

# Sheriff's Sales

# Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

## OFIRST RUN

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 07-F-000152

The State of Ohio, County of Geauga, ss:  
**LASALLE BANK, N.A., AS TRUSTEE FOR THE MLMI TRUST SERIES 2006-FM1, Plaintiff vs. MATTHEW COX, 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 29th 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 Chester to-wit:

Situated in the Township of Chester, County of Geauga and State of Ohio; and known as being part of Original Lot No. 19 and No. 9, Tract No. 3, and further described as follows, also known as Sublot No. 1 of Winchester Valley Estates as recorded in Volume 12, Page 108 of Geauga County Records of Plats.

Beginning at a point in the centerline of Sperry Road, said point being the Northwest corner of property owned by I. Schwartz, as recorded in Volume 478, Page 659, Geauga County Deed Records; Thence S. 83 deg. 22' 25" E. 428.51 feet to a point; Thence N. 39 deg. 28' 53" W. 130.83 feet to a point and the principal place of beginning; Thence continuing N. 39 deg. 28' 53" W. 475.50 feet to a point; Thence N. 6 deg. 30' 03" E. 482.06 feet to a point on the center line of Winchester Valley Drive (60 feet wide); Thence S. 83 deg. 21' 57" E. 342.72 feet along the centerline of Winchester Valley Drive to a point; Thence S. 6 deg. 38' 03" W. 811.68 feet to a point and the principal place of beginning and containing 5.088 acres of land, be the same more or less, but subject to all legal highways.

Parcel No.: 11-281880  
Property Address: 9285 Winchester Way, Chesterland, Ohio 44026

Prior Instrument No.: OR Book 1787, page 512  
Said Premises Located at: 9285 WINCHESTER VALLEY DRIVE, CHESTER 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

Elizabeth A. Carullo, attorney  
Jul1-8-15, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 07-F-000821

The State of Ohio, County of Geauga, ss:  
**PRAMILA M. DOMADIA, ET AL., Plaintiff vs. MARY A. BRIGGS, 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 29th 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:

Situated in the Township of Claridon, County of Geauga and State of Ohio, and known as part of Lot No. 1, in Section No. 13, East Survey, in said Township and bounded: Beginning on the South line of said Lot No. 1 where the center of the road running northerly and southerly through said lot crosses said line; Thence South 89 1/4 deg. East along the south line of said lot about 41.07 chains to the southeast corner of the same, Thence North 3/4 deg. East along the east line of said lot, which is also the east line of said Section, 10.93 chains to the southeast corner of 29 acres of land set off to Jason C. Wells in partition of the estate of Benjamin Sweet recorded in Vol. 40 at Page 3 of Common Pleas Record of Geauga County; Thence North 89 1/4 deg. West 41.07 chains to the center of the aforesaid North and South road; Thence South 3/4 deg. West along the center of said road about 11.01 chains to the place of beginning, containing about 45.02 acres of land. Be the same more or less.

Excepting and reserving 5.0 acres of land conveyed to Barbara E. Moth by deed Vol. 399, Page 968 Geauga County Records of Deeds. Be the same more or less.

Property Address: 13113 Claridon-Troy Road, Burton, OH 44021

Parcel No.: 12-049700  
Said Premises Located at: 13113 CLARIDON TROY ROAD, CLARIDON TOWNSHIP, OH.

**SOLD SUBJECT TO THE MORTGAGE LIEN OF GAUGA SAVINGS BANK IN THE AMOUNT OF \$282,601.47 PLUS INTEREST AT THE RATE OF 8.75% PER ANNUM FROM NOVEMBER 7, 2008.**

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

Paul A. Newman, attorney  
Jul1-8-15, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 07-F-001119

The State of Ohio, County of Geauga, ss:  
**HSBC MORTGAGE SERVICES INC., Plaintiff vs. PETER G. WOOD, 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 29th 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 Hamden to-wit:

Situated in the Township of Hamden,

## SHERIFF'S BULLETIN

Sheriff's land sales are held at 10:00 A.M. on Thursday or date scheduled at the **GAUGA 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](http://www.co.geauga.oh.us) click on Departments & Offices) and can be researched in the respective offices. Legal Descriptions for Delinquent Tax Land can be found in the Clerk of Courts Office.
- Delinquent Tax Properties are NOT appraised. They are sold for **DELINQUENT TAXES, COSTS, AND PENALTIES.** The property is offered for sale two (2) times. If it is not sold on the first sale date, it will be offered again at a later date.
- The Purchaser is responsible for a \$50.00 Deed Fee to be paid to the Sheriff.
- Sheriff's Land Sales are held at 10:00 A.M. on Thursdays or date scheduled at the Geauga County Courthouse, 100 Short Court Street, Chardon, OH., First Floor Lobby.

## DATE OF SALE: THURSDAY, JULY 15, 2010 – 10:00 A.M.

### AUBURN TOWNSHIP

Case No. 09-F-000285 – Freedom Mortgage Corporation vs. John Marinucci, et al., 11470 Champlain Trail (2.06 acres). PPN: 01-118549. Jennifer E. Powers, atty. .... \$310,000.00 ..... \$206,667.00

Case No. 09-F-000349 – HSBC Bank, USA, etc. vs. William C. Clarke, et al., 10680 Dawson Drive (2.01 acres). PPN: 01-118591. Phillip C. Barragate, atty. .... \$325,000.00 ..... \$216,667.00

Case No. 09-F-000822 – The Huntington National Bank vs. James B. Safranek, et al., 9819 Broadway Drive (0.72 acres). PPN: 01-056000. F. Peter Costello, atty. .... \$145,000.00 ..... \$96,667.00

Case No. 09-F-000890 – Geauga Savings Bank vs. Richard C. First, Sr., et al., 9911 East Washington Street (2.00 acres). PPN: 01-045850. Larry R. Rothenberg, atty. .... \$200,000.00 ..... \$133,334.00

Case No. 09-F-001180 – The Bank of New York Mellon Trust Company, N.A., etc. vs. Kevin Nelson, et al., 10500 Longview Trail (3.48 acres). PPN: 01-117167. Edward M. Kochalski, atty. .... \$170,000.00 ..... \$113,334.00

### BAINBRIDGE TOWNSHIP

Case No. 05-F-000148 – Tanglewood Gardens Condominium Assoc. vs. Rae M. Griffin, et al., 8768 Eastbrook Circle (Family Unit #30 Tanglewood Gardens Condominium (condo)). PPN: 02-419556. Kevin L. Williams, atty. .... \$125,000.00 ..... \$83,334.00

Case No. 09-F-001019 – Citibank, N.A., etc. vs. Mary Ann Depew, aka, et al., 8834 Valley Lane (1.50 acres). PPN: 02-090600. Robert R. Hoose, atty. .... \$95,000.00 ..... \$63,334.00

Case No. 09-F-001145 – Fifth Third Mortgage Company vs. Joyce Green, et al., 16780 Snyder Road (1.76 acres). PPN: 02-234920. Karl H. Schneider, atty. .... \$410,000.00 ..... \$273,334.00

Case No. 09-F-001305 – Wells Fargo Bank, N.A. vs. Timothy W. Bloxson, aka, et al., 16696 Medina Street (0.30 acres). PPN: 02-408000, 02-408400, 02-408500, 02-408700, 02-409100. Jennifer E. Jones, atty. .... \$25,000.00 ..... \$16,667.00

### CHESTER TOWNSHIP

Case No. 08-F-000399 – Countrywide Home Loans, Inc. vs. Debbie J. Masek, et al., 13432 Caves Road (1.25 acres). PPN: 11-275250. Douglas A. Mackinnon, atty. .... \$140,000.00 ..... \$93,334.00

Case No. 08-F-001019 – Wells Fargo Bank, N.A. vs. Todd Moon, et al., 7640 Mulberry Road (4.00 acres). PPN: 11-253600. Anita L. Maddix, atty. .... \$125,000.00 ..... \$83,334.00

Case No. 08-F-001146 – Deutsche Bank National Trust Company, etc. vs. Andrew DiRusso, et al., 8508 Cottrell Drive (2.00 acres). PPN: 11-330100. Dean W. Kanellis, atty. .... \$140,000.00 ..... \$93,334.00

### NEWBURY TOWNSHIP

Case No. 08-F-000831 – The Huntington National Bank vs. Paul M. Petras, et al., 12401 Snow Road (6.83 acres). PPN: 23-156300. Robert H. Young, atty. .... \$160,000.00 ..... \$106,667.00

Case No. 09-F-000389 – Countrywide Home Loans Servicing, L.P. vs. Forrest L. McGowan, et al., 12104 Crampton Drive (0.51 acres). PPN: 23-232400, 23-232500, 23-232600. Eric T. Deighton, atty. ... \$80,000.00 ..... \$53,334.00

Case No. 09-F-000890 – Geauga Savings Bank vs. Richard C. First, Sr., et al., 10775 Bell Street (42.06 acres). PPN: 23-385280, 23-385372. Larry R. Rothenberg, atty. .... \$600,000.00 ..... \$400,000.00

### PARKMAN TOWNSHIP

Case No. 07-F-000860 – Bank of America, N.A. vs. Betty Jane Mayeros, et al., 17620 Reynolds Road (5.50 acres). PPN: 25-039110. Patricia K. Block, atty. .... \$160,000.00 ..... \$106,667.00

### RUSSELL TOWNSHIP

Case No. 09-F-001120 – Fifth Third Mortgage Company vs. Jeffrey T. Bomgardner, et al., 14108 Chillicothe Road (1.84 acres). PPN: 26-131700. Jill L. Fealko, atty. .... \$200,000.00 ..... \$133,334.00

The following parcel will be offered for sale on Thursday, July 15, 2010. If it does not sell it will be offered for sale on Thursday, July 29, 2010.

### BAINBRIDGE TOWNSHIP

Case No. 06-F-000291 – Christopher P. Hitchcock, Treasurer of Geauga County vs. John E. McGhee, et al., 16727 Franklin Street (0.24 acres). PPN: 02-002670, 02-002671, 02-002672, 02-002673. Bridey Matheny, atty. .... \$28,961.37

County of Geauga and State of Ohio:  
And known as being Sublot No. 30 in Regent's Greens Subdivision Phase Three, of a part of Original Hamden Township Lot No. 3, Tract 2 and recorded in Volume 31 of Maps, Page 50 of Geauga County Records. Be the same more or less, but subject to all legal highways.

