

Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

SECOND RUN

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

The State of Ohio, County of Geauga, ss:
LASALLE BANK, N.A., AS TRUSTEE FOR THE MLMI TRUST SERIES 2006-FMI, 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 Hambden to-wit:

Situated in the Township of Hambden,

SHERIFF'S BULLETIN

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

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

DATE OF SALE: THURSDAY, 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 \$206,66700

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 \$216,66700

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 \$96,66700

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 \$16,66700

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 \$106,66700

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 \$106,66700

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 Matheney, atty. Minimum Bid: \$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 Hambden 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, HAMB DEN 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 Hambden to-wit:

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

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

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

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

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

Said Premises appraised at (\$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-8-15, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-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-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 MERITAGE 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 Northerly 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-8-15, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000555

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 centerlines 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-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-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 WOJNAROWSKI, 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-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-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-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-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
Jul-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 to-wit:

Situated 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
Jul-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 CWALT, 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
Jul-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
Jul-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, HUNTSBURG 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 BUTON, 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
Jul-8-15, 2010

LEGAL NOTICES

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

SHERIFF'S SALE RESULTS

DATE OF SALE: THURSDAY, JULY 1, 2010

BAINBRIDGE TOWNSHIP

Case No. 09-F-000506 – SALE WITHDRAWN.

CHARDON CITY

Case No. 08-F-001284 – Countrywide Home Loans Servicing, L.P. vs. Lillian M. Schneider, et al., 412 Chardon Avenue (0.44 acres). PPN: 10-165249. WITHDRAWN – ORDER OF COURT.

CHARDON TOWNSHIP

Case No. 07-F-001293 – SALE WITHDRAWN.

Case No. 08-F-000723 – The Bank of New York, as Trustee, etc. vs. M. Kyle Ressler, aka, et al., 12155 Catalpa Drive (5.00 acres). PPN: 06-120496. WITHDRAWN – ORDER OF COURT.

Case No. 09-F-000197 – Chase Home Finance, LLC vs. Troy H. Henderson, et al., 11040 Clark Road (2.02 acres). PPN: 06-120787. WITHDRAWN – ORDER OF COURT.

CLARIDON TOWNSHIP

Case No. 06-F-000777 – Chase Home Finance, LLC, etc. vs. Glenn E. Luoma, et al., 11843 Taylor Wells Road (1.47 acres). PPN: 12-062500, 12-062510. WITHDRAWN – ORDER OF COURT.

HUNTSBURG TOWNSHIP

Case No. 09-F-000185 – Huntington National Bank vs. James G. McGowan, et al., 17881 Huntley Road (2.00 acres). PPN: 16-044700. SOLD TO PLTF. FOR \$63,334.00.

Case No. 09-F-000923 – CitiMortgage, Inc. vs. Charles K. Schultz, et al., 12566 Princeton Road (1.50 acres). PPN: 16-029800. WITHDRAWN – ORDER OF COURT.

MONTVILLE TOWNSHIP

Case No. 06-F-000916 – U.S. Bank, N.A., etc. vs. Shirley Crosby, et al., 9347 Plank Road (3.00 acres). PPN: 20-065700. WITHDRAWN – ORDER OF COURT.

MUNSON TOWNSHIP

Case No. 08-F-000597 – Wells Fargo Bank, N.A., as Trustee, etc. vs. Christine M. Simon Seymour, et al., 11000 Cedar Road (5.00 acres). PPN: 21-100150. WITHDRAWN – ORDER OF COURT.

Case No. 09-F-000679 – CitiMortgage, Inc. vs. Deanna L. Westfall, et al., 10374 Meadowhurst Lane (1.50 acres). PPN: 21-150750. WITHDRAWN – BANKRUPT-CY.

NEWBURY TOWNSHIP

Case No. 06-F-000595 – SALE WITHDRAWN.

Case No. 09-F-000506 – SALE WITHDRAWN.

PARKMAN TOWNSHIP

Case No. 09-F-000324 – Countrywide Home Loans Servicing, L.P. vs. Robert Ankrum, aka, et al., 17290 Amblaire Road (3.07 acres). PPN: 25-190465. SOLD TO PLTF. FOR \$170,000.00.

RUSSELL TOWNSHIP

Case No. 09-F-000506 – SALE WITHDRAWN.

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 Jul-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 Jul-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.
Jul-8-15, 2010

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

Notice is hereby given that the Newbury Township Board of Zoning Appeals will conduct a public hearing for a conditional use

permit at 7:30 p.m. on Tuesday, the 20th day of July, 2010 at the Newbury Town Hall. Victor Gorchakov, lessee dba Victory Auto Express Inc., requests a conditional use permit for a vehicle sales & leasing business at 10635 Kinsman Road in the B-1 Commercial District (per Art. VI, Sec. 6.04 K) that requires Board of Zoning Appeals approval.
Marge Hrabak, Secretary
 Jul8, 2010

BID NOTICES

NOTICE TO BIDDERS
 STATE OF OHIO
 DEPARTMENT OF TRANSPORTATION
 Columbus, Ohio
 Office of Contracts
 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.
 Jul1-8, 2010

LEGAL NOTICE

Notice is hereby given that proposals will be received by the Chester Township Board of Trustees, 12701 Chillicothe Road, Chesterland, Ohio 44026, until 4:00 p.m., local time on Thursday July 29, 2010, for demolition services on four vacant buildings owned by the Township. The project includes 1) the preparation of a demolition plan; and 2) the complete demolition of all four buildings as outlined in the Request for Proposal document. Proposals are to be submitted in a sealed envelope labeled "Demolition of Parkside Buildings Proposal".

