

# Sheriff's Sales

# Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

## SECOND RUN

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 06-F-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](http://www.co.geauga.oh.us) click on Departments & Offices) and can be researched in the respective offices. Legal Descriptions for Delinquent Tax Land can be found in the Clerk of Courts Office.
- Delinquent Tax Properties are NOT appraised. They are sold for DELINQUENT TAXES, COSTS, AND PENALTIES. The property is offered for sale two (2) times. If it is not sold on the first sale date, it will be offered again at a later date.
- The Purchaser is responsible for a \$50.00 Deed Fee to be paid to the Sheriff.
- Sheriff's Land Sales are held at 10:00 A.M. on Thursdays or date scheduled at the Geauga County Courthouse, 100 Short Court Street, Chardon, OH., First Floor Lobby.

### DATE OF SALE: THURSDAY, JULY 29, 2010 – 10:00 A.M.

	APPRAISAL	MINIMUM BID
<b>BURTON TOWNSHIP</b> 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
<b>CHARDON CITY</b> 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
<b>CHARDON TOWNSHIP</b> 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
<b>CHESTER TOWNSHIP</b> 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
<b>CLARIDON TOWNSHIP</b> 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
<b>HAMB DEN TOWNSHIP</b> 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
<b>HUNTSBURG TOWNSHIP</b> 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
<b>MUNSON TOWNSHIP</b> 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
<b>MIDDLEFIELD TOWNSHIP</b> 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
<b>NEWBURY TOWNSHIP</b> 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
<b>PARKMAN TOWNSHIP</b> 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
<b>THOMPSON TOWNSHIP</b> 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.		
<b>BAINBRIDGE TOWNSHIP</b> 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.		
<b>HUNTSBURG TOWNSHIP</b> 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

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.

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

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 Southwestly 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

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

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

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-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  
**Case No. 09-F-001175**

The State of Ohio, County of Geauga, ss:  
**CITIMORTGAGE, INC., Plaintiff vs. JO ELLEN K. DARDIS, 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:

Situated in the Township of Russell, County of Geauga, and State of Ohio: Being part of Lot No. 5, Section No. 6, Tract No. 1, within the said Township, and described as follows:

Beginning in the center line of Pekin Road at the southwestly corner of lands conveyed to Eugene F. Vacha by deed recorded in Volume 206, Page 537 of Geauga County Records of Deeds; thence N. 4° 27' E. along the westerly line of said Vacha Lands and through an iron pipe 30.0 feet from said place of beginning, a total distance of 2232.0 feet to an iron pipe at the northwestly corner of said Vacha Lands; thence N. 85° 50' W. along the northerly line of Lot No. 5, 193.7 feet to an iron pipe at the northeasterly corner of lands conveyed to Frank B. and Catherine P. Bishop by deed recorded in Volume 147, Page 151, of Geauga County Records of Deeds; thence S. 4° 27' W. along the easterly line of said Bishop lands, 2232.1 feet to the center line of Pekin Road, and through an iron pipe 30.0 feet therefrom; thence S. 85° 52' E. along said road center line, 193.7 feet to the place of beginning; containing 9.925 acres, as surveyed in July 1951, by T.R. Root, be the same more or less, but subject to all legal highways.

Parcel No.: 26-086100  
Prior Deed Reference: Volume 647, Page 686  
Said Premises Located at: 9380 PEKIN ROAD, RUSSELL TOWNSHIP, OH.

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

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

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

Douglas A. Mackinnon, attorney  
Jul1

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

## SHERIFF'S SALE RESULTS

DATE OF SALE: THURSDAY, JULY 15, 2010

### AUBURN TOWNSHIP

Case No. 09-F-000285 – Freedom Mortgage Corporation vs. John Marinucci, et al., 11470 Champlain Trail (2.06 acres). PPN: 01-118549. SOLD TO PLTF. FOR \$206,667.00.

Case No. 09-F-000349 – HSBC Bank, USA, etc. vs. William C. Clarke, et al., 10680 Dawson Drive (2.01 acres). PPN: 01-118591. WITHDRAWN – ORDER OF COURT.