Parcel No.: 15-102296  
Warranty Deed with Right of Survivorship, Book 1753, Page 1737, filed January 28, 2005  
Said Premises Located at: 15130 REGENTS WAY, HAMBEN 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

Robert R. Hoose, attorney  
Jul1-8-15, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 08-F-000372

The State of Ohio, County of Geauga, ss:  
**BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-6CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6CB, Plaintiff vs. THOMAS J. SYKORA, ET AL., Defendant**

In pursuance of an 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 29th 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 Hamden to-wit:

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

Beginning in the centerline of Woodin Road at the southeast corner of land conveyed to Natalie H. Sykora by deed recorded in Volume 851, Page 297 of Geauga County Records of Deeds; Thence North 04° 39' 20" East along the east line of said Sykora land a distance of

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

Parcel No. 15-101889  
More commonly known as: 13260 Woodin Road, Chardon, OH 44024

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

Said Premises appraised at (\$200,000.00) and cannot be sold for less than two-thirds of that amount (\$133,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

TERMS OF SALE: "Cash if Purchase Price is

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

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

Erin M. Laurito, attorney  
 Jul-1-8-15, 2010

Sheriff's Sale of Real Estate  
 General Code, Sec. 11661  
 Revised Code, Sec. 2329.26  
**Case No. 08-F-000430**

The State of Ohio, County of Geauga, ss:  
**DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-W5, Plaintiff vs. DENISE M. JOHNSTON, 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 29th 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: Known as being part of Lot #43 in said Township and bounded and described as follows:

Beginning at a point in the centerline of Clay Street at the northeast corner of land conveyed to Daniel E. Thayer, et al., by deed recorded in Volume 611, Page 13 of Geauga County Deed Records; Thence along the north line of said Thayer land North 89° 00' 53" W., passing through an iron pipe 30 feet therefrom a total distance of 653.40 feet to an iron pipe; Thence North 01° 59' 07" East a distance of 400 feet to an iron pipe in the southwest corner of land conveyed to Richard James Lockhart et al by deed recorded in Volume 637, Page 444 of Geauga County Deed Records; Thence along the south line of said Lockhart's land South 88° 00' 53" East a distance of 653.40 feet to the centerline of Clay Street, passing thru an iron pin 30 feet therefrom; Thence along the centerline of Clay Street South 01° 59' 07" West 400 feet to the place of beginning containing 6 acres of land, description taken from survey of plat of Lawrence Wilson, March 1977.

Deed No. 200300655947 recorded 4/1/2003 in Book 1600, Page 590  
 Parcel No.: 16-078121

Said Premises Located at: 12540 CLAY STREET, HUNTSBURG 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**

Matthew C. Gladwell, attorney  
 Jul-1-8-15, 2010

Sheriff's Sale of Real Estate  
 General Code, Sec. 11661  
 Revised Code, Sec. 2329.26  
**Case No. 09-F-000033**

The State of Ohio, County of Geauga, ss:  
**DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR MORTGAGE MORTGAGE LOAN TRUST 2004-2, Plaintiff vs. MARC H. SAMBER, 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 29th 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:

Situated in the Township of Claridon, County of Geauga and State of Ohio, and known as being Sublot No. 6 in Phase I Pepperwood Estates Subdivision of part of Original Township Lot No. 3 Section No. 2 and Lot No. 3 Section No. 3, as shown by the recorded plat in Volume 21 of Maps 123 of Geauga County Records, and being 250.00 feet front on the Northernly side of Chardon-Windsor Road extending back between parallel lines 557.00 feet, containing 3.297 acres, as appears by said plat, be the same more or less, but subject to all legal highways.

3.20 acres per Auditor.  
 Property Address: 14620 Chardon Windsor Road, Chardon, Ohio 44024  
 Parcel No.: 12-090201  
 Prior Deed Reference: Deed Book 1717, Page 362

Said Premises Located at: 14620 CHARDON WINDSOR ROAD, CLARIDON 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**

S. Scott Martin, attorney  
 Jul-1-8-15, 2010

Sheriff's Sale of Real Estate  
 General Code, Sec. 11661  
 Revised Code, Sec. 2329.26  
**Case No. 09-F-000585**

The State of Ohio, County of Geauga, ss:  
**NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., Plaintiff vs. ROBERT B. POWELL, 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 29th 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 Newbury to-wit:

Parcel #1  
 Situated in the Township of Newbury, County of Geauga and State of Ohio and further described as follows: Being known as part of lands of Gordon Davis, as recorded in Volume 562, Page 1195, part of Original Lot 18, Tract 2, Newbury Township and further described as follows:  
 Beginning at the intersection of the center-

lines of State Route 44 and Facey Road, not open; Thence South 48° 50' 00" West along the centerline of State Route 44, 70.14 feet to the principal point of beginning; Thence South 09° 58' 51" East, 178.03 feet to an iron pin; Thence South 81° 28' 53" East, 260.49 feet to an iron pin; Thence South 08° 31' 07" West, 233.27 feet to an iron pin; Thence North 76° 37' 46" West, 410.81 feet to an iron pin; Thence North 41° 10' 00" West, 167.26 feet to the centerline of State Route 44; Thence North 48° 50' 00" East along the centerline, 339.86 feet to the place of beginning and containing 2.76 acres of land, be the same more or less, but subject to all legal highways.

Permanent Parcel No. 23-117407  
 Parcel #2  
 Situated in the Township of Newbury, County of Geauga and State of Ohio and further described as follows: Being known as part of lands of Gordon Davis, as recorded in Volume 562, Page 1195, part of Original Lot 18, Tract 2, Newbury Township and further described as follows:  
 Beginning at the intersection of the centerlines of State Route 44 and Facey Road, not open; Thence South 09° 58' 51" East along the centerline of Facey Road, 171.16 feet to an iron monument found; Thence continuing along the centerline of Facey Road, South 81° 28' 53" East, 848.50 feet to an iron monument found in the East line of Newbury Township; Thence South 02° 31' 37" West along the Township line, 207.88 feet to an iron pin; Thence South 66° 40' 30" West, 236.69 feet to an iron pin; Thence North 76° 37' 46" West, 453.46 feet to an iron pin; Thence North 08° 31' 07" East, 233.27 feet to an iron pin; Thence North 81° 28' 53" West, 260.49 feet to an iron pin; Thence North 09° 58' 51" West, 178.03 feet to the centerline of State Route 44; Thence North 48° 50' 00" East along the centerline of State Route 44, 70.14 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.

Permanent Parcel No. 23-117406  
 Property address: 14901 Ravenna Road & Vacant Lot, Burton, OH 44021  
 Said Premises Located at: 14901 RAVENNA ROAD, NEWBURY TOWNSHIP, OH.  
 Said Premises appraised at (\$200,000.00) and cannot be sold for less than two-thirds of that amount (\$133,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Manbir S. Sandhu, attorney  
 Jul-1-8-15, 2010

Sheriff's Sale of Real Estate  
 General Code, Sec. 11661  
 Revised Code, Sec. 2329.26  
**Case No. 09-F-000701**

The State of Ohio, County of Geauga, ss:  
**HOUSEHOLD REALTY CORPORATION, Plaintiff vs. DARRELL RAY KEENEY, 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 29th 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 Burton to-wit:

Situated in the Township of Burton, County of Geauga, and State of Ohio: Parcel No. 1:  
 Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Original Lot No. 91 in said Township and further known as being Sublot No. 88, in Burton Lake Proposed Subdivision and bounded and described as follows:

Beginning at an iron pipe stake on the centerline of Snow Road (50 feet wide) at the Southwesterly corner of Original Lot No. 91; Thence North along the centerline of Snow Road a distance of 1225.85 feet to an angle point in Snow Road passing through an iron pipe stake at 383.50 feet at the Southwesterly corner of Burton Lake Subdivision proposed; thence North continuing along the centerline of Snow Road a distance of 8.00 feet; thence South 87 degrees 43' East along the Southerly line of Jackson Drive (50 feet wide) a distance of 1590.09 feet; thence South along the Westerly line of Georgette Drive (50 feet wide) a distance of 406.35 feet to the place of beginning of the parcel of land herein intended to be described.

Course 1: Thence North 87 degrees 43' West parallel to Jackson Drive a distance of 250.00 feet.

Course 2: Thence South parallel to Georgette Drive a distance of 55.5 feet.

Course 3: Thence South 87 degrees 43' East a distance of 250.00 feet to the westerly line of Georgette Drive.

Course 4: Thence North along the Westerly line of Georgette Drive a distance of 55.5 feet to the place of principal beginning, according to the description of Frank N. Riley, Ohio Registered Surveyor 3888, made in October, 1952, be the same more or less, but subject to all legal highways.

Parcel No. 2:  
 Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Original Lot No. 91 in said township and further known as Sublot No. 89 in Burrton Lake Proposed Subdivision and bounded and described as follows:

Beginning at an iron pipe stake on the centerline of Snow Road (50 feet wide) at the Southwesterly corner of Original Lot No. 91; thence North along the centerline of Snow Road, a distance of 1225.85 feet to an angle point on Snow Road, passing through an iron pipe stake at 383.50 feet at the Southwesterly corner of Burton Lake Subdivision (proposed); thence North continuing along the centerline of Snow Road, a distance of 8.00 feet, thence South 87 degrees 43' East along the Southerly line of Jackson Drive (50 feet wide) a distance of 1590.09 feet; thence South along the Westerly line of Georgette Drive (50 feet wide) a distance of 461.85 feet to the place of principal beginning of the parcel of land herein intended to be described.

Course 1: Thence North 87 degrees 43' West parallel to Jackson Drive, a distance of 250.00 feet.

