

# Sheriff's Sales

# Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

## SECOND RUN

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 07-F-000221

The State of Ohio, County of Geauga, ss:  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-CB5, Plaintiff vs. KIMBERLY MOORE, AKA KIMBERLY D. MOORE, ET AL., Defendant**

In pursuance of a Second Pluries Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 9th day of September, 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 part of Lot No. 12 in Tract No. 2 in said Township, bounded and described as follows: Beginning in the center of Chillicothe Road, so called, at a point 9 rods North, running Easterly and Westerly through said Lot No. 12, said point of beginning being also the Northwesterly corner of 126 rods of land conveyed to J.E. Stephenson to Ira Lyman by deed dated March 4, 1865 then re-recorded in Volume 64, at Page 523 of Records of Deeds of Geauga County; thence Easterly along the northerly line of said land so conveyed to Ira Lyman, 14 rods to the Westerly line of 4 acres of land conveyed by Harvey Keeny to David Beall by deed dated April 22, 1870 and recorded in Volume 70 at Page 556 of Records of Deeds of Geauga County; thence Northerly along the Westerly line of land so conveyed to David Beall, 4 1/2 rods to the Southerly line of 28 acres of land conveyed by Adrelia Torry to Duane Gilmore by Deed dated December 14, 1874, and recorded in Volume 76 at Page 128 of Records of Deeds of Geauga County; thence Westerly along the Southerly line of land so conveyed to Duane Gilmore to the center of the aforesaid Chillicothe Road; thence Southerly along the center of said road, 4 1/2 rods to the place of beginning, containing one half acre of land, be the same more or less, but subject to all legal highways.

Property Address: 12313 Chillicothe Rd., Chesterland, Ohio 44026.

Parcel No.: 11-308500  
Said Premises Located at: 12313 CHILLICOTHE ROAD, CHESTER TOWNSHIP, OH.

Said Premises appraised at (\$70,000.00) and cannot be sold for less than two-thirds of that amount (\$46,667.00). 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

Kim M. Hammond, attorney  
Aug12-19-26, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 08-F-000087

The State of Ohio, County of Geauga, ss:  
**COUNTRYWIDE HOME LOANS, INC., Plaintiff vs. JEANNINE A. KWASNIEWSKI, 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 9th day of September, 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 the Northeast division of the West Center Lot in Section No. 3 Tract No. 2 in said Township, and bounded and described as follows: Beginning at a point in the North and South center road 32 rods North to the center of the East and West center road; thence running South in the center of said North and South center road 9-1/3 rods; thence East 12 rods; thence North 9-1/3 rods; thence East 12 rods to the place of beginning; Containing 112 rods of land, be the same more or less, but subject to all legal highways.

Property commonly known as: 17702 Auburn Rd., Chagrin Falls, OH 44023.

Permanent Parcel Number: 01-037600  
Prior Deed Reference: OR Volume 1367, Page 22

Said Premises Located at: 17702 AUBURN ROAD, AUBURN TOWNSHIP, OH.

Said Premises appraised at (\$90,000.00) and cannot be sold for less than two-thirds of that amount (\$60,000.00). 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

Brian L. Bly, attorney  
Aug12-19-26, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 08-F-000250

The State of Ohio, County of Geauga, ss:  
**WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATE-HOLDERS, PARK PLACE SECURITIES, INC. 2004-WCW1, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-WCW1, Plaintiff vs. ANTHONY WRIGHT, 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 9th day of September, 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:

