

Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

FIRST RUN

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 06-F-000595

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., Plaintiff vs. DINO T. MESSINA, 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 12th day of August, 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 part of Original Newbury Township Lot 28, Tract 1 and bounded and described as follows:

Beginning at an iron pin set in the center line of Bass Lake Road (60 feet wide) which bears South 28° 19' 40" West 604.87 feet, measured along said center line from an iron pin in the northerly line of Newbury Township Lot 28; thence South 00° 36' 20" East along the centerline of Bass Lake Road, a distance of 208.50 feet to the principal place of beginning of the land here intended to be described; thence continuing South 00° 36' 20" East along the centerline of Bass Lake Road, a distance of 250.00 feet to the northwesterly corner of land conveyed to Frank Damanti Builders by deed recorded in Volume 553, Page 878 of Geauga County Deed Records; thence North 88° 14' 00" East along the northerly line of land so conveyed to Frank Damanti Builders, passing through an iron pipe found in the easterly line of Bass Lake Road and along the northerly line of land conveyed to M. and S. Dittrick by deed recorded in Volume 532, Page 826 of Geauga County Deed Records a total distance of 1037.64 feet to an iron pin set; thence North 00° 36' 20" West a distance of 250.00 feet to an iron pin set; thence South 88° 14' 00" West, passing through an iron pin set in the easterly line of Bass Lake Road, a total distance of 1037.64 feet to the principal place of beginning and containing 5.954 acres of land according to the survey of September 1973 by Braun, Prenosil & Associates, be the same more or less, but subject to all legal highways.

Property Address: 13599 Bass Lake Road, Chardon, OH 44024

Parcel Number: 23-063000
Prior Deed Reference: Vol. 1338, Page 260
Said Premises Located at: 13599 BASS LAKE ROAD, NEWBURY 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

Melanie D. Butler, attorney
Jul15-22-29, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000050

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. BARBARA A. SZABO, 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 12th day of August, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chester to-wit:

Situated in the Township of Chester, County of Geauga and State of Ohio: And known as being Sublot No. 25 in Carmichael Allotment of part of Original Chester Township Lot Nos. 6 and 7, Tract No. 3, as shown by the recorded plat in Volume 6 of Maps, Page 219 of Geauga County Records and being a parcel of land 120 feet front on the centerline of Carmichael Drive and extending back 374.99 feet on the Westerly line, 374.99 feet on the Easterly line, and having a rear line of 120 feet, as appears by said plat, be the same more or less.

Parcel Number(s): 11-365100
Prior Deed Info.: General Warranty Deed, Book 1437, Page 551, recorded December 27, 2001

Said Premises Located at: 8773 CARMICHAEL DRIVE, CHESTER TOWNSHIP, OH.

Said Premises appraised at (\$175,000.00) and cannot be sold for less than two-thirds of that amount (\$116,667.00). 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
Jul15-22-29, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000972

The State of Ohio, County of Geauga, ss:
THE HOME SAVINGS AND LOAN COMPANY OF YOUNGSTOWN, OHIO, Plaintiff vs. MARISA KENNY, 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 12th day of August, 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:

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 29, 2010 – 10:00 A.M.