Course 2: Thence South parallel to Georgette Drive, a distance of 55.50 feet;

Course 3: Thence South 87 degrees 43' E. a distance of 250.00 feet to the Westerly line of Georgette Drive;

Course 4: Thence North along the Westerly line of Georgette Drive a distance of 55.50 feet to the place of principal beginning, according to the description of Frank N. Riley, Ohio Registered Surveyor 3888, made in August 1952, be the same more or less, but subject to all legal highways.

(04-085450: 32 Acres per auditors duplicate)

(04-085451: 32 Acres per auditors duplicate)  
 Parcel Number(s): 04-085450, 04-085451

Deed Reference Number: dated January 12, 1983, filed January 31, 1983, recorded in Official Records Volume 693, Page 755, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 16230 GEORGETTE ROAD, BURTON TOWNSHIP, OH.

Said Premises appraised at (\$60,000.00) and cannot be sold for less than two-thirds of that amount (\$40,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Rachel A. Leier, attorney  
 Jul-1-8-15, 2010

Sheriff's Sale of Real Estate  
 General Code, Sec. 11661  
 Revised Code, Sec. 2329.26  
**Case No. 09-F-000740**

The State of Ohio, County of Geauga, ss:  
**CHASE HOME FINANCE, LLC, Plaintiff vs. LEIGH ANN WAJNAROWSKI, 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 29th 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 a part of Lot Nos. 5 and 10 in Tract No. 1 within said Township, and further known as being Sublot No. 6 in the Arbor Glen Subdivision as shown by the recorded plat in Volume 15, Page 105-106 of the Geauga County Records of Plats, filed on the 12th day of December 1985, be the same more or less, but subject to all legal highways.

Parcel No.: 06-120820  
 Prior Deed Reference: Book 1787 and Page 3451

Said Premises Located at: 11825 ARBOR GLEN DRIVE, CHARDON TOWNSHIP, OH.

Said Premises appraised at (\$260,000.00) and cannot be sold for less than two-thirds of that amount (\$173,334.00). 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**

April A. Brown, attorney  
 Jul-1-8-15, 2010

Sheriff's Sale of Real Estate  
 General Code, Sec. 11661  
 Revised Code, Sec. 2329.26  
**Case No. 09-F-000745**

The State of Ohio, County of Geauga, ss:  
**THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOANS TRUST 2006-6CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6CB, Plaintiff vs. CHRIS J. TROYER, 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 29th 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, State of Ohio, is described as follows:

Situated in Lot No. 6, Section 23, Parkman Township, Geauga County, State of Ohio and bounded and described as follows: Beginning at an iron pin in a monument box found marking the intersection of the centerlines of Parkman-Nelson Road (CH-2) and Rutland Road (TH-217); Thence North 21 deg. 21' West along the centerline of Parkman-Nelson Road, 32.85 feet to a point, the true place of beginning for the following described premises; thence continuing North 21 deg. 21' West along said centerline, 111.50 feet to a point; thence South 85 deg. 06' East passing over an iron pipe at 33.45 feet, a total distance of 299.32 feet to an iron pipe; thence North 4 deg. 54' East, 100.00 feet to an iron pipe; thence South 85 deg. 06' East, 707.00 feet to an iron pipe; thence South 4 deg. 17' West, 200.01 feet to an existing iron pipe; thence North 85 deg. 06' West and passing over an iron pipe at 925.71 feet, a total distance of 959.16 feet to the true point of beginning and containing 3.8815 acres of land as surveyed in July 1992 by Donald D. Harvey, Registered Surveyor No. 4112, be the same more or less, but subject to all legal highways.

Parcel No. 25-190065  
 Property commonly known as: 18925 Nelson Parkman Road, Parkman Township, Ohio 44231  
 Said Premises Located at: 18925 NELSON PARKMAN ROAD, PARKMAN TOWNSHIP, OH.

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

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

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

Erin M. Laurito, attorney  
 Jul-1-8-15, 2010

Sheriff's Sale of Real Estate  
 General Code, Sec. 11661  
 Revised Code, Sec. 2329.26  
**Case No. 09-F-000991**

The State of Ohio, County of Geauga, ss:  
**BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., Plaintiff vs. JEFFREY L. PORTER, 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 29th 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:

Situated in the Township of Claridon, County of Geauga and State of Ohio: Being part of Original Lot 2, Section 11 in the East Survey of said Township and further described as follows:

Beginning in the centerline of Forest Road at a point which is North 00 degrees 00' 00" East a distance of 899.67 feet from an iron pipe found at the intersection of said road centerline with the centerline of Ensign Road; Thence Continuing North 00 degrees 00' 00" East along the centerline of Forest Road a distance of 295.0 feet to the southeast corner of land conveyed to S. and J. Rajki by deed recorded in Vol. 775, Page 860 of the Geauga County Records of Deeds; Thence South 88 degrees 41' 20" West along the south line of the said Rajki land, passing through an iron pin set at 30.0 feet, a distance of 740.5 feet to an iron pin set an angle point in the said Rajki land; Thence South 00 degrees 00' 00" West along a line parallel to the centerline of Forest Road a distance of 295.0 feet to an iron pin set; Thence North 88 degrees 41' 22" East a distance of 740.5 feet to the place of beginning, passing through an iron pin set 30.0 feet therefrom, continuing within said bounds 5.014 acres of land according to the survey of J. Arthur Temple, Registered Surveyor No. 4761 dated July 22, 1991, be the same more or less, but subject to all legal highways.

Property Address: 12740 Forest Road, Burton, OH 44021

Parcel No.: 12-090168  
 Prior Deed Reference: Book 1738, Page 452

Said Premises Located at: 12740 FOREST ROAD, CLARIDON TOWNSHIP, OH.

Said Premises appraised at (\$260,000.00) and cannot be sold for less than two-thirds of that amount (\$173,334.00). 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  
 Jul-1-8-15, 2010

Sheriff's Sale of Real Estate  
 General Code, Sec. 11661  
 Revised Code, Sec. 2329.26  
**Case No. 09-F-001165**

The State of Ohio, County of Geauga, ss:  
**SUNTRUST MORTGAGE, INC., Plaintiff vs. A. JEFFREY ANGELONE, 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 29th 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 a part of Original Munson Township Champion Tract, and also being a part of the land recorded in Volume 178, Page 384 of the Geauga County Record of Deeds, and is bounded and described as follows:

Beginning on an iron pipe set at the intersection of the center lines of Heath Road (Harvard) (County Road No. 105) and Center Road (County Road No. 97) (a.k.a. Sherman Road) (60 feet in width); thence South 85 degrees 21' 00" East 208.60 feet measured along the center line of said Center Road (a.k.a. Sherman Road) to an iron pipe set at an angle point; thence South 73 degrees 15' 00" East 453.75 feet along the center line of Center Road (a.k.a. Sherman Road) to an iron pipe at an angle point; Thence South 83 degrees 45' 00" East 615.05 feet along the center line of said road to an iron spike the Northeast corner of a 6.00 acre parcel of land and the North-West corner of Lot No. 5 of the Proposed Beaver Creek Estates Allotment, the principal place of beginning point of this survey; Thence South 6 degrees 15' 00" West 435.00 feet passing through an iron pipe set on the South margin line of the said Center Road (a.k.a. Sherman Road), and continuing along the East line of the said 6.00 acre parcel of land to an iron pipe on the North line of Lot No. 31 of the Proposed Beaver Creek Estates Allotment; Thence North 72 degrees 25' 10" East 228.83 feet to an iron pipe set at the P.T. of a curve of a proposed 50 feet drive (Valleyview) (now Valley Vista) curve having a P.I. angle of 37 degrees 22' 00", a radius of 162.64 feet, a tangent of 55.00 feet; Thence along the arc of a curve, which chord bears to the right North 12 degrees 28' 00" West 104.20 feet to an iron spike, the P.C. point of tangency; Thence North 6 degrees 13' 00" East 244.00 feet along the center line of the Proposed Drive (Valleyview) (now Valley Vista) to an iron spike on the center line of the said Center Road (a.k.a. Sherman Road); Thence North 83 degrees 45' 00" West 176.71 feet along the center line of Center Road (a.k.a. Sherman Road) to the place of beginning, containing 1.812 acres of land, be the same more or less, but subject to all legal highways. Bearings are given to indicate angles only. This is Lot No. 5 of the Proposed Beaver Creek Estates Allotment.

Survey and description made and prepared by L.S. Speer, Surveyor Reg. #1262.

Property Address: 12268 Valley Vista Drive, Chesterland, OH 44026

Parcel No.: 22-012700  
 Prior Deed Reference: Volume 1255, Page 1129

Said Premises Located at: 12268 VALLEY VISTA DRIVE, MUNSON TOWNSHIP, 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**

Douglas A. Mackinnon, attorney  
 Jul-1-8-15, 2010

Sheriff's Sale of Real Estate  
 General Code, Sec. 11661  
 Revised Code, Sec. 2329.26  
**Case No. 09-F-001191**

The State of Ohio, County of Geauga, ss:  
**RBS CITIZENS, N.A., FKA CITIZENS BANK, N.A., SUCCESSOR BY MERGER TO CHARTER ONE BANK, N.A., Plaintiff vs. GREGORY R. SEDIVY, 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 29th 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 part of Original Lot No. 10, Tract No. 3 and is further described as follows:

Beginning in the centerline of Bean Road, 60 feet wide, where the same is intersected by the Easterly line of land conveyed to N. and S. Hudak by deed recorded in Volume 356, Page 122 of Geauga County Deed Records, said point being South 87 deg. 45' 00" East, 864.60 feet from the intersection of said centerline with the centerline of Bass Lake Road; Thence South 87 deg. 40' 20" East along said Bean Road centerline, 851.15 feet to the principal place of beginning;

Course 1: thence North 1 deg. 45' 00" East, 30.00 feet to a point of curvature;

Course 2: thence Northwesterly along the arc of a curve deflecting to the west, 47.12 feet to a point, said arc having a radius of 30.00 feet and a chord of 42.43 feet which bears North 43 deg. 14' 50" West;

Course 3: thence North 1 deg. 45' 00" East, 490.30 feet to a point;

Course 4: Thence South 87 deg. 40' 20" East, 192.67 feet to a point;

Course 5: thence South 1 deg. 45' 00" West, 550 feet to said centerline of Bean Road;

Course 6: thence North 87 deg. 40' 20" West, along said centerline, 162.67 feet to the principal place of beginning, containing 2.402 acres of land according to a survey made by Debevec Salo & Associates, Inc., Civil Engineers and Surveyors, June, 1977, be the same more or less, but subject to all legal highways.