Case No. 09-F-000822 – The Huntington National Bank vs. James B. Safranek, et al., 9819 Broadway Drive (0.72 acres). PPN: 01-056000. SOLD TO PLTF. FOR \$96,667.00.

Case No. 09-F-000890 – Geauga Savings Bank vs. Richard C. First, Sr., et al., 9911 East Washington Street (2.00 acres). PPN: 01-045850. SOLD TO PLTF. FOR \$133,334.00.

Case No. 09-F-001180 – The Bank of New York Mellon Trust Company, N.A., etc. vs. Kevin Nelson, et al., 10500 Longview Trail (3.48 acres). PPN: 01-117167. SOLD TO PLTF. FOR \$163,624.95.

### BAINBRIDGE TOWNSHIP

Case No. 05-F-000148 – Tanglewood Gardens Condominium Assoc. vs. Rae M. Griffin, et al., 8768 Eastbrook Circle (Family Unit #30 Tanglewood Gardens Condominium (condo)). PPN: 02-419556. SOLD TO PLTF. FOR \$83,334.00.

Case No. 09-F-001019 – Citibank, N.A., etc. vs. Mary Ann Depew, aka, et al., 8834 Valley Lane (1.50 acres). PPN: 02-090600. SOLD TO PLTF. FOR \$63,334.00.

Case No. 09-F-001145 – Fifth Third Mortgage Company vs. Joyce Green, et al., 16780 Snyder Road (1.76 acres). PPN: 02-234920. SOLD TO PLTF. FOR \$273,334.00.

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

### CHESTER TOWNSHIP

Case No. 08-F-000399 – Countrywide Home Loans, Inc. vs. Debbie J. Masek, et al., 13432 Caves Road (1.25 acres). PPN: 11-275250. SOLD TO PLTF. FOR \$93,334.00.

Case No. 08-F-001019 – Wells Fargo Bank, N.A. vs. Todd Moon, et al., 7640 Mulberry Road (4.00 acres). PPN: 11-253600. WITHDRAWN – ORDER OF COURT.

Case No. 08-F-001146 – Deutsche Bank National Trust Company, etc. vs. Andrew DiRusso, et al., 8508 Cottrell Drive (2.00 acres). PPN: 11-330100. SOLD TO PLTF. FOR \$93,334.00.

### NEWBURY TOWNSHIP

Case No. 08-F-000831 – The Huntington National Bank vs. Paul M. Petras, et al., 12401 Snow Road (6.83 acres). PPN: 23-156300. WITHDRAWN – ORDER OF COURT.

Case No. 09-F-000389 – Countrywide Home Loans Servicing, L.P. vs. Forrest L. McGowan, et al., 12104 Crampton Drive (0.51 acres). PPN: 23-232400, 23-232500, 23-232600. SOLD TO PLTF. FOR \$53,334.00.

Case No. 09-F-000890 – Geauga Savings Bank vs. Richard C. First, Sr., et al., 10775 Bell Street (42.06 acres). PPN: 23-385280, 23-385372. WITHDRAWN – ORDER OF COURT.

### PARKMAN TOWNSHIP

Case No. 07-F-000860 – Bank of America, N.A. vs. Betty Jane Mayeros, et al., 17620 Reynolds Road (5.50 acres). PPN: 25-039110. SOLD TO PLTF. FOR \$106,667.00.

### RUSSELL TOWNSHIP

Case No. 09-F-001120 – Fifth Third Mortgage Company vs. Jeffrey T. Bomgardner, et al., 14108 Chillicothe Road (1.84 acres). PPN: 26-131700. WITHDRAWN – BANKRUPTCY.

The following parcel did not sell and 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. NO BID – NO SALE.