	APPRAISAL	MINIMUM BID
BURTON TOWNSHIP Case No. 09-F-000701 – Household Realty Corp. vs. Darrell Ray Keeney, et al., 16230 Georgette Road (0.64 acres). PPN: 04-085450, 04-085451. Rachel A. Leier, atty.....	\$60,000.00	\$40,000.00
CHARDON CITY Case No. 09-F-001291 – BAC Home Loans Servicing, L.P., etc. vs. Timothy P. Ambrose, et al., 493 Myra Drive (0.23 acres). PPN: 10-091580. Robert R. Hoose, atty.	\$115,000.00	\$76,667.00
CHARDON TOWNSHIP Case No. 09-F-000740 – Chase Home Finance, LLC vs. Leigh Ann Wojnarowski, et al., 11825 Arbor Glen Drive (2.01 acres). PPN: 06-120820. April A. Brown, atty.	\$260,000.00	\$173,334.00
CHESTER TOWNSHIP Case No. 07-F-000152 – LaSalle Bank, N.A., etc. vs. Matthew Cox, et al., 9285 Winchester Valley Drive (5.09 acres). PPN: 11-281880. Elizabeth A. Carullo, atty.	\$330,000.00	\$220,000.00
CLARIDON TOWNSHIP Case No. 07-F-000821 – Pramila M. Domadia vs. Mary A. Briggs, et al., 13113 Claridon Troy Road (40.00 acres). PPN: 12-049700. Paul A. Newman, atty.....	\$250,000.00	\$166,667.00
Case No. 09-F-000033 – Deutsche Bank Trust Company Americas, etc. vs. Marc H. Samber, et al., 14620 Chardon Windsor Road (3.20 acres). PPN: 12-090201. S. Scott Martin, atty.	\$170,000.00	\$113,334.00
Case No. 09-F-000991 – BAC Home Loans Servicing, L.P., etc. vs. Jeffrey L. Porter, et al., 12740 Forest Road (5.01 acres). PPN: 12-090168. Jill L. Fealko, atty.	\$260,000.00	\$173,334.00
HAMB DEN TOWNSHIP Case No. 07-F-001119 – HSBC Mortgage Services, Inc. vs. Peter G. Wood, et al., 15130 Regents Way (3.86 acres). PPN: 15-102296. Robert R. Hoose, atty.	\$240,000.00	\$160,000.00
Case No. 08-F-000372 – Bank of New York, etc. vs. Thomas J. Sykora, et al., 13260 Woodin Road (3.50 acres). PPN: 15-101889. Erin M. Laurito, atty.....	\$200,000.00	\$133,334.00
HUNTSBURG TOWNSHIP Case No. 08-F-000430 – Deutsche Bank National Trust Company, etc. vs. Denise M. Johnston, et al., 12540 Clay Street (6.00 acres). PPN: 16-078121. Matthew C. Gladwell, atty.	\$170,000.00	\$113,334.00
MUNSON TOWNSHIP Case No. 09-F-001165 – SunTrust Mortgage, Inc. vs. A. Jeffrey Angelone, et al., 12268 Valley Vista Drive (1.81 acres). PPN: 22-012700. Douglas A. Mackinnon, atty.....	\$145,000.00	\$96,667.00
Case No. 09-F-001191 – RBS Citizens, N.A., etc. vs. Gregory R. Sedivy, et al., 12959 Greenbriar Drive (2.40 acres). PPN: 21-168650. Roger W. Goranson, atty.	\$185,000.00	\$123,334.00
MIDDLEFIELD TOWNSHIP Case No. 09-F-001439 – Bank of New York Mellon, etc. vs. Kerri L. Weaver, et al., 16015 Old State Road (2.24 acres). PPN: 18-090907. Jeffrey R. Jinkens, atty.....	\$215,000.00	\$143,334.00
NEWBURY TOWNSHIP Case No. 09-F-000585 – National City Real Estate Services, LLC, etc. vs. Robert B. Powell, et al., 14901 Ravenna Road (7.76 acres). PPN: 23-117406, 23-117407. Manbir S. Sandhu, atty.....	\$200,000.00	\$133,334.00
PARKMAN TOWNSHIP Case No. 09-F-000745 – Bank of New York Mellon, etc. vs. Chris J. Troyer, et al., 18925 Nelson Parkman Road (3.88 acres). PPN: 25-190065. Erin M. Laurito, atty.	\$130,000.00	\$86,667.00
THOMPSON TOWNSHIP Case No. 09-F-001457 – PennyMac Loan Services, Inc. vs. Thomas J. Gamache, et al., 17318 Rock Creek Road (4.00 acres). PPN: 30-018850. Benjamin N. Hoen, atty.....	\$100,000.00	\$66,667.00
The following parcel was 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	
The following parcel will be offered for sale on Thursday, July 29, 2010. If it does not sell it will be offered for sale on Thursday, August 12, 2010.		
HUNTSBURG TOWNSHIP Case No. 09-F-000304 – Christopher P. Hitchcock, Treasurer of Geauga County vs. Felicia Rose, aka, et al., 16870 Pioneer Road (10.00 acres). PPN: 16-008100. Bridey Matheney, atty.....	Minimum Bid: \$13,968.89	

And known as being Sublot No. Nine A (9A) in Resubdivision of a part of Weathervane Subdivision being a part of Original Bainbridge Township Lots No. 16 and 17, Tract No. 2, as shown by the recorded plat in Volume 21, Page 4 of Geauga County Records. Originally shown on Weathervane Subdivision Plat recorded in Volume 20, Page 33, of the Geauga County Records, and containing 5.115 acres of land as appears by said plat.

Parcel Number: 02-419877
OR Book 1808 Page 1152

Said Premises Located at: 9541 WEATHERVANE DRIVE, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$800,000.00) and cannot be sold for less than two-thirds of that amount (\$533,333.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Thomas M. Gacse, attorney
Jul15-22-29, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001425

The State of Ohio, County of Geauga, ss:
U.S. BANK, N.A., SUCCESSOR BY MERGER TO THE LEADER MORTGAGE COMPANY,

LLC, SUCCESSOR BY MERGER TO THE LEADER MORTGAGE COMPANY, Plaintiff vs. FREDERICK W. DEMING, AKA FREDERICK W. DEMING, JR., ET AL., Defendant

In pursuance of an Alias Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 12th day of August, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Munson to-wit:

Situated in the County of Geauga, in the State of Ohio and in the Township of Munson, and known as being Sublot No. 2 in Sophie Klatka Subdivision of part of Original Munson Township Lot No. 34, Tract No. 3 and Lot No. 6 Tract No. 2 as shown by the recorded plat in

Volume 7, Page 56 of Geauga County Records, and being 230 feet front on the centerline of Mayfield Road and extending back of equal width 378.7 feet as appears by said plat, be the same more or less, but subject to all legal highways.

Property Address: 11031 Mayfield Road, Chardon, OH 44024
Parcel No.: 21-103400
Prior Deed Reference: O.R. Vol. 1810, Pg. 3413

Said Premises Located at: 11031 MAYFIELD ROAD, MUNSON TOWNSHIP, OH.

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

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

S. Scott Martin, attorney
Jul15-22-29, 2010

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

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Mark I. Wachter, attorney
Jul15-22-29, 2010

Said Premises Located at: 30 RIDGECREST DRIVE, VILLAGE OF SOUTH RUSSELL, OH.