Parcel No. 21-168650

Property Address: 12959 Greenbriar Drive, Chardon, Ohio, 44024

Prior deed reference: OR Book 1750, Page 575 Said Premises Located at: 12959 GREENBRIAR DRIVE, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$185,000.00) and cannot be sold for less than two-thirds of that amount (\$123,334.00). 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

Roger W. Goranson, attorney  
Jul1-8-15, 2010

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

**Case No. 09-F-001291**

The State of Ohio, County of Geauga, ss:

**BAC HOME LOANS SERVICING, L.P., FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., Plaintiff vs. TIMOTHY P. AMBROSE, 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 29th 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, County of Geauga and State of Ohio and is described as follows:

And known as being Sublot No. 225 in Chardon Park Estates No. 2 of part of Original Chardon Township Lot Nos. 122, 142, 143 and 144 as shown by the recorded plat in Volume 7, Page 74 of Geauga County Records, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel Number(s): 10-091580

Prior Deed Info.: Warranty Deed, OR Book 1816, Page 1950, filed March 09, 2007.

Said Premises Located at: 493 MYRA DRIVE, CITY OF CHARDON, OH.

Said Premises appraised at (\$115,000.00) and cannot be sold for less than two-thirds of that amount (\$76,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Robert R. Hoose, attorney  
Jul1-8-15, 2010

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

**Case No. 09-F-001439**

The State of Ohio, County of Geauga, ss:

**THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWTAL, INC. ALTERNATIVE LOAN TRUST 2005-52CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-52CB, Plaintiff vs. KERRI L. WEAVER, 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 29th 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 Middlefield to-wit:

Situated in the Township of Middlefield, County of Geauga and State of Ohio: and known as being Sublot No. 13 in Mapleview Subdivision, of part of Original Middlefield Township Lot No. 48, as shown by the recorded plat in Volume 24, Pages 18-20 and as amended in Volume 24, Pages 41-43 of Geauga County Records, be the same more or less, but subject to all legal highways.

Parcel No. 18-090907

Said Premises Located at: 16015 OLD STATE ROAD, MIDDLEFIELD TOWNSHIP, OH.

Said Premises appraised at (\$215,000.00) and cannot be sold for less than two-thirds of that amount (\$143,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Jeffrey R. Jinkens, attorney  
Jul1-8-15, 2010

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

**Case No. 09-F-001457**

The State of Ohio, County of Geauga, ss:

**PENNYMAC LOAN SERVICES, LLC, Plaintiff vs. THOMAS J. GAMACHE, 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 29th 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 Thompson to-wit:

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

And known as being a part of Lot 34 in said Township and is bounded and described as follows: Beginning in the centerline of Rock Creek Road at the Southwest corner of land of Paul H. and Jean Bjorkman, as recorded in Volume 263, Page 22 of Geauga County Deed Records; thence along the West line of land of the said Bjorkman, North, a distance of 609.77 feet to an iron pipe stake in the Northwest corner of land of the said Bjorkman; thence by a line which bears West, a distance of 285.75 feet to an iron stake; thence by a line which bears South, a distance of 609.77 feet to the centerline of Rock Creek Road; thence along said centerline, East, a distance of 285.75 feet to the place of beginning and containing 4.00 acres of land as surveyed and described by R.C. Dillworth, Registered Surveyor No. 4215, be the same more or less, but subject to all legal highways.

PPN: 30-018850

Said Premises Located at: 17318 ROCK CREEK ROAD, THOMPSON TOWNSHIP, OH.

Said Premises appraised at (\$100,000.00) and cannot be sold for less than two-thirds of that amount (\$66,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Benjamin N. Hoen, attorney  
Jul1-8-15, 2010

## TAX FORECLOSURE SALES

NOTICE OF SALE UNDER JUDGEMENT OF FORECLOSURE OF LIENS FOR DELINQUENT LAND TAX

Revised Code, Sec. 5721.19.1

**Case No. 09-F-000304**

**CHRISTOPHER P. HITCHCOCK, TREASURER OF GAUGA COUNTY, OHIO, Plaintiff vs. FELICIA ROSE, AKA FELICIA ROSE BUTTON, ET AL., Defendants**

Whereas, judgment has been rendered against certain parcels of real property for taxes, assessments, penalties, costs and charges as follows:

Parcel No(s): 16-008100 - 10.00 acres.

Address: known on the tax duplicate as 16870 PIONEER ROAD, HUNTSEBURG TOWNSHIP, OH.

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."

Last known owner: FELICIA ROSE BUTTON, MICHAEL E. MILLER AND DAN A. MILLER, 16870 PIONEER ROAD, MIDDLEFIELD, OH 44062.

MINIMUM BID: \$13,968.89

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

Now, therefore, public notice is hereby given that Daniel C. McClelland, Sheriff of Geauga County, Ohio, will sell such real property at public auction, for cash to the highest bidder of an amount sufficient to satisfy the judgment against each parcel at 10:00 o'clock A.M. at the door of the Court House in the City of Chardon, Ohio on **THURSDAY, THE 29TH DAY OF JULY, 2010** and if any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and conditions of the first sale and at the same time of day and at the same place, on **THURSDAY, THE 12TH DAY OF AUGUST, 2010** for an amount sufficient to satisfy the judgment against the parcel.

Public notice is hereby given that all such real property to be sold at public auction may be subject to a federal tax lien that may not be extinguished by the sale, and purchasers of any such real property are urged to search the Federal Tax Lien index that is kept by the County Recorder to determine if notice of a federal tax lien has been filed with respect to any such real property.

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

Bridey Matheny, attorney  
Jul1-8-15, 2010

## THIRD RUN

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

**Case No. 05-F-000148**

The State of Ohio, County of Geauga, ss:

**TANGLEWOOD GARDENS CONDOMINIUM ASSOCIATION, Plaintiff vs. RAE M. GRIFFIN, 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 15th 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 Bainbridge to-wit:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio: and known as being Family Unit No. 30, together with an undivided interest in and to all the common areas and facilities appurtenant to said Unit in Tanglewood Gardens Condominium, as shown by the drawings recorded in Volume 14 of Condominium Maps, Pages 150 through 152, inclusive, as established by the Original Declaration of Condominium Ownership and By-Laws recorded in Deed Volume 680, Page 567, et seq. of Geauga County Records, as the same may from time to time be amended, be the same more or less, but subject to all legal highways.

Parcel Number(s): 02-419556

Property Address: 8768 Eastbrook Circle,

Chagrin Falls, OH 44023

Deed Reference Number: dated April 19, 2004, filed May 14, 2004, recorded in Official Records Book 1729 Pages 722-725, Geauga County Recorder's Office, Ohio.

Said Premises Located at: 8768 EASTBROOK CIRCLE (FAMILY UNIT #30 IN THE TANGLEWOOD GARDENS CONDOMINIUM), BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$125,000.00) and cannot be sold for less than two-thirds of that amount (\$83,334.00). 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

Kevin L. Williams, attorney  
Jun17-24 Jul1, 2010

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

**Case No. 07-F-000860**

The State of Ohio, County of Geauga, ss:

**BANK OF AMERICA, N.A., Plaintiff vs. BETTY JANE MAYEROS, 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 15th 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 Lot No. 5 in Section No. 25 in said Township and is bounded and described as follows: Beginning at a point on the centerline of Reynolds Road which is westerly along said centerline, 600.00 feet from the Southwesterly corner of land conveyed to Charles E. and Kathleen K. Sahyers by Deed recorded in Volume 582, Page 99 of Geauga County Records; Thence North 1 degree 11' 25" East, parallel to the Westerly line of said land so conveyed to Sahyers, 1196.83 feet to a point in the Southerly line of land conveyed to Louis E. and Phyllis J. Rosecart by Deed recorded in Volume 520, Page 945 of Geauga County Records; Thence Easterly along the Southerly line of land conveyed to Rosecart, 200.01 feet to a point which is 400.01 feet Westerly from the Northwest corner of land conveyed to Sahyers; Thence South 1 degree 11' 25" West parallel to the Westerly line of land conveyed to Sahyers 1197.35 feet to a point in the center line of Reynolds Road; Thence Westerly along the centerline of Reynolds Road 200.00 feet to the place of beginning, containing about 5.496 acres of land, be the same more or less, but subject to all legal highways.

Property address: 17620 Reynolds Road, West Farmington, OH 44491

Parcel No.: 25-039110

Prior Deed Reference: Vol. 1193, pg 835

Said Premises Located at: 17620 REYNOLDS ROAD, PARKMAN TOWNSHIP, OH.

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

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

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

Patricia K. Block, attorney  
Jun17-24 Jul1, 2010

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

**Case No. 08-F-000399**

The State of Ohio, County of Geauga, ss:

**COUNTRYWIDE HOME LOANS, INC., Plaintiff vs. DEBBIE J. MASEK, 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 15th 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 Chester to-wit:

Situated in the Township of Chester, County of Geauga and State of Ohio: and known as being part of Lot No. 3 Tract No. 3 in said Township and further known as being all of Sublot No. 3, Caves Road Subdivision as same is recorded in Volume 6, Page 173 of Geauga County Records of plats to which reference is made for a more complete description. Said Sublot No. 3 has a frontage of 120.54 feet along the centerline of Caves Road and extends westerly between parallel lines a distance of 451.90 feet and contains 1.250 acres of land as surveyed and described by Fullerton and Kerr, Registered Engineers and Surveyors, be the same more or less, but subject to all legal highways.

Property address: 13432 Caves Road, Chesterland, OH 44026.