## 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, AUGUST 26, 2010 – 10:00 A.M.

	APPRAISAL	MINIMUM BID
<b>BURTON TOWNSHIP</b>		
Case No. 09-F-001443 – Household Realty Corporation vs. Chris A. Lee, aka, et al., 14534 Broadwood Drive (0.57 acres). PPN: 04-113400. Robert R. Hoose, atty.....	\$115,000.00	\$76,667.00
<b>CHARDON CITY</b>		
Case No. 07-F-000565 – SALE WITHDRAWN.		
Case No. 09-F-001438 – BAC Home Loans Servicing, L.P., etc. vs. Case Hanson, et al., 200 Court Street (0.14 acres). PPN: 10-025440. Jeffrey R. Jinkens, atty. ....		
	\$80,000.00	\$53,334.00
Case No. 10-F-000045 – JPMorgan Chase Bank, N.A. vs. Unknown Spouse, Heirs, etc. of Mary L. Sidbeck, Deceased, et al., 335 Cynthia Drive (0.27 acres). PPN: 10-080550. Robert K. Hogan, atty.....		
	\$88,000.00	\$58,667.00
<b>CHARDON TOWNSHIP</b>		
Case No. 09-F-000203 – SALE WITHDRAWN.		
<b>CLARIDON TOWNSHIP</b>		
Case No. 09-F-001026 – Wells Fargo Bank, N.A. vs. John D. Drazdik, et al., 13018 Old State Road (3.34 acres). PPN: 12-065700. Ashley E. Rothfuss, atty.....	\$185,000.00	\$123,334.00
Case No. 09-F-001075 – Wells Fargo Bank, N.A. vs. David J. Nimrichter, et al., 15035 Chardon Windsor Road (4.38 acres). PPN: 12-029340. Melanie D. Butler, atty.....		
	\$180,000.00	\$120,000.00
<b>HAMB DEN TOWNSHIP</b>		
Case No. 09-F-001216 – United States of America, etc. vs. Brenda L. Treadway, et al., 10795 Claridon Troy Road (1.00 acres). PPN: 15-034700. Gilbert L. Rieger, atty.....	\$80,000.00	\$53,334.00
Case No. 10-F-000220 – Deutsche Bank Trust Company Americas, etc. vs. Roy V. Reese, Jr., et al., 10077 Cutts Road (3.00 acres). PPN: 15-004740, 15-004750, 15-004760. Rebecca R. Shrader, atty....		
	\$130,000.00	\$86,667.00
<b>HUNTSBURG TOWNSHIP</b>		
Case No. 09-F-000132 – Deutsche Bank National Trust Company, etc. vs. James Kashery, et al., 12422 Madison Road (1.23 acres). PPN: 16-061200. Lori N. Wight, atty.....	\$155,000.00	\$103,334.00
<b>MIDDLEFIELD TOWNSHIP</b>		
Case No. 08-F-001021 – SALE WITHDRAWN.		
Case No. 09-F-001422 – Farm Credit Services of Mid-America, PCA vs. Eli E. Miller, et al., 17747 Peters Road (3.00 acres). PPN: 18-050760. Gregory F. Locke, atty.....		
	\$170,000.00	\$113,334.00
<b>MIDDLEFIELD VILLAGE</b>		
Case No. 08-F-000205 – Bank of New York, etc. vs. Frank Sullivan, et al., 15787 Grove Street (1.40 acres). PPN: 19-051100. Matthew C. Gladwell, atty. ....	\$160,000.00	\$106,667.00
Case No. 09-F-000834 – BAC Home Loans Servicing, L.P., etc. vs. Judy A. Cummins, et al., 15136 South State Avenue (0.50 acres). PPN: 19-066000. Eric T. Deighton, atty. ....		
	\$110,000.00	\$73,334.00
<b>MONTVILLE TOWNSHIP</b>		
Case No. 08-F-000668 – U.S. Bank N.A., etc. vs. Eileen Marie Fier, aka, et al., 16180 Hart Road (10.19 acres). PPN: 20-070819. Channing L. Ulbrich, atty. ....	\$150,000.00	\$100,000.00
Case No. 09-F-000158 – CitiMortgage, Inc. vs. Douglas G. Sereidich, et al., 9969 Kile Road (2.41 acres). PPN: 20-045900. Peter L. Mehler, atty.....		
	\$120,000.00	\$80,000.00
Case No. 09-F-000460 – Countrywide Home Loans Servicing, LLC vs. Christopher E. Light, et al., 11080 Madison Road (5.03 acres). PPN: 20-035200. Jill L. Fealko, atty. ....		
	\$140,000.00	\$93,334.00
<b>MUNSON TOWNSHIP</b>		
Case No. 08-F-000466 – IndyMac Bank, F.S.B. vs. Nga T. Chau, et al., 12085 Burlington Glen Drive (1.50 acres). PPN: 21-176446. April A. Brown, atty. ....	\$425,000.00	\$283,334.00
<b>PARKMAN TOWNSHIP</b>		
Case No. 09-F-000422 – Countrywide Home Loans Servicing, LLC vs. Monroe M. Kuhns, aka, et al., 15280 Grove Road (3.02 acres). PPN: 25-124000. Brian L. Bly, atty.....	\$65,000.00	\$43,334.00
<b>TROY TOWNSHIP</b>		
Case No. 10-F-000062 – First Federal Savings & Loan Assoc. of Lakewood vs. Edward J. Backos, et al., 14083 Nash Road (1.10 acres). PPN: 32-066320. Manbir S. Sandhu, atty. ....	\$70,000.00	\$46,667.00
The following parcel will be offered for sale on Thursday, August 26, 2010.		
<b>NEWBURY TOWNSHIP</b>		
Case No. 09-F-001379 – Christopher P. Hitchcock, Treasurer of Geauga County vs. Gordon Vojtech, et al., 14713 Westfield Drive and Elm Drive (0.14 acres). PPN: 23-337310, 23-337320. Bridey Matheny, atty....	Minimum Bid: \$10,516.11	