Said Premises appraised at (\$190,000.00) and cannot be sold for less than two-thirds of that amount (\$126,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Melissa N. Meinhart, attorney
Jul15-22-29, 2010

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 12th day of August, 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 Numbered 48, 49, 50 and 51, as shown on a certain plat entitled "Maps of Chagrin Falls Park" which map is recorded in the Office of the Recorder of Deeds of Geauga County, Ohio, in Vol. 1, pages 60-61, Geauga County Records of Plats and Surveys. Be the same more or less, but subject to all legal highways.

Property Address: 16722 Akron Street, Chagrin Falls, OH 44023
Parcel Nos.: 02-146400; 02-146500; 02-146600; 02-146700

Prior Deed Reference: O.R. Volume 1374 and Page 391

Said Premises Located at: 16722 AKRON STREET, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$40,000.00) and cannot be sold for less than two-thirds of that amount (\$26,667.00). 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

Anita L. Maddix, attorney
Jul15-22-29, 2010

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

Revised Code, Sec. 2329.26

Case No. 09-F-000062

The State of Ohio, County of Geauga, ss:

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

In pursuance of an Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 12th day of August, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Bainbridge to-wit:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 09-F-000637

The State of Ohio, County of Geauga, ss:

PARK VIEW FEDERAL SAVINGS BANK, Plaintiff vs. PRAIRIE DOG PARTNERS, LLC, 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 12th day of August, 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 a part of Tract 2, Section 2, in said Township and further described as follows:

Beginning at a point on the centerline of Munn Road (60 feet wide) at the Northeastly corner of land conveyed to N. & S. Bricker by deed recorded in Volume 425, Page 1014 of the Geauga County Record of Deeds, said point being the Principal Place of Beginning of the parcel herein described; Thence, North 89° 46' 14" West, along the Northerly boundary of said Bricker, passing through an iron pipe found at a distance of 30.02 feet, through an iron pipe found at a distance of 434.70 feet at the Northwestly corner of said Bricker parcel, also passing through a disturbed iron pipe found at the Northwestly corner of a 1.0 acre parcel of land conveyed to N. & S. Bricker by deed recorded in Volume 748, Page 1108 of the Geauga County Record of Deeds, continuing along the Northerly boundaries of parcels conveyed to J. & R. Cathan by deed recorded in Volume 732, Page 550 and J. Feher et al. by deed recorded in Volume 863, Page 125 of the Geauga County Record of Deeds, a total distance of 2070.36 feet to an iron pin set on the Southwestly corner of lands conveyed to R.C. & R.A. Crabtree in Volume 582, Page 344 of the Geauga County Record of Deeds; Thence North 01° 09' 09" East, along the Easterly boundary of Feher et al., passing through an iron pin found at a distance of 268.94 feet at the Southeastly corner of the Auburn Lakes Subdivision as shown on Volume 14, Pages 39 and 40 of the Geauga County Record of Plats, a total distance of 324.98 feet to an iron pin set; Thence, South 89° 46' 14" East, passing through an iron pin set at a distance of 442.47 feet at the Southwesterly corner of a 7.4804 acre parcel to the North created simultaneously with the parcel herein described, also passing through an iron pin set at 2041.66 feet, a total distance of 2071.66 feet to a point on the centerline of Munn Road; Thence, South 01° 23' 00" West, along the centerline of Munn Road, a distance of 325.00 feet to the principal place of beginning, containing 15.4488 acres of land, more or less, subject to all legal highways as surveyed and described by Michael J. Stoned, PS 7301. Bearings shown herein are to an assumed Auburn Lakes Subdivision meridian and are used to denote angles.

Parcel No.: 01-025850

Said Premises Located at: 17380 MUNN ROAD, AUBURN 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 H. Young, attorney
Jul15-22-29, 2010

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 09-F-000738

The State of Ohio, County of Geauga, ss:

NATIONSTAR MORTGAGE, LLC, Plaintiff vs. KRISTAL C. MAISTROS, 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 12th day of August, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Village of South Russell to-wit:

Parcel No. 1

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

And known as being Sublot No. 38 in Lake Louise Subdivision, as shown by the recorded plat in Volume 7, Page 63 and 64 of Geauga County Records, and being 150.00 feet front on the Westerly side of Ridgecrest Drive, and extending back of equal width 300 feet, and having a rear Westerly line of 150.00 feet, as appears by said plat.

Parcel No. 2

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

Further being a part of Original Russell Township Lot No. 1 and 8, Tract No. 3 and more fully bounded and described as follows:

Beginning at a point on the Westerly line of Ridgecrest Drive, 60 feet wide, at its intersection with the Northerly line of Sublot No. 39 in Herbert R. Farrow's Lake Louise Subdivision recorded in Volume 7, Pages 63 and 64 of the Geauga County Records of Plats; Thence South 02 degrees 34' West along the Westerly line of Ridgecrest Drive for a distance of 51.49 feet; Thence along the arc of a curve having a radius of 300.00 feet and a chord of 48.63 feet, which chord bears South 07 degrees 12' 55" West a distance of 48.68 feet; Thence North 79 degrees 37' 67" West 298.83 feet to the Westerly line of Sublot No. 39 as aforesaid; Thence North 02 degrees 34' 00" East along the Westerly line of said Sublot 39 for a distance of 59.40 feet to the Northwestly corner thereof; Thence South 87 degrees 26' East along the Northerly line of Sublot 39 as aforesaid for a distance of 300.00 feet to a point and the place of beginning, containing 0.549 acre of land.

