICE Gauga County

Notice is hereby given that sealed bids will be received by the Board of Commissioners of Gauga County, 470 Center Street, Building 4, Chardon, Ohio 44024 until 1:45 P.M. official local time on Wednesday, June 30 2010 for **The Widening and Asphalt Resurfacing of Sections D & E of Aquilla Road, CH 5s.** Bids received will be publicly opened and read aloud the same day at 2:15 P.M. The estimated construction cost for this project is \$770,000.00.

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 Gauga County Engineer's Office, 470 Center Street, Building 5, Chardon, Ohio 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 irregulari-

ties 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
Jun10, 2010

LEGAL NOTICE Request for Proposals

Notice is hereby given that the Geauga County Job and Family Services is soliciting proposals for one (1) new vehicle: mid-size sedan.

DEADLINE FOR RECEIPT OF PROPOSALS: 3:00 P.M. on July 9, 2011.

Copies of the Request for Proposal and vehicle specifications are available in person, Monday - Friday, 8:00 A.M. to 4:30 P.M. at, or by mail request to, Geauga County Job and Family Services, Attn: P. Reiman, P.O. Box 309, 12480 Ravenwood Drive, Chardon, Ohio 44024. E-mail requests may be sent to reimap@odifs.state.oh.us with "Vehicle RFP" in the subject line.

All proposals must be received on time and in compliance with the instructions contained in the RFP. Geauga County Job and Family Services reserves the right to reject any and all proposals and to waive any irregularities in the proposal.

Jun10-17, 2010

PROBATE NOTICES

LEGAL NOTICE IN THE GEAUGA COUNTY COURT OF COMMON PLEAS, PROBATE DIVISION CASE NO. 10-PE-000070- IN THE MATTER OF THE ESTATE OF BARBARA A. PIKOVNIK, DECEASED

Notice is hereby given to Lillian Gorganc, whose last known and current address are unknown, and is named as beneficiary under the last will of Barbara A. Pikovnik, deceased.

You are notified that the decedent died on October 13, 2009; that the decedent's Will was admitted to probate by the Geauga County Probate Court, 231 Main Street, Suite 200, Chardon, Ohio 44024 on February 12, 2010.

You must bring an action to contest the validity of the Will within three (3) months after the Executor files an affidavit stating that the Executor has given this notice.

By Heidi M. Cisan, Attorney for the Estate of Barbara A. Pikovnik; Thrasher, Dinsmore & Dolan, 100 7th Avenue, Suite 150, Chardon, Ohio 44024. (440) 285-2242.

Jun3-10-17, 2010

Get Involved!

Facts do not cease to exist because they are ignored.
- Aldous Huxley

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Public Notice
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