Parcel No.: 11-275250

Prior Deed Reference: Volume 1061, Page 603

Said Premises Located at: 13432 CAVES ROAD, CHESTER 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

Douglas A. Mackinnon, attorney  
Jun17-24 Jul1, 2010

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

**Case No. 05-F-000831**

The State of Ohio, County of Geauga, ss:

**THE HUNTINGTON NATIONAL BANK, FKA SKY BANK, Plaintiff vs. PAUL M. PETRAS, ET AL., Defendant**

In pursuance of an 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 15th 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 Newbury to-wit:

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

And known as being a part of Original Lot No. 34, Tract No. 3 and further being known as part of a parcel of land conveyed to Lena Kapalin by deed recorded in Volume 611, Page 632 of Geauga County Deed Records, further bounded and described as follows:

Beginning at a 3/4 inch iron pin found buried 0.50 feet deep at an angle point in the centerline of Snow Road, 60 feet wide at its intersection with the Westerly line of Burton Township; Thence North 78 deg. 09' 17" West along said centerline of Snow Road a distance of 246.34 feet to the Northwesterly corner of land conveyed to Robert D. and Carolyn Ward by deed recorded in Volume 589, Page 469 of Geauga County Deed Records and the principle place of beginning of the premises herein intended to be described;

Course I: Thence South 9 deg. 31' 35" West along the Westerly line of land so conveyed to Robert D. and Carolyn Ward, passing through the Southerly sideline of Snow Road at 30.02 feet, (Witness a one inch iron pipe found at 25.28 feet and 0.39 feet West of line) a total distance of 530.27 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at the Southwesterly corner thereof, also being the Northwesterly corner of land conveyed to Anthony and Michelle Lombardo by deed recorded in Volume 977, Page 121 of Geauga County Deed Records;

Course II: Thence North 80 deg. 35' 09" West, a distance of 549.30 feet to a 5/8 inch iron pin set in the Easterly line of land conveyed to Andrew F. and Roselee S. Ule by deed recorded in Volume 524, Page 939 of Geauga County Deed Records;

Course III: Thence North 9 deg. 36' 33" East along said Easterly line of land so conveyed to Andrew F. and Roselee S. Ule, passing through a one inch iron pipe found at 528.74 feet, a total distance of 553.56 feet to said centerline of Snow Road;

Course IV: Thence South 78 deg. 09' 17" East along said centerline of Snow Road, a distance of 548.95 feet to the principle place of beginning and containing 6.8288 acres of land (6.4508 acres of land excluding the area within the right-of-way of Snow Road) as surveyed, calculated and described on November 12, 2004 by Rudy E. Schwartz, P.S. 7193 be the same more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz 7193.

Parcel No.: 23-156300

Said Premises Located at: 12401 SNOW ROAD, NEWBURY TOWNSHIP, OH.

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

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

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

Robert H. Young, attorney  
Jun17-24 Jul1, 2010

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

**Case No. 08-F-001019**

The State of Ohio, County of Geauga, ss:

**WELLS FARGO BANK, N.A., Plaintiff vs. TODD MOON, 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 15th 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 Chester to-wit:

Situated in the Township of Chester, County of Geauga and State of Ohio: And being known as being part of Lot No. 13, Tract No. 1 and bounded and described as follows:

Beginning at the intersection of the Easterly line of land conveyed to Alvin O. Preyer and Roxania K. Preyer by deed recorded in Volume 232., Page 94 of Geauga County Records, with the center line of Mulberry Road (60 feet wide); Thence North 0 degrees 39' 46" East 872.73 feet to an iron pin set, passing through an iron pin set on the Northerly side line of Mulberry Road distant North 0 degrees 39' 46" East, 30.01 feet from the center line of Mulberry Road; Thence North 87 degrees 51' 55" West, 200.00 feet; Thence South parallel with the Easterly line to the center line of the said Mulberry Road; Thence South 88 degrees 18' 02" East along the center line of said Mulberry Road 200.00 feet to the place of beginning, containing approximately 4.0 acres of land, be the same more or less, but subject to all legal highways.

Property Address: 7640 Mulberry Road, Chesterland, OH 44026

Parcel No.: 11-253600

Prior Deed Reference: 1802, Page 481

the center line of Cottrell Drive, so called, with the center line of Chillicothe Road, so called, thence South 85 degrees 58' East along the center line of the said Cottrell Drive 268.49 feet to a point; thence North 7 degrees 35' 30" East and through an iron pipe set 20.04 feet therefrom a total distance of 320.99 feet to an iron pipe; thence North 84 degrees 12' West 268.10 feet to the center line of the said Chillicothe Road and through an iron pipe set 30.01 feet therefrom; thence South 7 degrees 35' 30" West 329.24 feet along the center line of the said Chillicothe Road 329.24 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Property address: 8508 Cottrell Drive, Chesterland, Ohio 44026.

Parcel No.: 11-330100

Said Premises Located at: 8508 COTTRELL DRIVE, CHESTER 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

Dean W. Kanellis, attorney  
Jun17-24 Jul1, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-000285**

The State of Ohio, County of Geauga, ss:  
**FREEDOM MORTGAGE CORPORATION,**  
**Plaintiff vs. JOHN MARINUCCI, 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 15th 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 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 10, Section 3 and 4, Tract 2 and further known as being Sublot 28 in Maple Ridge - Phase II as shown by the recorded plat in Volume 31, Pages 58 and 59 Geauga County Plat Records. Said Sublot 28 fronts on Champlain Trail and contains 2.0625 acres, be the same more or less, but subject to all legal highways.

Property Address: 11470 Champlain Trail, Chagrin Falls, OH 44023

Parcel No.: 01-118549

Prior Deed Reference: O.R. Book 1580, Page 132

Said Premises Located at: 11470 CHAMPLAIN TRAIL, AUBURN TOWNSHIP, OH.

Said Premises appraised at (\$310,000.00) and cannot be sold for less than two-thirds of that amount (\$206,667.00). 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

Jennifer E. Powers, attorney  
Jun17-24 Jul1, 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 15th 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 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  
Jun17-24 Jul1, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-000389**

The State of Ohio, County of Geauga, ss:  
**COUNTRYWIDE HOME LOANS SERVICE,**  
**L.P., Plaintiff vs. FORREST L.**  
**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 15th 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 Newbury to-wit:

Situated in the Township of Newbury, County of Geauga and State of Ohio: and known as being Sublot Nos. 74, 75 and 76 in L.L. Punderson's Allotment and Subdivision as shown by the recorded plat in Volume 2 of Maps, Pages 35 and 36 of Geauga County Records, be the same more or less, but subject to all legal highways, restrictions, reservations and conditions, limitations of record.

Premises commonly known as: 12104 Crampton Drive, Burton, OH 44021

Parcel No.: 23-232400, 23-232500 and 23-232600  
Said Premises Located at: 12104 CRAMPTON DRIVE, NEWBURY TOWNSHIP, OH.

Said Premises appraised at (\$80,000.00) and cannot be sold for less than two-thirds of that amount (\$53,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Eric T. Deighton, attorney  
Jun17-24 Jul1, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-000822**

The State of Ohio, County of Geauga, ss:  
**THE HUNTINGTON NATIONAL BANK,**  
**Plaintiff vs. JAMES B. SAFRANEK, 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 15th 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 Auburn to-wit:

Situated in the Township of Auburn, County of Geauga and State of Ohio; and known as being part of Original Lot 3, Tract No. 3 and is further bounded & described as follows:

Beginning at a 2" iron pipe found at the southwesterly right-of-way intersection of Broadway Drive (30 feet wide) and Quinn Road (60 feet wide), said point also known as being the northeasterly corner of Sublot 112 of Tabor Subdivision as platted in Volume 3, Page 7 of Geauga County Plat Records. Thence North 87° 01' 00" West, along the southerly right-of-way line of said Broadway Drive, 485.00 feet to a point at the northwesterly corner of Sublot 116 of said Tabor Subdivision (witness a 5/8" iron pin found capped Braun & Prenosil 0.03 feet South and 0.19 feet East) and the Principal Place of Beginning of the parcel of land herein intended to be described;

**COURSE I**

Thence South 02° 59' 00" West, along the westerly line of said Sublot 116, 165.00 feet to a point (witness a 5/8" iron pin found capped Braun & Prenosil 0.10 feet North) at the southwesterly corner of said Sublot 116, said point being on the northerly line of land conveyed to Geauga County Park District, by deed Volume 968, Page 36 of Geauga County Deed Records;

**COURSE II**

Thence North 87° 01' 00" West, along the northerly line of said Geauga County Park District (passing over a 5/8" iron pin found capped Braun & Prenosil at 95.00 feet) 190.00 feet to a 5/8" iron pin set at the southeasterly corner of Sublot 119 of said Tabor Subdivision;

**COURSE III**

Thence North 02° 59' 00" East, along the easterly line of said Sublot 119, 165.00 feet to a 5/8" iron pin set at the northeasterly corner of said Sublot 119, said point also being on the southerly right of way line of said Broadway Drive;

**COURSE IV**

Thence South 87° 01' 00" East, along said southerly right of way line, (passing over a 5/8" iron pin found capped Braun & Prenosil at 95.00 feet) 190.00 feet to a point at the Principal Place of Beginning, and containing 0.7197 acres (31,350 square feet) of land as surveyed and described in February, 2003 by Joseph Gutoskey, P.S. 7567. Bearings are based on said Tabor Subdivision Plat. Be the same more or less.