Parcel Nos.: 29-026900, 29-027000

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 09-F-000758

The State of Ohio, County of Geauga, ss:

US BANK NATIONAL ASSOCIATION, Plaintiff vs. BAINBRIDGE NORTH LAND DEVELOPMENT, LLC, 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 12th day of August, 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 a part of Original Bainbridge Township Lot No. 30, Tract No. 3, further bounded and described as follows:

Beginning at a 1 inch iron pin in a monument box found marking the center line of Kent Road (S.R. 43) 60,000 feet wide, (formerly South Miles Road), at its point of intersection with the westerly line of said Original Bainbridge Township Lot No. 30; thence N-00° 20' 58" -W., along said westerly line of Original Bainbridge Township Lot No. 30, 39, 11 feet to a point in the northeasterly line of said Kent Road, said point referenced by a 5/8 inch iron pin found 0.33 feet north and 0.48 feet west, said point also being the principal place of beginning;

Course No. 1. thence N-00° 20' 58" -W., continuing along said westerly line of Original Bainbridge Township Lot No. 30, 1,637.95 feet to a 5/8 inch iron pin set in the southerly line of Pettibone Road, 60,00 feet wide;

Course No. 2. thence N-89° 45' 40" -E., along said southerly line of Pettibone Road, 782.40 feet to a 5/8 inch iron pin set in the southwestly right-of-way line of a parcel of land conveyed to Consolidated Rail Corp. by deed recorded in Volume 47, Page 212 of the Geauga County Deed Records;

Course No. 3. thence S-56° 07' 50" -E., along said southwestly line of land so conveyed to Consolidated Rail Corp., 1,730.01 feet to a 5/8 inch iron pin set therein;

Course No. 4. thence S-30° 22' 09" -W., 1,956.32 feet to a 5/8 inch iron pin set in the aforementioned northeasterly line of Ken Road;

Course No. 5. thence N-50° 21' 00" -W., along said northeasterly line of Ken Road, 1,559.08 feet to an angle point in said northeasterly line of Ken Road, said point referenced by a 5/8 inch iron pin found 0.30 feet north and 0.50 feet west;

Course No. 6. thence N-50° 26' 04" -W., continuing along said northeasterly line of Ken Road, 25.12 feet to the principal place of beginning, and containing 85.4256 acres, be the same more or less, but subject to all legal highways and easements of record and being according to a survey dated August 8, 1999 made by Leslie P. Kent, Professional Surveyor No. 6627 of Seymour D. Weiss & Associates, Inc., Consulting Engineers & Surveyors.

Bearings are to an assumed meridian.
Deeds of Record, Vol. 542, Pg. 1351 and Vol. 810, Pg. 619.

Sublot 1 (Parcel No. 02-420974) 7080 Aurora Road, Bainbridge, OH

Sublot 5 (Parcel No. 02-420978) 7010 Aurora Road, Bainbridge, OH

Sublot 7 (Parcel No. 02-420980) North Market Place Drive, Bainbridge, OH

Sublot 9 (Parcel No. 02-420982) 18813 North Market Place Drive, Bainbridge, OH

Block A (Parcel No. 02-420983) North Market Place Drive, Bainbridge, OH

Block B (Parcel No. 02-420984) 7090 Aurora Road, Bainbridge, OH

Sublot 3A (Parcel No. 02-420976) North Market Place Drive, Bainbridge, OH

Sublot 4A (Parcel No. 02-420977) 18865 Giles Road, Bainbridge, OH

Fee Parcel No. 1

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being Sublots 1, 5, 7 and 9 and Blocks A and B of the final plat for The Shops at Marketplace of part of Tract 3, Original Lot 30 as the same is recorded in Volume 39, Page 63 of Geauga County Map Records and Sublots 3A and 4A as shown on the Resubdivision of Sublots 3 and 4 for The Shops at Marketplace as recorded in Volume 39, Page 99 of Geauga County Map Records.

Easement Parcel No. 2
Non-exclusive easement for ingress and egress over private drives known as North Market Place Drive and Giles Road more fully described in Section 2.1 of the Operation and Easement Agreement by and between Target Corporation and Bainbridge North Land Development, LLC, filed for record on December 15, 2005 and recorded in OR Book 1782, Page 2343 of Geauga County Records.

Said Premises Located at: THE SHOPS AT MARKETPLACE, 7080 AURORA ROAD, 7010 AURORA ROAD, 7090 AURORA ROAD, 18813 NORTH MARKET PLACE DRIVE, 18865 GILES ROAD AND NORTH MARKET PLACE DRIVE, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$6,800,000.00) and cannot be sold for less than two-thirds of that amount (\$4,533,334.00). 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

Nancy A. Valentine, attorney
Jul15-22-29, 2010

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 09-F-000765

The State of Ohio, County of Geauga, ss:

BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, Plaintiff vs. JAMES R. GETTYS, ET AL., Defendant

In pursuance of an Order of Sale in the above

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 09-F-000934

The State of Ohio, County of Geauga, ss:

CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff vs. DANIEL J. NELSON, AKA DANIEL 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 12th day of August, 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 the Southerly one-half of Sublot No. 6 and the Northerly 37.39 feet on Sublot No. 7 in Block E of The Lake Lucerne Land Company's Subdivision No. 1 of a part of Original Lots Nos. 22 and 23, Tract No. 1 Bainbridge Township.