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  
Jul15-22-29, 2010

## LEGAL NOTICES

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

**09-F-001506 - The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2007-16CB Mortgage Pass-Through Certificates, Series 2007-16CB, Plaintiff vs. Byron N. Martin, et al., Defendants**

The Unknown Heirs at Law, Devisees, Legatees, Executors or Administrators of Byron N. Martin, Deceased, whose place of residence is unknown, and Jane Doe, Unknown Spouse, if any, of Byron N. Martin, whose last place of residence is known as 10379 Thwing Rd., Chardon, OH 44024 but whose present place of residence is unknown, will take notice that on December 28, 2009, The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2007-16CB Mortgage Pass-Through Certificates, Series 2007-16CB, filed its Complaint in Foreclosure in Case No. 09-F-001506 in the Court of Common Pleas Geauga County, Ohio, 100 Short Court, Chardon, OH 44024, alleging that the Defendants, The Unknown Heirs at Law, Devisees, Legatees, Executors or Administrators of Byron N. Martin, Deceased, and Jane Doe, Unknown Spouse, if any, of Byron N. Martin, have or claim to have an interest in the real estate located at 10379 Thwing Rd., Chardon, OH 44024, PPN #06-064700 and 21-107800. A complete legal description may be obtained with the Geauga County Auditor's Office located at 231 Main St., Chardon, OH 44024-1293.

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

The Petitioner prays that the Defendant(s) named above be required to answer and set up their interest in said real estate or be forever barred from asserting the same, for foreclosure of said mortgage, the marshalling of any liens, and the sale of said real estate, and the proceeds of said sale applied to the payment of Petitioner's claim in the property order of its priority, and for such other and further relief as is just and equitable. The Defendant(s) named above are required to answer on or before the 2nd day of September, 2010.

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2007-16CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-16CB**

**By The Law Offices of John D. Clunk Co., L.P.A., Charles V. Gasior, Attorney for Plaintiff-Petitioner, 4500 Courthouse Blvd., Suite 400, Stow, OH 44224. (330) 436-0300 - telephone, (330) 436-0301 - facsimile.**  
Jul22-29 Aug5, 2010

### NOTICE OF DRAWING JURORS (Revised Code, Sec. 2313.20) OFFICE OF COMMISSIONERS OF JURORS

**GEAUGA COUNTY, OHIO**  
To All Whom It May Concern: On Wednesday, the 4th day of August, 2010, at 8:30 o'clock, A.M., at 100 Short Court, 3rd floor conference room, Chardon, Geauga County, Ohio, Jurors will be publicly drawn for the September-December, 2010; January-April, 2011 and May-August, 2011 Terms of the Common Pleas and Municipal Courts of said County.

COMMISSIONERS OF JURORS  
Joyce Edelinksy  
Nancy Hart  
**Anne Morgan, Clerk**

Jul22, 2010

### LEGAL NOTICE

The Burton Village Council and Board of Public Affairs will have a joint meeting on Thursday, July 29, 2010 at 7:00 P.M. in the Council Chambers, 14588 West Park Street, on the second floor of the Burton Public Library, to discuss Water and Sewer Rate Study results and any other matters that properly come before the Council and Board.  
Jul22, 2010

## BID NOTICES

### 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

### LEGAL NOTICE

#### Geauga County Board of Elections

Notice is hereby given that in pursuant to O.R.C. §3505.13, the Geauga County Board of Elections will receive sealed bids up to 8:30 a.m. on Friday the 30th day of July, 2010, at 470 Center Street, Bldg 6-A, Chardon, Ohio 44024, for the **Printing and Furnishing of Ballots** according to the specifications on file in said office for the purpose of conducting the November 2, 2010 General Election. The voting system to be used is ES&S optical scan.

Bids should be sealed and endorsed "Bid For Printing Ballots", and must be accompanied by a bond with at least two sureties or a surety company, satisfactory to the board, in a sum double the amount of the bid, conditioned upon the faithful performance of the contract for such printing as may be awarded and for the payment of damages by the bidder to the board of any excess of cost over the bid or bids which the board may be obliged to pay for such work by reason of the failure of the bidder to complete the contract. No bid unaccompanied by such bond shall be considered by the board.

The contract shall be let to the lowest responsible bidder in the state.

The Board, however, reserves the right to reject any or all bids.

By order of the Board, dated this 13th day of July 2010.  
Board of Elections of Geauga County.  
**Dorothy M. Stange, Chairperson**

Jul22, 2010

### LEGAL NOTICE

#### Auburn Township Request for Proposals for Construction Manager Services

The Auburn Township Board of Trustees is pleased to announce the building of a new Fire-Rescue Station Addition / Renovation at 10950 Washington Street in Auburn Town-

ship. A conceptual plan has been completed with a cost estimate of approximately \$2.5 million. It is now necessary for the Township to engage a construction manager for the construction of the Fire-Rescue Station Addition / Renovation. Detailed drawings, specifications, construction schedule and bid package will need to be developed. Larsen Architects has been selected as the architect for this project.