Parcel No.: 01-056000

Said Premises Located at: 9819 BROADWAY DRIVE, AUBURN TOWNSHIP, 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

F. Peter Costello, attorney  
Jun17-24 Jul1, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-000890**

The State of Ohio, County of Geauga, ss:  
**GAUGA SAVINGS BANK, Plaintiff vs.**  
**RICHARD C. FIRST, SR., 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 15th 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 Newbury to-wit:

Situated in the Township of Newbury, County of Geauga and State of Ohio and being known as part of Original Newbury Township Lot No. 40, Tract No. 3, further being known as part of a parcel of land conveyed to H.L. and M.P. Button by deed recorded in Volume 277, Page 576 of Geauga County Deed Records, further bounded and described as follows:

Beginning in the centerline of Bell Road, 60 feet wide, at the Northeasterly corner of land conveyed to R.D. and C.A. Allen by deed recorded in Volume 679, Page 646 of Geauga County Deed Records, said point lying South 89 deg. 59' 50" East along said centerline, a distance of 552.80 feet from the Northwesterly corner of said Original Lot No. 40; Thence South 89 deg. 59' 50" East along said centerline, a distance of 111.37 feet to a point and the principal place of beginning of the premises herein intended to be described, said point lying North 89 deg. 59' 50" West, 120.00 feet from the Northwesterly corner of land conveyed to C.R. and J.M. Raines by deed recorded in Volume 520, Page 917 of Geauga County Deed Records;

Course I Thence South 0 deg. 00' 10" West along a line parallel with and lying 120.00 feet West by rectangular measurement from the Westerly line of land so conveyed to C.R. and J.M. Raines, a distance of 155.69 feet to a point;

Course II Thence South 4 deg. 00' 00" East, 581.28 feet to a point;

Course III Thence South 89 deg. 59' 50" East along a line parallel with and lying 120.00 feet Southerly by rectangular measurement from the Southerly line of land conveyed to C.R. and J. M. Raines by deed recorded in Volume 681,

Page 793 of Geauga County Deed Records, a distance of 103.39 feet to a point;

Course IV Thence South 0 deg. 44' 20" East along a line parallel with and lying 120.00 feet West by rectangular measurement from the Westerly line of land conveyed to J.M. and D.E. Evans by deed recorded in Volume 681, Page 799 of Geauga County Deed Records, a distance of 897.95 feet to a point;

Course V Thence South 23 deg. 41' 23" West, 410.53 feet to a point;

Course VI Thence South 0 deg. 00' 00" West, 370.60 feet to a point;

Course VII Thence South 89 deg. 59' 50" East along a line parallel with and lying 735.11 feet Southerly by rectangular measurement from the Southerly line of land so conveyed to J.M. and D.E. Evans, the Southerly line of land conveyed to B.D. and A.M. Hehr by deed recorded in Volume 681, Page 797 of Geauga County Deed Records, and the Southerly line of land conveyed to R.N. and J.S. Button by deed recorded in Volume 681, Page 802 of Geauga County Deed Records, a distance of 1115.00 feet to the Westerly line of land conveyed to D.R. and J.A. Cullen by deed recorded in Volume 587, Page 187 of Geauga County Deed Records;

Course VIII Thence North 0 deg. 44' 20" West along said Westerly line of land so conveyed to D.R. and J.A. Cullen, 367.00 feet to a point;

Course IX Thence North 89 deg. 59' 50" West along a line parallel with and lying 368.14 feet Southerly by rectangular measurement from said Southerly line of land so conveyed to R.N. and J.S. Button, B.D. and A.M. Hehr and J.M. and D.E. Evans, a distance of 1020.00 feet to a point;

Course X Thence North 00 deg. 00' 10" East, 60.00 feet to a point;

Course XI Thence North 23 deg. 41' 23" East, 335.64 feet to a point;

Course XII Thence North 0 deg. 44' 20" West along a line parallel with and lying 60.00 feet West by rectangular measurement from said Westerly line of land so conveyed to J.M. and D.E. Evans, a distance of 970.17 feet to a point;

Course XIII Thence North 89 deg. 59' 50" West along a line parallel with and lying 60.00 feet Southerly by rectangular measurement from said Southerly line of land so conveyed to C.R. and J.M. Raines, a distance of 126.72 feet to a point;

Course XIV Thence North 4 deg. 00' 00" West, 236.02 feet to a point;

Course XV Thence North 00 deg. 00' 10" East along a line parallel with and lying 60.00 feet West by rectangular measurement from said Westerly line of land so conveyed to R.D. and C.A. Raines, a distance of 440.11 feet to said centerline of Bell Road;

Course XVI Thence North 89 deg. 59' 50" West along said centerline, a distance of 60.00 feet to the principal place of beginning and containing 12.184 acres of land (12.143 acres measured to the sideline of Bell Road) as calculated and described in April, 1990 by LDC, Inc., based on a survey made in April, 1985 by Wilford L. Mosier, P.S. 6832, be the same more or less, but subject to all legal highways. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

Parcel No.: 23-385280, 23-385372

Said Premises Located at: 10775 BELL STREET, NEWBURY TOWNSHIP, OH.

Said Premises appraised at (\$600,000.00) and cannot be sold for less than two-thirds of that amount (\$400,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Larry R. Rothenberg, attorney  
Jun17-24 Jul1, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-000890**

The State of Ohio, County of Geauga, ss:  
**GAUGA SAVINGS BANK, Plaintiff vs.**  
**RICHARD C. FIRST, SR., 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 15th 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 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 Section No. 1, Tract 2, and bounded and described as follows:

Beginning in the centerline of Washington Street, USR 422, (60 feet wide) at the Northeasterly corner of land conveyed to L. and H. Hooks by deed recorded in Volume 491, Page 920 of Geauga County Deed Records; thence South 62 deg. 31' 00" East, along the center line of Washington Street, a distance of 300.00 feet; thence South 00 deg. 55' 56" West, passing through an iron pin set in the Southwesterly line of Washington Street, a total distance of 255.75 feet to an iron pin set; thence North 89 deg. 51' 15" West a distance of 268.38 feet to an iron pin set; thence North 00 deg. 55' 56" east, passing through an iron pin set in the Southwesterly line of Washington Street, a total distance of 393.53 feet to the principal place of beginning and containing 2.00 acres of land, according to the survey of August 1979 by Braun Prenosil Associates, Inc., be the same more or less, but subject to all legal highways.

Parcel No.: 01-045850

Street Address: 9911 East Washington Street, Chagrin Falls, OH

Said Premises Located at: 9911 EAST WASHINGTON STREET, AUBURN TOWNSHIP, OH.

Said Premises appraised at (\$200,000.00) and cannot be sold for less than two-thirds of that amount (\$133,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Larry R. Rothenberg, attorney  
Jun17-24 Jul1, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-001019**

The State of Ohio, County of Geauga, ss:  
**CITIBANK, N.A., AS TRUSTEE FOR FIRST**  
**FRANKLIN MORTGAGE LOAN TRUST,**

**MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-FF12, Plaintiff vs. MARY ANN DEPEW, AKA MARY ANN CLAIRE DEPEW, 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 15th 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 Bainbridge to-wit:

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

Known as being Lot Number One Hundred Twenty (120) of the Spring Valley Park Subdivision, a part of Tract 3, Lots Nos. 11 and 14 of Bainbridge Township, as shown by the recorded plat in Volume 7, Pages 80, 81 and 82 of Geauga County Records of Plats. Be the same more or less, but subject to all legal highways.

Parcel Number(s): 02-090600

Prior Deed Info.: Affidavit of Surviving Spouse, OR Book 1819, Page 3478, filed April 27, 2007

Said Premises Located at: 8834 VALLEY LANE, BAINBRIDGE 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 R. Hoose, attorney  
Jun17-24 Jul1, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-001120**

The State of Ohio, County of Geauga, ss:  
**FIFTH THIRD MORTGAGE COMPANY,**  
**Plaintiff vs. JEFFREY T. BOMGARDNER,**  
**AKA JEFFREY BOMGARDNER, 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 15th 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 Russell to-wit:

Situated in the Township of Russell, County of Geauga and State of Ohio and known as being part of Original Russell Township Lot No. 2, Section 8, Tract One and bounded and described as follows:

Beginning in the centerline of Riverside Drive, as recorded in Volume 8, Page 37 of Geauga County Records, as its intersection with the centerline of Chillicothe Road; Thence West, along said Riverside Drive centerline, a distance of 227.18 feet; Thence North, passing through an iron pin set at 30.00 feet, a total distance of 352.16 feet to an iron pin set; Thence East, passing through an iron pin found at 192.07 feet, a total distance of 227.18 feet to the centerline of said Chillicothe Road; Thence South, along the centerline of said Chillicothe Road, a distance of 352.16 feet to the place of beginning and containing 1.836 acres of land according to the survey of November, 1991, revised June, 1992, by Braun-Prenosil Assoc. Inc., Kevin S. Braun PS No. 7082, be the same more or less, but subject to all legal highways.

Property Address: 14108 Chillicothe Road, Russell, OH 44072

Parcel No. 26-131700

Prior Deed Reference: O.R. Book 1844, Page 3070

Said Premises Located at: 14108 CHILLICOTHE ROAD, RUSSELL TOWNSHIP, OH.

Said Premises appraised at (\$200,000.00) and cannot be sold for less than two-thirds of that amount (\$133,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Jill L. Fealko, attorney  
Jun17-24 Jul1, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-001145**

The State of Ohio, County of Geauga, ss:  
**FIFTH THIRD MORTGAGE COMPANY,**  
**Plaintiff vs. JOYCE GREEN, 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 15th 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 Bainbridge to-wit:

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

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

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

Karl H. Schneider, attorney  
Jun17-24 Jul1, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 09-F-001180

The State of Ohio, County of Geauga, ss:  
**THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION, FKA THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR TO JPMORGAN CHASE BANK N.A., AS TRUSTEE FOR RAMP 2004KRI, Plaintiff vs. KEVIN NELSON, 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 15th 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 Auburn to-wit:

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

And known as being Sublot No. 43 in Longview Farms Subdivision No. 2 of part of Original Lot No. 8, Section No. 2 and Original Lot No. 6, Section No. 3, Tract 2, as shown by the Recorded Plat of said Subdivision in Volume 13 of Maps, Page 14 of Geauga County Records, be the same more or less, but subject to all legal highways.

Parcel Number(s): 01-117167  
Property Address: 10500 Longview Trail, Chagrin Falls, OH 44023

Deed Reference Number: dated February 2, 2004, filed February 6, 2004, recorded in Official Records Volume 1718, Page 1383, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 10500 LONGVIEW TRAIL, AUBURN 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

Edward M. Kochalski, attorney  
Jun17-24 Jul1, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 09-F-001305

The State of Ohio, County of Geauga, ss:  
**WELLS FARGO BANK, N.A., Plaintiff vs. TIMOTHY W. BLOXSON, AKA TIMOTHY W. BLOXSON, SR., 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 15th 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 Bainbridge to-wit:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being Lots Nos. 1348-1349-1350-1351-1352 as shown on a certain plat entitled "Map of Chagrin Falls Parks," 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, conditions and restrictions of record, be the same more or less, but subject to all legal highways.