Said parcels having a combined total frontage on the Easterly side of Woodmere Drive of approximately 75.0 feet, extending back on the Northerly line a distance of approximately 221.0 feet, extending back on the Southerly line a distance of 232.0 feet, and having a combined rear line of 75.00 feet, all as shown by the recorded plat of said Subdivision in Geauga County Records Volume 2, Pages 21 through 24, containing about .17 acres of Sublot No. 7 and .17 acres of Sublot No. 6, be the same more or less.

Parcel Nos.: 02-023100 and 02-023000

More commonly known as: 17129 Woodmere Drive, Chagrin Falls, OH 44023

Said Premises Located at: 17129 WOODMERE DRIVE, BAINBRIDGE TOWNSHIP, OH.

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

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Erin M. Laurito, attorney
Jul15-22-29, 2010

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

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

Case No. 09-F-001203

The State of Ohio, County of Geauga, ss:
SUNTRUST MORTGAGE, INC., Plaintiff vs. GENE GUY WOOLLETT, 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 12th day of August, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chester to-wit:

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

And known as being Sublot No. 43 in Sweet Meadows Subdivision of part of Original Chester Township Lot No. 9, Tract No. 2, as shown by the recorded plat in Volume 8 of Maps, Page 28 of Geauga County Records and being a parcel of land 128 feet front on the centerline of Harold Drive and extending back 344.00 feet on the Northerly line, and 342.54 feet on the Southerly line, and having a rear Westerly line of 129.68 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Property Address: 12440 Harold Drive, Chesterland, OH 44026

Parcel No.: 11-036350
Prior Deed Reference: Book 1830, Page 2832
Said Premises Located at: 12440 HAROLD DRIVE, CHESTER 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

Matthew J. Feeney, attorney
July 15-22-29, 2010

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

Case No. 09-F-001250

The State of Ohio, County of Geauga, ss:
GMAC MORTGAGE, LLC, Plaintiff vs. 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 12th day of August, 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 a part of Original Lot No. 46, Tract No. 1 in said Township and bounded and described as follows:

Beginning at an iron pipe found at the intersection of the Easterly line of The Wheeling and Lake Erie Railroad Right-of-Way 40 feet wide as conveyed by Alman Holbrook by deed dated May 27, 1882 to Chagrin Falls and Southern Railroad Company and recorded in Volume 87 on Page 352 of Geauga County Deed Records with the Northerly line of Original Lot No. 46 and also the Southerly line of Chagrin Falls Park Subdivision as recorded in Volume 1 on Page 61 of Geauga County Map Records, June 28, 1921 which is also the North Westerly corner of land conveyed by Arthur Smith to John and Mary Sutton by deed dated June 6, 1933 and recorded in Volume 193 on Page 131 of Geauga County Deed Records; thence South 89° 50' 00" East 1357.05 feet in the Northerly line of said Original Lot No. 46 and Southerly line of said Subdivision to an iron pin; thence continuing South 89° 50' 00" East 205.95 feet in the Northerly line of said Original Lot No. 46 and Southerly line of said Subdivision to an iron pin; thence South 0° 32' 10" West 198.00 feet to an iron pin; thence North 89° 50' 00" West 205.95 feet to an iron pin; thence North 0° 32' 10" East 198.00 feet to the principal place of beginning together containing 0.9361 acres of land according to survey by Robert H. Krause, Registered Professional Surveyor No. 2885, in June 1945, be the same more or less, but subject to all legal highways.

Property Address: 16809 Geneva Street, Chagrin Falls, OH 44023

Parcel No.: 02-072500
Prior Deed Reference: Volume 1309, Page 787
Said Premises Located at: 16809 GENEVA STREET, BAINBRIDGE TOWNSHIP, OH.

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

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

DANIEL C. McCLELLAND, Sheriff Geauga County, Ohio

Jeffrey A. Tobe, attorney
July 15-22-29, 2010

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

Case No. 09-F-001302

The State of Ohio, County of Geauga, ss:
FIFTH THIRD MORTGAGE COMPANY, Plaintiff vs. DONNA J. OZMUN, 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 12th day of August, 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 Unit No. 65-A in the Auburn Lakes Condominium, drawing for which (the "Drawings") are recorded in Volume 16 of Condominium Maps, Pages 35 to 42 of Geauga County Records, and as further described by the Declaration of Condominium Ownership (the "Declaration") and By-Laws (the "By-Laws") attached thereto recorded in Volume 697, Page 395 of Geauga County Records, together with an undivided percentage interest in and to all the common areas and facilities appurtenant to said Unit as set forth in the Declaration, as the same may be amended from time to time, which percentage shall automatically change in accordance with the amended Declarations as the same are filed of

record pursuant to the provisions of said Declarations and will attach to the additional common areas and facilities in the percentages set forth in such amended Declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of each such amended Declaration as though conveyed hereby, be the same more or less, but subject to all legal highways.