The land referred to in this commitment, situated in the City of Chesterland, County of Geauga and State of Ohio, is described as follows:

Situated in the Township of Chester, County of Geauga and State of Ohio, being part of Lot No. 4, Tract No. 3 within the said Township and described as follows: Beginning in the centerline of Caves Road (60 feet wide) at a point which is South 4 deg. 54' 46" West along said centerline 1498.83 feet from an iron pipe at the intersection of the centerline of Caves and Cedar Roads; thence south 84 deg. 52' 50" East through an iron pipe 30 feet from said place of beginning a total distance of 1444.05 feet to an iron pipe in the Westerly line of lands conveyed

to L.M. Sheldon by deed recorded in Volume 177, Page 188 of Geauga County Records of Deed; thence south 5 deg. 06' 23" West along said Westerly line, 150.85 feet to an iron pipe; thence North 84 deg. 52' 50" West 1443.65 feet to the centerline of Caves Road, and through an iron pipe 30 feet therefrom; thence North 4 deg. 52' 46" East along said road centerline 150.85 feet to the true place of beginning, containing 5 acres, be the same more or less, but subject to all legal highways.

Parcel No.: 11-289780  
Property Commonly Known As: 13377 Caves Road Chesterland, Ohio 44026

Said Premises Located at: 13377 CAVES ROAD, 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

Matthew C. Gladwell, attorney  
Aug12-19-26, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000799**

The State of Ohio, County of Geauga, ss:  
**CHASE HOME FINANCE, LLC, Plaintiff vs. SHARON H. LARICCIA, 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 9th day of September, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Russell to-wit:

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

And known as being part of Lot 4, Middle Survey, in Tract 2 of said Township, bounded and described as follows:

Beginning at a point in the centerline of Kinsman Road at the Southeast corner of lands deeded to K.C. and R. Boehlein by deed recorded in Volume 332, Page 363 of Geauga County Record of Deeds; Thence North 5 deg. 14' 15" East, passing over an iron pin at 50.02 feet, a distance of 614.84 feet along the East line of said Boehlein lands to an iron pipe; Thence South 86 deg. 05' 20" East, 71.00 feet along the South line of lands now or formerly owned by S. and E. Billfield to an iron pipe; Thence North 5 deg. 14' 15" East, 374.80 feet along the East line of said Billfield and lands now or formerly owned by Cedar Grandview Company, by deed recorded in Volume 550, Page 115 to an iron pin; Thence South 86 deg. 05' 20" East, 175.04 feet to an iron pin; Thence South 5 deg. 14' 15" West, 888.78 feet to an iron pin; Thence South 16 deg. 46' 05" East, 53.36 feet to an iron pin; Thence South 5 deg. 14' 15" West, 50.02 feet to a point in the centerline of Kinsman Road; Thence North 86 deg. 17' 00" West, 266.06 feet along the centerline of Kinsman Road to the place of beginning and containing within the above-described bounds, 5.010 acres of land.

The above description is based on a survey made on February 23, 1988, by James R. Allen, Registered Surveyor No. 4616. Be the same more or less, but subject to all legal highways.

Property address: 8552 Kinsman Road, Novelty, OH 44072

Parcel No.: 26-046200  
Prior Deed Reference: Book 1489, Page 1197  
Said Premises Located at: 8552 KINSMAN ROAD, RUSSELL TOWNSHIP, OH.

Said Premises appraised at (\$140,000.00) and cannot be sold for less than two-thirds of that amount (\$93,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Stacy L. Hart, attorney  
Aug12-19-26, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-001036**

The State of Ohio, County of Geauga, ss:  
**CHASE HOME FINANCE, LLC, SUCCESSOR BY MERGER TO CHASE MANHATTAN MORTGAGE CORPORATION, Plaintiff vs. CHRISTOPHER R. VIDMAR, 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 9th day of September, 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 known as being Sublot 185 in Chardon Park Estates No. 2 as shown by the recorded plat in Volume 7, Page 4 of Geauga County Records, be the same more or less, but subject to all legal highways.

Permanent Parcel No.: 10-087170  
Prior Deed Reference: OR 1743, page 448

Said Premises Located at: 340 SYLVIA DRIVE, CITY OF CHARDON, OH.

Said Premises appraised at (\$120,000.00) and cannot be sold for less than two-thirds of that amount (\$80,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Jill L. Fealko, attorney  
Aug12-19-26, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-001038**

The State of Ohio, County of Geauga, ss:  
**CHASE HOME FINANCE, LLC, Plaintiff vs. ANDREJ MENTSCHUKOFF, 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 9th day of September, 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 Sublot No. 37 in Tanglewood Reserve Subdivision No. 1, as shown by the recorded plat in Volume 9, Page 3 of Geauga County Records, and being 141.62 feet front on the southerly side of Tanglewood Trail, and extending back 200.76 feet on the westerly line, 248.93 feet on the southwesterly line, and having a rear line of 80.35 feet, as appears by said plat, be the same more or less. Subject to all legal highways.

Excepting therefrom .006 acres of land conveyed to Dominick A. Flora et al., by deed recorded in Volume 477, Page 230 of Geauga Records.

Property Address: 8625 Tanglewood Trail Chagrin Falls, OH 44023

Parcel No.: 02-111800  
Prior Deed Reference: OR 1812, Page 983

Said Premises Located at: 8625 TANGLEWOOD TRAIL, BAINBRIDGE 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**

Erin J. Bjerkaas, attorney  
Aug12-19-26, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-001132**

The State of Ohio, County of Geauga, ss:  
**CHASE HOME FINANCE, LLC, Plaintiff vs. DAVID A. COSENTINO, 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 9th day of September, 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 Sublot No. A59 in Pilgrim Village Subdivision, as shown by the recorded plat in Volume 8, Page 68 of Geauga County Records and being 170 feet front on the Westerly side of Alden Street, as extending back of equal width 350 feet, as appears by said plat.