Property Address: 16696 Medina Street, Bainbridge Township, OH 44023

Parcel No.: 02-408700, 02-408000, 02-408400, 02-408500, 02-409100

Prior Deed Reference: Bk 1233 Pg 210  
Said Premises Located at: 16696 MEDINA STREET, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$25,000.00) and cannot be sold for less than two-thirds of that amount (\$16,667.00). 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

Jennifer E. Jones, attorney  
Jun17-24 Jul1, 2010

## TAX FORECLOSURE SALES

NOTICE OF SALE UNDER JUDGEMENT OF FORECLOSURE OF LIENS FOR DELINQUENT LAND TAX  
Revised Code, Sec. 5721.19.1  
Case No. 06-F-000291

**CHRISTOPHER P. HITCHCOCK, TREASURER OF GAUGA COUNTY, OHIO, Plaintiff vs. JOHN E. MCGHEE, ET AL., Defendants**

Whereas, judgment has been rendered against certain parcels of real property for taxes, assessments, penalties, costs and charges as follows:

Parcel No(s): 02-002670 - 0.06 acres; 02-002671 - 0.06 acres; 02-002672 - 0.06 acres; 02-002673 - 0.06 acres.

Address: known on the tax duplicate as 16727 FRANKLIN STREET, BAINBRIDGE TOWNSHIP, OH.

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."

Last known owner: JOHN E. MCGHEE, P.O. BOX 23232, CHAGRIN FALLS, OH 44023.

MINIMUM BID: \$28,961.37

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

Now, therefore, public notice is hereby given that Daniel C. McClelland, Sheriff of Geauga County, Ohio, will sell such real property at public auction, for cash to the highest bidder of an amount sufficient to satisfy the judgment against each parcel at 10:00 o'clock A.M. at the

door of the Court House in the City of Chardon, Ohio on **THURSDAY, THE 15TH DAY OF JULY, 2010** and if any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and conditions of the first sale and at the same time of day and at the same place, on **THURSDAY, THE 29TH DAY OF JULY, 2010** for an amount sufficient to satisfy the judgment against the parcel.

Public notice is hereby given that all such real property to be sold at public auction may be subject to a federal tax lien that may not be extinguished by the sale, and purchasers of any such real property are urged to search the Federal Tax Lien index that is kept by the County Recorder to determine if notice of a federal tax lien has been filed with respect to any such real property.

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

Bridey Matheny, attorney  
Jun17-24 Jul1, 2010

## LEGAL NOTICES

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

**08-F-001341 - JPMorgan Chase Bank, National Association, Plaintiff vs. Sunitha Avula, et al., Defendants**

Sunitha Avula, whose last known address is P.O. Box 1971, Keller, TX 76244, and the unknown heirs, devisees, legatees, executors, administrators, spouses and assigns and the unknown guardians of minor and/or incompetent heirs of Sunitha Avula, all of whose residences are unknown and cannot by reasonable diligence be ascertained, will take notice that on the 3rd day of December, 2008, JPMorgan Chase Bank, National Association filed its Complaint in the Common Pleas Court of Geauga County, 100 Short Court, Chardon, Ohio 44024 in Case No. 08-F-001341, 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: 11361 Sperry Road, Chesterland, OH 44026, and being more particularly described in plaintiff's mortgage recorded in Volume 1692, Page 34, 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.

JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION

**By Lerner, Sampson & Rothfuss, Attorneys for Plaintiff, P.O. Box 5480, Cincinnati, Ohio 45201-5480, (513) 241-3100.**  
Jun17-24 Jul1, 2010

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

**10-F-000328 - Financial Freedom Acquisition LLC, Plaintiff vs. Helen M. Mramor, et al., Defendant**

Helen M. Mramor, whose last place of residence is 1523 East 173rd Street, Cleveland, Ohio 44110-2932, and 11505 Bass Lake Road, Chardon, Ohio 44024-8400; John Doe, Unknown Spouse, if any, of Helen M. Mramor, whose last place of residence is 1523 East 173rd Street, Cleveland, Ohio 44110-2932, and 11505 Bass Lake Road, Chardon, Ohio 44024-8400; The Unknown Heirs at Law, or Under the Will, if any, of Helen M. Mramor, Deceased, whose last place of residence is unknown will take notice that on March 25, 2010 @ 1:22 p.m., Financial Freedom Acquisition LLC filed its Complaint in Case No. 10-F-000328 and on April 20, 2010 its Amended Complaint and on April 30, 2010 its Second Amended Complaint in the Court of Common Pleas Geauga County, Ohio, 100 Short Court, Chardon, Ohio 44024 alleging that the Defendants Helen M. Mramor, John Doe, Unknown Spouse, if any, of Helen M. Mramor, The Unknown Heirs at Law, or Under the Will, if any, of Helen M. Mramor, Deceased have or claim to have an interest in the real estate described below:

Permanent Parcel Number: 21-117200; Property Address: 11505 Bass Lake Road, Chardon, Ohio 44024. 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 being that the subject property has ceased to be the principal residence of the borrower, Helen M. Mramor, the note has come due, 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 29th day of July, 2010.

FINANCIAL FREEDOM  
ACQUISITION LLC

**By Reimer, Arnovitz, Cherneck & Jeffrey Co., L.P.A., Peter L. Mehler, Attorney for Plaintiff-Petitioner, P.O. Box 968, Twinsburg, OH 44087, (330) 425-4201.**  
Jun17-24 Jul1, 2010

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

**10-F-000412 - CitiMortgage, Inc. successor by merger to ABN AMRO Mortgage Group, Inc., Plaintiff vs. George G. Casanova, et al., Defendant**

Jane Doe, Unknown Spouse, if any, of George G. Casanova, whose last place of residence is 700 Bell Road, Chagrin Falls, Ohio 44022, but whose present place of residence is unknown, will take notice that on April 14, 2010 @ 12:52 p.m., CitiMortgage, Inc. successor by merger to ABN AMRO Mortgage Group, Inc. filed its Complaint in Case No.

10-F-000412 in the Court of Common Pleas Geauga County, Ohio, 100 Short Court, Chardon, Ohio 44024 alleging that the Defendant Jane Doe, Unknown Spouse, if any, of George G. Casanova has or claim to have an interest in the real estate described below:

Permanent Parcel Number: 29-081150; Property Address: 700 Bell Road, South Russell, Ohio 44022. 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 Defendant 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 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 Defendant named above is required to answer on or before the 29th day of July, 2010.

CITIMORTGAGE, INC. SUCCESSOR BY  
MERGER TO ABN AMRO  
MORTGAGE GROUP, INC.

**By Reimer, Arnovitz, Cherneck & Jeffrey Co., L.P.A., F. Peter Costello, Attorney for Plaintiff-Petitioner, P.O. Box 968, Twinsburg, OH 44087, (330) 425-4201.**  
Jun17-24 Jul1, 2010

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

**10-F-000284 - 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., Plaintiff vs. Jean F. Virginia, et al., Defendants**

Joseph E. Virginia, whose last known address is 7386 Cedarcrest Trail, Chesterland, OH 44026, and the unknown heirs, devisees, legatees, executors, administrators, spouses and assigns and the unknown guardians of minor and/or incompetent heirs of Joseph E. Virginia, all of whose residences are unknown and cannot by reasonable diligence be ascertained, will take notice that on the 12th day of March, 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-000284, 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: 7386 Cedarcrest Trail, Chesterland, OH 44026, and being more particularly described in plaintiff's mortgage recorded in Mortgage Book 1676, page 1131, of this County Recorder's Office.

The above named defendants are 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.**

Jun24 Jul1-8, 2010

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

**10-F-000483 - MERS, Inc., as nominee for Unlimited Loan Resources, Plaintiff vs. Anthony Taddeo, et al., Defendant**

Anthony Taddeo, and if deceased, all heirs, devisees, legatees, executors, executrixes, administrators, administratrixes, assignees, Unknown Spouse(s) of all heirs, devisees, legatees, executors, executrixes, administrators, administratrixes, assignees and Jane Doe, Unknown Spouse of Anthony Taddeo, whose addresses are unknown, will hereby take notice that on May 3, 2010, MERS, Inc., as nominee for Unlimited Loan Resources, filed its Complaint in Foreclosure and Marshalling of Liens in the Common Pleas Court of Geauga County, 100 Short Court, Chardon, Ohio 44024, being Case No. 10-F-000483 against Anthony Taddeo is the owner of:

Real estate located at 10550 Kile Road, Chardon, OH 44024 as further described in Plaintiff's mortgage recorded on August 22, 2005 in Book 1771, Page 2769 of the Mortgage Records of Geauga County, Ohio.

and that Defendants, Anthony Taddeo, and if deceased, all heirs, devisees, legatees, executors, executrixes, administrators, administratrixes, assignees, Unknown Spouse(s) of all heirs, devisees, legatees, executors, executrixes, administrators, administratrixes, assignees and Jane Doe, Unknown Spouse of Anthony Taddeo be required to set up any interest they may have in said premises or be forever barred, that upon failure of said Defendants to pay or to cause to be paid some judgment within three days from its rendition that an order of Sale be issued to the Sheriff of Geauga County, Ohio, to appraise, advertise in the Geauga County Maple Leaf and sell said real estate, that the premises be sold free and clear of all claims, liens and interest of any of the parties herein, that the proceeds from the sale of said premises be applied to the Plaintiff's judgment and for such other relief to which MERS, Inc., as nominee for Unlimited Loan Resources is entitled.

Said Defendants are directed to the Complaint wherein notice under the fair debt collection practice act is given.

Said Defendants are required to answer within twenty-eight days after the publication. Said Defendants will take notice that you are required to answer said Complaint on or before the 5th day of August, 2010 or judgment will be rendered accordingly.