Property address: 326 Overlook Brook Court, Chagrin Falls, OH 44023

Permanent Parcel No.: 01-117368
Said Premises Located at: 326 OVERLOOK BROOK COURT (UNIT 65-A IN THE AUBURN LAKES CONDOMINIUM), AUBURN TOWNSHIP, OH.

Said Premises appraised at (\$250,000.00) and cannot be sold for less than two-thirds of that amount (\$166,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND, Sheriff Geauga County, Ohio

Kriss D. Felty, attorney
July 15-22-29, 2010

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

Case No. 09-F-001458

The State of Ohio, County of Geauga, ss:
THE BANK OF NEW YORK, AS TRUSTEE ON BEHALF OF THE CERTIFICATEHOLDERS OF BELLAVISTA FUNDING CORPORATION BELLAVISTA MORTGAGE TRUST 2005-1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-1, Plaintiff vs. WILLIAM C. BROWN, 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 12th day of August, 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:

Parcel I:
Situated in the Township of Russell, County of Geauga and State of Ohio; and known as being part of Lot No. 6 in Tract No. 2 in said Township and bounded and described as follows:

Beginning at the North West corner of said Lot No. 6; thence South 10 rods; thence East 8 rods; thence North 10 rods; thence West 8 rods to the place of beginning and being the same land described in deed recorded in Volume 127, Page 81 of Geauga County Records and containing 1/2 acre of land, be the same more or less, but subject to all legal highways.

Parcel II:
Situated in the Township of Russell, County of Geauga and State of Ohio; and known as being part of Sublot 39 of Hemlock Hill Development as same is recorded in Volume 65, Page 5 to 10 of Geauga County Records of Plats and is bounded and described as follows:

Beginning in the center line of Kinsman Road at the Northwest corner of land conveyed to Billy and Helen Devoe by deed recorded in Volume 273, Page 173 of Geauga County Records of Deeds; thence along the West line of said Devoe's land South 00° 48' 40" East (at 30.00 feet passing through an iron pipe stake in the South line of Kinsman Road) a distance of 165.00 feet to an iron pipe stake at the Southwest corner of said Devoe's land; thence along the Northwesterly line of Sublot No. 27 of said Hemlock Hill Development South 50° 47' West a distance of 63.81 feet to an iron pipe stake; thence by a line parallel with the West line of said Devoe land North 00° 48' 40" West (at 173.72 feet passing through an iron pipe stake in the South line of Kinsman Road) a distance of 203.72 feet to a point in the center line of Kinsman Road; thence along the centerline of Kinsman Road North 88° 08' 20" East a distance of 50.01 feet to the place of beginning and containing 0.212 of an acre 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.

Parcel No. 26-061330 & 26-061340
Property commonly known as: 8305 Kinsman Road, Novelty, Ohio 44072

Said Premises Located at: 8305 KINSMAN ROAD, RUSSELL 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

Jeffrey R. Jinkens, attorney
July 15-22-29, 2010

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

Case No. 10-F-000162

The State of Ohio, County of Geauga, ss:

FINANCIAL FREEDOM ACQUISITION, LLC, Plaintiff vs. THE UNKNOWN HEIRS, DEVISEES, LEGATEES, EXECUTORS, ADMINISTRATORS, SPOUSES AND ASSIGNS AND THE UNKNOWN GUARDIANS OF MINORS AND/OR INCOMPETENT HEIRS OF KENNETH D. MCGRATH, 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 12th day of August, 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:

First Parcel:
Situated in the Township of Newbury, County of Geauga and State of Ohio; and known as being Sublot No. 89 in the Tuxedo Land Company's Kiwanis Lake Subdivision No. 2 of part of Original Lot No. 24, Tract 1 and part of Original Lots Nos. 3 and 4, Tract No. 2, as shown by the recorded plat in Volume 1, Pages 48 and 49 of Geauga County Map Records, be the same more or less, but subject to all legal highways.

Second Parcel:
Situated in Newbury Township, County of Geauga and State of Ohio; and known as being Lot No. 113 in the Second Subdivision of the Tuxedo Land Company's Lake Kiwanis, as recorded in Volume 1, Pages 48 and 49 in Geauga County Records, be the same more or

less, but subject to all legal highways.

Said easement rights shall include the right of drainage for the basement drain at the property located at 14731 Elm Drive, Newbury Ohio 44065 more fully described in the legal description attached as exhibit "A" to drain onto the real property described in the legal description contained above. Grantee, her successors and assigns shall be responsible for any damage to the above-described property caused by exercising the easement rights granted herein.

Parcel No.: 23-126700 and 23-126800
Prior Deed Reference: O.R. Book 1761, Page 1476

Said Premises Located at: 14731 ELM DRIVE, NEWBURY 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

Bill L. Purtell, attorney
July 15-22-29, 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-001379

CHRISTOPHER P. HITCHCOCK, TREASURER OF GAUGA COUNTY, OHIO, Plaintiff vs. GORDON VOJTECH, 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): 23-337310 - 0.07 acres; 23-337320 - 0.07 acres.

Address: known on the tax duplicate as 23-337310 - 14713 WESTFIELD DRIVE, NEWBURY TOWNSHIP, OH; 23-337320 - ELM DRIVE, NEWBURY 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: GORDON VOJTECH, 14713 WESTFIELD DRIVE, NEWBURY, OH 44065.