Parcel No.: 02-314027  
Property Address: 17994 Alden Street, Chagrin Falls, OH 44023

Prior Deed Reference: OR 1378 page 21  
Said Premises Located at: 17994 ALDEN STREET, BAINBRIDGE 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**

Elizabeth S. Brashear, attorney  
Aug12-19-26, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-001405**

The State of Ohio, County of Geauga, ss:  
**BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWBMS 2003-20, Plaintiff vs. LARRY D. DOBSON, 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 9th day of September, 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, is described as follows:

Situated in the Township of Auburn, County of Geauga, and State of Ohio and known as being part of Lot 6 of Section 5 in Tract 1 of said Township, and further bounded and described as follows:

Beginning at a point on the North line of said Auburn Township, said line also being the North line of Messenger Road at the Northeast corner of land conveyed to C. & S. Zararella by deed recorded in Volume 617, Page 7 of Geauga County Record of Deeds, said point being North 89° 42' 23" East, a distance of 600.00 feet from the Northwest corner of said Lot 6; Thence North 89° 42' 23" East, along said North line of Auburn Township and the North line of Messenger Road, a distance of 569.13 feet to a point at the Northwest corner of land conveyed to M.J. & L.E. Stovicek by deed recorded in Volume 774, Page 810 of Geauga County Record of Deeds; Thence South 0° 43' 00" East, along the West line of said Stovicek's land, and passing over an iron pin at 60.00 feet, a distance of 975.00 feet to an iron pin; Thence North 89° 42' 23" East, along the South line of said Stovicek's land, a distance of 312.00 feet to an iron pin; Thence North 0° 43' 00" West, along the East line of said Stovicek's land, and passing over an iron pin at 915.00 feet, a distance of 975.00 feet to a point on the North line of said Auburn Township; Thence North 89° 42' 23" East, along said North line of Auburn Township and the North line of Messenger Road, a distance of 100.00 feet to a point at the Northwest corner of land conveyed to L.S. & P.M. Nowak by deed recorded in Volume 552, Page 1180 of Geauga County Record of Deeds; Thence South 0° 43' 00" East, along the West line of said Nowak's land and the East line of said Lot 6, and passing over an iron pin at 60.00 feet, a distance of 139.17 feet to an iron pin; Thence South 89° 34' 04" West, along the North line of land conveyed to J.L. & D.F. Squire by deed recorded in Volume 669, Page 270 of Geauga County Record of Deeds, a distance of 1608.58 feet to an iron pin at the Southeast corner of land conveyed to E.E. Gottschack by deed recorded in Volume 708, Page 546 of Geauga County Record of Deeds; Thence North 0° 24' 42" East, along the East line of said Gottschack's land, a distance of 1032.14 feet to an iron pin at the Southwest corner of land conveyed to R.C. Vilck Jr. by deed recorded in Volume 849, Page 545 of the Geauga County Record of Deeds; Thence North 89° 42' 23" East, along the South line of said Vilck's land, and the South line of land conveyed to Bates by deed recorded in Volume 940, Page 1203 of Geauga County Record of Deeds, and along the South line of said Zararella's Land, a distance of 600.00 feet to an iron pin; Thence North 0° 24' 42" East, along the East line of said Zararella's land, and passing over an iron pin at 303.00 feet, a distance of 363.00 feet to a point and the true place of beginning, and containing therein 39.0216 acres of land as surveyed FA/MTS OH Form MTS-105A Judicial Report Schedule a continued exhibit "A" in March, 1994 by Jerry W. Daniel, Registered Surveyor No. 6222.

Property address: 15885 Messenger Road, Burton, OH 44021

Deed Reference Number: dated 4/12/1994, recorded 4/15/1994 in Volume 978, Page 615, Instrument #449338 in the lands records of Geauga County.

Parcel No.: 01-117350  
Said Premises Located at: 15885 MESSENGER ROAD, AUBURN TOWNSHIP, OH.