The construction manager shall provide construction management services as generally described in the standard form of agreement between owner and construction manager (A.I.A. document B801/CMA, 1992 edition, as supplemented). Additional services may be negotiated between the owner and the construction manager. The construction management firm employed on this project must have technical training, education and experience in construction management and available personnel, equipment and facilities required to perform the services. The firm must also have a record of successful performance as reflected by the evaluation of previous clients with respect to control of costs, quality of work and meeting deadlines, particularly in the management of municipal, fire station or related projects, and financial responsibility as required by the O.R.C.

Additional information and Request for Proposal (RFP) information packet shall be obtained from John L. Phillips, Chief of Auburn Volunteer Fire Department, 10950 Washington Street, Auburn Township, OH 44023 or contact at 440-343-0064.

Please submit six (6) copies of your proposal (one copy of the proposal must be an electronic copy, in PDF format) in a sealed envelope marked "Fire Station Construction Manager Proposal" to the Auburn Township Board of Trustees at 11010 Washington Street, Auburn Township, OH 44023. Proposals will be received on or before 4:00 P.M., August 16, 2010. The opening of proposals will take place at the regular meeting of the Board of Trustees, at the above listed address, at 8:00 P.M. on August 16, 2010. The Board of Trustees plan on selecting an construction manager for this project by the end of August.

BY THE ORDER OF THE AUBURN TOWNSHIP TRUSTEES

**Susan Plavcan, Fiscal Officer**  
Jul22-29, 2010

### BID NOTICE

#### Certified NABCEP Installer Needed Parkman Township

Parkman Township is accepting bids for a certified NABCEP installer to install 45 Canadian Solar Panels with Enphase Micro-inverters on the Parkman Community House roof located at 16295 Main Market Road until July 29, 2010 at 4:00 p.m. This is to include all installation, including electrical. Contact Gary List at (440) 667-8571 or e-mail: [gary@remsl.com](mailto:gary@remsl.com). Parkman Township has the right to reject all bids.

**Patrick Joyce, Township Trustee**  
Jul22, 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.** Jul8-15-22, 2010

### PROBATE COURT OF GEAUGA COUNTY, OHIO JUDGE CHARLES E. HENRY

#### 10-PB-000289 — IN RE: CHANGE OF NAME OF KATIE JACQUELINE ROTHSCUH TO KATIE JACQUELINE AGOSTON.

#### NOTICE OF HEARING OF NAME CHANGE

Applicant hereby gives notice to all interested persons that the applicant has filed an Application for Change of Name in the Probate Court of Geauga County, Ohio, requesting the change of name of Katie Jacqueline Rothschuh to Katie Jacqueline Agoston.

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.

**Katie Jacqueline Rothschuh**  
18964 Rivers Edge Drive West  
Chagrin Falls, OH 44023  
Jul22, 2010

### PROBATE COURT OF GEAUGA COUNTY, OHIO JUDGE CHARLES E. HENRY

#### 10-PB-000306 — IN RE: CHANGE OF NAME OF MOLLY CARSON SMITH TO CARSON MOLLYBETH SMITH.

#### NOTICE OF HEARING OF NAME CHANGE

Applicant hereby gives notice to all interested persons that the applicant has filed an Application for Change of Name in the Probate Court of Geauga County, Ohio, requesting the change of name of Molly Carson Smith to Carson Mollybeth Smith.

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.

**Jennifer L. Smith**  
8266 Pebble Creek Court  
Chagrin Falls, OH 44023  
Jul22, 2010

**Get Involved!**

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

Every day, the government makes decisions that can affect your life. Whether they are decisions on zoning, taxes, new businesses or myriad other issues, governments play a big role in your life.

Governments have relied on newspapers like this one to publish public notices since the birth of the nation. Local newspapers remain the most trusted source of public notice information. This newspaper publishes the information you need to stay involved in your community.

Public Notice  
Auburn Center

Notices are meant to be noticed.  
Read your public notices and  
get involved!