MINIMUM BID: \$10,516.11

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 12TH DAY OF AUGUST, 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 26TH 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 Matheney, attorney
July 15-22-29, 2010

THIRD 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
July 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
July 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, 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, 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
July 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, HAMBLEN 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. 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-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-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 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 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 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 CWTAL, 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-000901

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
Jul1-8-15, 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 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
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 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
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, 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 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 Matheney, attorney
Jul1-8-15, 2010

LEGAL NOTICES

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

NOTICE OF CONSENT JUDGMENT ENTRY AND AGREEMENT
Newbury Township Board of Trustees v. Bell Shire Ltd., et al., Geauga County Court of Common Pleas Case No. 09-P-001342

Please be advised that the Township of Newbury located in Geauga County, Ohio by and through the Newbury Township Board of Trustees has entered into a Consent Judgment Entry and Agreement in the case captioned "Newbury Township Board of Trustees v. Bell Shire Ltd. et al." Geauga County Court of Common Pleas, Case Number 09-P-001342. This settlement allows for the private recreational use of the property, consisting of 77 acres, without maintaining a primary residence on the property located on Bell Street, Newbury Township, Ohio, more fully described as permanent parcel number 23-385256 and more accurately described in the Geauga County Record of Deeds Volume 1018, Page 0506. A copy of the Consent Judgment Entry and Agreement is available for review at the Newbury Township offices during normal business hours.
Jul15, 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 dual area variances at 7:30 p.m. on Tuesday, the 27th day of July, 2010 at the Newbury Town Hall.

Todd Suszynski, agent for owner Thomas Dottore, requests dual area variances: #1) to construct a 352 sq. ft. attached garage (to an existing house located at 12055 Butternut Road) 84 ft. from the Butternut Rd. Right-of-Way (vs. Art. V, Sec. 5.05 required 100 ft. setback from R-o-W) & #2) to construct a 24 x 24 ft. accessory building 10 ft. from the west side lot line (vs. Art. V, Sec. 5.05 required 30 ft. side line setback).
Marge Hrabak, Secretary
Jul15, 2010

NOTICE OF PUBLIC HEARING
NEWBURY TOWNSHIP

Newbury Township Zoning Commission will hold a public hearing for Zoning Amendment 2010-1 to Change Grange Park from Active Park back to Industrial Zoning, add Electronic Signs, revise definitions, etc. on July 28, 2010 at 8:00 p.m. at the Newbury Town Hall.
Marge Hrabak, Secretary
Jul15, 2010

PUBLIC NOTICE
PASSAGE OF ORDINANCES/
RESOLUTIONS

Notice is hereby given that the Council of the City of Chardon, duly passed and/or adopted the following legislation:

ORDINANCE NO. 2592
AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A PARTICIPATION AND REDEVELOPMENT AGREEMENT WITH CHARDON PROPERTY DEVELOPMENT, LLC FOR THE REMEDIATION AND REDEVELOPMENT OF 373 WASHINGTON STREET AND DECLARING AN EMERGENCY.

An ordinance authorizing the City Manager to enter into a Participation and Redevelopment Agreement with Chardon Property Development, Ltd. for the remediation and redevelopment of 373 Washington Street at no cost to the City of Chardon.
PASSED AND ADOPTED THIS 8TH DAY OF JULY, 2010.

ORDINANCE NO. 2593
AN ORDINANCE AMENDING APPROPRIATIONS IN THE CITY OF CHARDON TREASURY AND DECLARING AN EMERGENCY.

An ordinance increasing the appropriation in the 252 Driver's Interlock and Alcohol Monitoring Fund in the amount of \$5,000, 795 Municipal Court Fund, \$5,000.
PASSED AND ADOPTED THIS 8TH DAY OF JULY, 2010.

RESOLUTION NO. 15-10
A RESOLUTION DECLARING PARCEL NOS. 10-031600, 10-031800, 10-031700 AND 10-165321 AT 373 WASHINGTON STREET, CITY OF CHARDON, AS BLIGHTED PARCELS.

A resolution declaring four parcels located at 373 Washington Street as blighted parcels as defined in §1.08(B) O.R.C., required to qualify for a Geauga County Community Development Block Grant.
PASSED AND ADOPTED THIS 8TH DAY OF JULY, 2010.

The complete text of these ordinances and

resolution may be viewed or obtained at the office of the Clerk of Council, 111 Water Street, Chardon, Ohio, during regular business hours.

By order of the Council of the City of Chardon, Ohio.

AMY E. DAY
CLERK OF COUNCIL

Jul15, 2010

BID NOTICES

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

Kathleen Valerio, Fiscal Officer

Jul18-15, 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@remsl.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

LEGAL NOTICE
Newbury Township

Notice is hereby given that sealed bids marked as "OBERLAND PARK - PAVILION" or "OBERLAND PARK - BALL FIELD" will be received by the Newbury Township Board of Trustees during normal business hours, 9:00 a.m. to 2:00 p.m., Tuesday thru Thursday until 2:00 p.m., Wednesday, August 4, 2010, and must be date stamped by the clerk in the Newbury Town Hall Office at 14899 Auburn Road, Newbury, Ohio 44065. No bids will be accepted through the United States Postal Service. Bids received shall be publicly opened and read aloud at the regular meeting of the Board of Trustees at 8:00 p.m., August 4, 2010 at Newbury Townhall, 14899 Auburn Road, Newbury, Ohio 44065.