Copies of the Request for Proposal document for the "DEMOLITION OF PARKSIDE BUILDINGS" are available in person, Monday - Friday, 9:00 a.m. to 4:00 p.m. at the Chester Town Hall located at 12701 Chillicothe Road, Chesterland, Ohio 44026 or by mail request to the Chester Township Administrative Assistant at the same address. E-mail requests may be sent to chesteradmin@roadrunner.com.

All proposals must be received on time and in compliance with the instructions contained in the Request for Proposal. Proposals received will be publicly opened and read aloud at 7:05 p.m. on July 29, 2010 at the regular meeting of the Chester Township Board of Trustees, 12701 Chillicothe Road, Chesterland, Ohio 44026. The Chester Township Board of Trustees reserves the right to reject any and all proposals, to waive any irregularities or informalities, and to accept any proposal which is deemed most favorable to the Board of Trustees at the time and under conditions stipulated, all in accord with the applicable provisions of laws of the State of Ohio governing the conduct of the Chester Township Board of Trustees.

Chester Township is an equal opportunity employer.
 BY THE ORDER OF THE CHESTER TOWNSHIP BOARD OF TRUSTEES
Karen M. N. Ausin, CPA, Fiscal Officer
 Jul8, 2010

LEGAL NOTICE

Bid Notice

Troy Township

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

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

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

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

Kathleen Valerio, Fiscal Officer
 Jul15-15, 2010

NOTICE TO BIDDERS

HUNTSBURG TOWNSHIP

The Huntsburg Township Board of Trustees will receive sealed proposals until 4:00 p.m. on July 19, 2010, proposals will be opened and read aloud at 8:00 p.m. during the Trustees' meeting on Tuesday, July 20, 2010 for the following items:

1. HVAC - new furnace in gym. Converting from oil to gas, removal of old furnaces
2. Insulation - Adding additional insulation to increase R-value from R30 to R60 in two buildings
3. Plumbing - Adding tankless water heaters for several buildings

For additional information and to schedule an appointment for inspections contact Gary List at gary@rems1.com or 440.667.8571

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

By Order of the Huntsburg Township Board of Trustees.
Michele A. Saunders, Fiscal Officer
 Jul18-15, 2010

PROBATE NOTICES

LEGAL NOTICE
 IN THE GEauga COUNTY COURT OF COMMON PLEAS, PROBATE DIVISION
CASE NO. 10-PE-000262- IN THE MATTER OF THE ESTATE OF JOHN RICHARD DONNELLY, AKA JOHN R. DONNELLY, JR., AKA J.R. DONNELLY, DECEASED
 Notice is hereby given to James J. Donnelly, adult son, whose address is unknown and any unknown issue of the said James J. Donnelly.

You are notified that the decedent, John Richard Donnelly, died on January 10, 2010 and his Last Will and Testament and codicil thereto were admitted to probate on June 22, 2010 by the Geauga County Probate Court, 231 Main Street, Suite 200, Chardon, Ohio 44024. This notice is given to all entitled to inherit from decedent John Richard Donnelly if he had died intestate and to all legatees and devisees named in the will as required by §2107.19 O.R.C. who do not waive the notice required therein.

After a Certificate of Service of Notice of Probate of Will is filed evidencing any notices given, any action to contest the validity of the Last Will and Testament of John Richard Donnelly and codicil thereto must be filed within three (3) months from the filing of the Certificate of Service of Notice of Probate of Will pursuant to §2107.19 O.R.C. By James M. Gillette, Attorney for the Estate of John Richard Donnelly, 117 South Street, Suite 208, Chardon, Ohio 44024. (440) 286-7195. Jul18-15-22, 2010

PROBATE COURT OF GEauga COUNTY, OHIO
JUDGE CHARLES E. HENRY
10-PB-000259 — IN RE: CHANGE OF NAME OF MELISSA GAY GILES TO MATTHIAS GALEN GILES.

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 Melissa Gay Giles to Matthias Galen Giles.

The hearing on the application will be held on the 17th 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.

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 Rocco Joseph Cribari to Rocco Joseph Dardis.

Melissa Gay Giles
 PO Box 504
 Burton, OH 44021

Jul8, 2010

PROBATE COURT OF GEauga COUNTY, OHIO
JUDGE CHARLES E. HENRY
10-PB-000273 — IN RE: CHANGE OF NAME OF ROCCO JOSEPH CRIBARI TO ROCCO JOSEPH DARDIS.

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 Rocco Joseph Cribari to Rocco Joseph Dardis.

The hearing on the application will be held on the 31st 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.

Sarah Dardis
 9439 Shadow Hill Trail
 Chesterland, OH 44026

Jul8, 2010

Bring your business to their fingertips with online advertising in 2010!

Take advantage of unique, cost-effective and new advertising opportunities with the award-winning www.geugamapleleaf.com

The screenshot shows the website's header with "Geauga County Maple Leaf" and a date of "Thursday, July 22, 2010". A prominent banner reads: "Thank you to our readers for helping us become Geauga County's award-winning news website! Named third place in the 2008 Ohio Newspaper Association's Online Awards for best website for independently owned newspapers. We are looking to improve your website with the best advertising opportunities available!" Below this, there are sections for "What's New" and "Underground power line law short circuited?".

Call Diane at (440) 285-2013 for advertising rates!

Geauga County

Maple Leaf

Published every Thursday, online every day!

100 Center Street, Suite 250
 P.O. Box 1166
 Chardon, OH 44024-5166
 (440) 285-2013
 Fax: (440) 285-2015
www.geugamapleleaf.com