MERS, INC., AS NOMINEE FOR  
UNLIMITED LOAN RESOURCES

**By Stephen D. Miles and Vincent A. Lewis, Attorneys for Plaintiff, 18 W. Monument Avenue, Dayton, OH 45402, (937) 461-1900.**  
Jun24 Jul1-8, 2010

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

**10-F-000635 - CitiMortgage, Inc., Plaintiff vs. Ernie J. Tucker, et al., Defendants**

Ernie J. Tucker, whose last known address is 17521 Indian Hills Drive, 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 Ernie J. Tucker, all of whose residences are unknown and cannot by reasonable diligence be ascertained, will take notice that on the 8th day of June, 2010, CitiMortgage, Inc. filed its Complaint in the Common Pleas Court of Geauga County, 100 Short Court, Chardon, OH 44024 in Case No. 10-F-000635, 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: 17521 Indian Hills Drive, Chagrin Falls, OH 44023, and being more particularly described in plaintiff's mortgage recorded in Mortgage Book 1789, page 644, of this County Recorder's Office.

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

CITIMORTGAGE, INC.

**By Lerner, Sampson & Rothfuss, Attorneys for Plaintiff, P.O. Box 5480, Cincinnati, Ohio 45201-5480, (513) 241-3100.**  
Jul1-8-15, 2010

LEGAL NOTICE  
NOTICE OF PUBLIC HEARING  
ON 2011 TAX BUDGET

Two copies of the 2011 Temporary Tax Budget for the Geauga County Park District of Geauga County, Ohio are on file at the Park Board office at 9160 Robinson Road, Chardon, Ohio 44024. These are for public inspection and a public hearing on said budget will be held at the Board of Park Commissioners regular meeting at the Park District office, Chardon, Ohio on July 13, 2010 at 3:30 p.m.

**Thomas G. Curtin, Executive Director**  
Jun24 Jul1, 2010

LEGAL NOTICE

The Newbury Board of Education's Financial Report for the 2008-2009 School Year is now on file at the Board of Education Office, 14775 Auburn Road, Newbury, OH. The Board Office is open from 8:00 a.m. to 4:00 p.m. Monday through Friday. The financial report will be available for viewing during these times.

**David M. Hoskin, Treasurer**  
Jul1, 2010

PUBLIC NOTICE

Montville Township  
Two copies of the proposed 2011 tax budget for the Township of Montville, Geauga County are on file and available for inspection. Please call 440-968-3784 to make an appointment for viewing.

A public hearing on the proposed budget will be held at the township office in the Montville Community Center at 9755 Madison Rd., Montville, Ohio on Tuesday, July 6, 2010 at 9:00 p.m.

**Sarah McDonald, Fiscal Officer**  
Jul1, 2010

PUBLIC NOTICE

The Village of Aquilla will hold a meeting on Tuesday, July 13, 2010 at 7:00 p.m. to pass the Tax Budget for 2011. The meeting will be held at Aquilla Village Hall, 65 Turner Drive, Chardon, Ohio.

**Erin Knife, Clerk**  
Jul1, 2010

NOTICE OF PUBLIC HEARING  
APPEAL FOR VARIANCE TO  
BURTON TOWNSHIP  
ZONING RESOLUTION

Notice is hereby given that the Burton Township Board of Zoning Appeals will conduct a public hearing on an application for an appeal for a variance to the Burton Township Zoning Resolution on the 14th day of July, 2010 at 7:00 p.m. at the Burton Township Administration Building, 14821 Rapids Road, Burton, Ohio.

This application, submitted by Blaine M. & Janet L. Kaufman requests that they be granted an area variance from Article IV - District Regulations, Section 402.6.A, minimum lot width required, 60 ft. in a R-5 Residential District to make two residential lots (farms) instead of one large lot (approximately 100 acres). The total frontage is 60 ft. as measured at the road right-of-way. The request is to reduce the frontage to 30 ft. for each lot. The Kaufmans are asking that this be granted for the property located at 14360 Butternut Road, Burton, OH.

**Carol Varga, Secretary**  
Jul1, 2010

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Auburn Township Board of Zoning Appeals will hold a public hearing, on Tuesday, the 13th day of July, 2010, at 7:00 P.M., at the Auburn Twp. Administration Building, 11010 East Washington Street, Auburn Twp., Ohio. The following items will be on the agenda:

**BZA-10-07c**, a request for a Conditional Zoning Certificate for North Ohio Real Estate, for a Family Fun Center (recreational facility) at 9945 East Washington Street, Auburn Township, Ohio 44023 in a B-1 zoning district.  
**BZA-10-08v**, a variance request, submitted by Frank and Irene Papparone, from District Schedule 4.03(k), Permitted Main Uses, Single Family Dwelling, located at 19159 Brookfield Drive, Auburn Township, Ohio 44023 in a R-1 zoning district.

AUBURN TOWNSHIP  
BOARD OF ZONING APPEALS

**Jane Hardy, Secretary**  
Jul1, 2010

LEGAL NOTICE

Newbury Township  
Two copies of the tax budget for the year 2011 for the Township of Newbury, Geauga County, Ohio will be available for inspection.

tion on Tuesday, July 13, 2010 from 10:00 a.m. to 2:00 p.m. at the Town Hall, 14899 Auburn Road, Newbury Township. A public hearing on the 2011 budget will be held at the Newbury Town Hall on Tuesday, July 13, 2010 at 7:00 p.m.

**David J. Lair, Fiscal Officer**

Jul 1, 2010

**LEGAL NOTICE  
PUBLIC HEARING  
2011 TAX BUDGET**

Two copies of the proposed 2011 tax budget for the Township of Munson, Geauga County, Ohio will be on file and available for public inspection until July 13, 2010 in the Munson Township office weekdays from 9:00 A.M. to 3:00 P.M. A public hearing on this budget will be held at the Munson Township office, 12210 Auburn Road, Munson Township, at 6:30 P.M., Tuesday, July 13, 2010.

By order of the Munson Township Trustees:  
**Patricia A. Bayer, Fiscal Officer**

Jul 1, 2010

**LEGAL NOTICE  
NOTICE OF PUBLIC HEARING**

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

To hear an appeal filed by CIRCLE K, 15560 WEST HIGH STREET, REQUESTING A VARIANCE FROM SECTION 1165.07 OF THE CODIFIED ORDINANCES FOR THE

INSTALLATION OF AN ELECTRONIC PRICING PANEL IN THE EXISTING GROUND SIGN.

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

**Daniel A. Weir, Village Administrator  
Village of Middlefield**

Jul 1, 2010

**LEGAL NOTICE/PUBLIC NOTICE  
MUNSON TOWNSHIP  
BOARD OF ZONING APPEALS**

Munson Township Board of Zoning Appeals will conduct a public hearing on Thursday, July 22, 2010 at 6:30 p.m. at the Munson Town Hall, 12210 Auburn Rd., Munson, OH to consider the following appeals for variance.

**CASE 10-09:** Dennis Marks, 11686 Auburn Rd., Chardon OH - request to construct a 24 x 24 accessory building 10 feet from the north side property line. Violates SEC. 411 SEC 411 Minimum Dimensional Requirements - minimum side yard setback is 25 ft.

**CASE 10-10:** Marin Simicevic, 11660 Twin Mills Lane, Chardon OH - request to erect an above ground pool 10 feet from the west side property line. Violates SEC 411 Minimum Dimensional Requirements - minimum side yard setback is 25 ft.

**Paula A. Friebertshauer, Secretary**

Jul 1, 2010

**BID NOTICES**

NOTICE TO BIDDERS  
STATE OF OHIO  
DEPARTMENT OF TRANSPORTATION  
Office of Contracts  
Columbus, Ohio  
Legal Copy Number: **108048**

Sealed proposals will be accepted from pre-qualified bidders at the ODOT Office of Contracts until 10:00 a.m. on July 15, 2010. Project 108048 is located in Geauga County, SR-608-2.45 and is a TWO LANE RESURFACING project. The date set for completion of this work shall be as set forth in the bidding proposal. Plans and Specifications are on file in the Department of Transportation.  
Jul 1-8, 2010

bate Court of Geauga County, Ohio, requesting the change of name of Logan Simon Burke to Logan Simon Damukaitis.

The hearing on the application will be held on the 3rd day of August, 2010 at 8:30 o'clock A.M. in the Probate Court of Geauga County, located on the second floor of the Courthouse Annex, 231 Main Street, Chardon, Ohio 44024.

**Christine Burke  
11771 Lyman Road  
Chesterland, OH 44026**

Jul 1, 2010

**PROBATE COURT OF  
GEAUGA COUNTY, OHIO  
JUDGE CHARLES E. HENRY  
10-PB-000268 — IN RE: CHANGE OF NAME  
OF PATRICIA JOANN REDIC TO PATRICIA JOANN RULLO.  
NOTICE OF HEARING OF  
NAME CHANGE**

Applicant hereby gives notice to all interested persons that the applicant has filed an Application for Change of Name in the Probate Court of Geauga County, Ohio, requesting the change of name of Patricia JoAnn Redic to Patricia JoAnn Rullo.

The hearing on the application will be held on the 3rd day of August, 2010 at 8:30 o'clock A.M. in the Probate Court of Geauga County, located on the second floor of the Courthouse Annex, 231 Main Street, Chardon, Ohio 44024.

**Patricia J. Redic  
12181 Auburn Road  
Chardon, OH 44024**

Jul 1, 2010

**PROBATE NOTICES**

**PROBATE COURT OF  
GEAUGA COUNTY, OHIO  
JUDGE CHARLES E. HENRY  
10-PB-000258 — IN RE: CHANGE OF NAME  
OF LOGAN SIMON BURKE TO LOGAN  
SIMON DAMUKAITIS.  
NOTICE OF HEARING OF  
NAME CHANGE**

Applicant hereby gives notice to all interested persons that the applicant has filed an Application for Change of Name in the Pro-



Odds of a child becoming a top fashion designer: 1 in 7,000

Odds of a child being diagnosed with autism: 1 in 150

Some signs to look for:  
No big smiles or other joyful expressions by 6 months. | No babbling by 12 months. | No words by 16 months.  
To learn more of the signs of autism, visit [autismspeaks.org](http://autismspeaks.org)



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