The specifications will be available for inspection and purchase at the Department of Community & Economic Development, 470 Center Street, Building #1-A, Chardon, Ohio, during normal business hours from 8:00 a.m. to 4:30 p.m., Monday through Friday, from Thursday, July 15, 2010, until 12:00 Noon Wednesday, August 4, 2010.

The PAVILION bid packages may be obtained from the Community Development Office, 470 Center Street, Building #1-A, Chardon, Ohio 44024 for \$25.00 (CHECK ONLY AND NON-REFUNDABLE), payable to Geauga County Board of Commissioners, or \$40.00 if mailed.

The BALL FIELD bid packages may be obtained from the Community Development Office, 470 Center Street, Building #1-A, Chardon, Ohio 44024 for \$25.00 (CHECK ONLY AND NON-REFUNDABLE), payable to Geauga County Board of Commissioners, or \$40.00 if mailed.

Each bid must be accompanied by either a bid bond in the amount of 100% of the total bid amount with a surety satisfactory to the aforesaid NEWBURY TOWNSHIP BOARD OF TRUSTEES, or by a certified check, cashier's check, or letter of credit in the amount of not less than 10% of the bid amount, in favor of NEWBURY TOWNSHIP BOARD OF TRUSTEES. The Bid Guaranty must be submitted as a guarantee that if the proposal is accepted, a proper contract in accordance with the bid, plans, details, and bills of material will be entered into with NEWBURY TOWNSHIP BOARD OF TRUSTEES and its performance properly

secured.
 A 100% Performance bond will be required from the approved bidder prior to entering into a contract. Bid, Performance, Labor & Material and Maintenance bonds shall be issued by an approved surety company authorized to transact business in the State of Ohio and said company shall have local representation. All Bid, Performance, Maintenance and Labor & Material Bonds shall be accompanied by proof of authority of the official or agent signing the bond. Attention of bidders is called to all of the requirements of this bid packet, particularly to the various insurance requirements.

NEWBURY TOWNSHIP BOARD OF TRUSTEES reserves the right to reject any and all bids or any part thereof, and to waive any informalities and/or irregularities in the bids and to accept any bid or bids which are deemed most favorable to the Township at the time and under conditions stipulated in accordance with the applicable provision of laws of State of Ohio governing conduct of Newbury Township Board of Trustees. The Township's decision on any award is final. Each bidder must insure that all employees and applicants for employment are not discriminated against because of national origin, creed, color, or gender.

By Order of the Township of Newbury, OH
David J. Lair, Fiscal Officer
 Jul15-22, 2010

**LEGAL NOTICE
 Bid Notice
 Hambden Township**

Notice is hereby given that sealed bids will be received by the Board of Township Trustees of Hambden Township, c/o Mary Ann Dottore, Administrative Assistant, 13887 G.A.R. Highway, Chardon, Ohio 44024 until 3:00 P.M. official local time on Wednesday, August 18, 2010. Bids received will be publicly opened and read aloud at 6:30 P.M. the same day at the Hambden Town Hall for **Energy Efficiency HVAC Upgrades**. The estimate for this project is \$36,000.00.

Copies of the plans and/or specifications may be obtained at Hambden Township Office, 13887 GAR Highway, Chardon, OH 44024.

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

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

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

BY THE ORDER OF THE HAMBDEN TOWNSHIP TRUSTEES
Mary Ann Dottore,
 Administrative Assistant
 Jul15-22, 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.**
 Jul15-22, 2010

**PROBATE COURT OF
 GEAUGA COUNTY, OHIO
 JUDGE CHARLES E. HENRY
 10-PB-000275 — IN RE: CHANGE OF NAME
 OF HALLE RENEE KAROHL TO HALLE
 RENEE SIMPSON.**

**NOTICE OF HEARING OF
 NAME CHANGE**

Applicant hereby gives notice to all interested persons and to Dennis James Karohl, whose last known address is 1253 W. Jackson Street, Painesville, OH 44077 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 Halle Renee Karohl to Halle Renee Simpson.

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.

Renee Marie Simpson
 13752 Cuyahoga Trail
 Novely, OH 44072
 Jul15, 2010

Get up and play. An hour a day.

Be a player. Encourage your kids to get out and play. It's good for them, good for you and just good fun. So grab a jump rope. Turn a cartwheel. Dance. Wiggle. Shake a tail feather. As long as you're moving, you're a player, too. Find list of easy ways to get active at www.SmallSteps.gov.

Ad Council

Activities listed: Lorena Ochoa LPGA GOLF PRO, Karrie Webb LPGA GOLF PRO, Natalie Gulbis LPGA GOLF PRO, Maria Gil LPGA GOLF PRO, Hula Hoop, Jump Rope, Cartwheel, Dance, Wiggle, Shake a Tail Feather.

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.geaugamapleleaf.com

Geauga County **Maple Leaf**

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. Awards for best website for independently owned newspapers. We are working to improve your website every day. We're working to make our website better. Online advertising opportunities are available!

Underground power line law short circuited?

Ladicka appoints board on committee status

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.geaugamapleleaf.com