Said Premises appraised at (\$520,000.00) and cannot be sold for less than two-thirds of that amount (\$346,667.00). 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**

Rachel A. Leier, attorney  
Aug12-19-26, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-000215**

The State of Ohio, County of Geauga, ss:  
**WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE MLMI TRUST SERIES 2005-WMC2, Plaintiff vs. ASHLEY G. HESS, 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 9th day of September, 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 known as being Sublot No. 55 in Chardon Park Estates No. 1, as shown by the recorded plat in Volume 7, Page 6 of Geauga County Records. And being 45 feet front on the westerly side of Cynthia Drive, 47.12 feet on the curved turnout between the westerly side of Cynthia Drive and the southerly side of Hilltop Drive; And extending back 135 feet on the northerly line, which is also the southerly side of Hilltop Drive, 165 feet on the southerly line, and having a rear line of 75 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No.: 10-036000  
Prior Deed Reference: OR 1655, Page 182

Said Premises Located at: 300 CYNTHIA DRIVE, CITY OF CHARDON, OH.

Said Premises appraised at (\$123,000.00) and cannot be sold for less than two-thirds of that amount (\$82,000.00). 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**

Tina R. Edmondson, attorney  
Aug12-19-26, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-000373**

The State of Ohio, County of Geauga, ss:  
**COUNTRYWIDE HOME LOANS SERVICE, L.P., Plaintiff vs. DOUGLAS S. MCINTOSH, 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 9th day of September, 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 Sublot No. 162 in Westchester Estates, Inc. Tanglewood Subdivision No. 6 of a part of Original Bainbridge Township Lot No. 11, Tract No. 1, and Lots 13 and 14, Tract 2, as shown by the recorded plat of said Subdivision in Volume 9 of Maps, Page 65 of Geauga County Records, be the same more or less, but subject to all legal highways.

Premises commonly known as: 8885 Tanglewood Trail, Chagrin Falls, OH 44023

Parcel No.: 02-101700  
Prior Deed Reference: Deed Volume 799, Page 446

Said Premises Located at: 8885 TANGLEWOOD TRAIL, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$210,000.00) and cannot be sold for less than two-thirds of that amount (\$140,000.00). 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**

Brian L. Bly, attorney  
Aug12-19-26, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-000628**

The State of Ohio, County of Geauga, ss:  
**BAC HOME LOANS SERVICING, L.P., Plaintiff vs. JOHN B. WANTZ, 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 9th day of September, 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 a part of Original Chester Township Lot No. 26, Tract No. 3 and being a part of the land as recorded in Volume 195, Page 16 and Volume 243, Page 210 of the Geauga County Record of Deeds and is bounded and described as follows: Being Sublot No. 17 of Spring Creek Colony No. 1, as shown by the recorded plat in Volume 7, Page 37 of Geauga County Map Records, be the same more or less, but subject to all legal highways. Premises containing approximately 1.53 acres.

Deed Reference: OR Book 1545, Page 483  
Parcel Number: 11-337400

Prior Deed Info.: Warranty Deed, OR Book 1545, Page 483, filed November 21, 2002

Said Premises Located at: 8685 RANCH DRIVE, CHESTER TOWNSHIP, OH.

Said Premises appraised at (\$95,000.00) and cannot be sold for less than two-thirds of that amount (\$63,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Robert R. Hoose, attorney  
Aug12-19-26, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-000922**

The State of Ohio, County of Geauga, ss:  
**THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, Plaintiff vs. MITCHELL LEVENTHAL, 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 9th day of September, 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 County of Geauga, in the State of Ohio and in the Township of Chester; And known as being Sublot #33 on Green Drive in Baldwin-Keneally Allotment part of Lot #4, Tract #3 in said Township of Chester, as shown by the recorded plat in Volume 7 of Maps, Page 35, Geauga County Records: said Sublot #33 has a frontage of 128 feet on the centerline of Green Drive and has a Northerly line of 342.28 feet on a Southerly line 342.34 feet and a rear line of 128 feet and contains 1.006 acres of land, as appears by said plat, be the same more or less.

Property commonly known as: 13288 Green Drive, Chesterland, OH 44026

Permanent Parcel Number: 11-312590  
Prior Deed Reference: OR Volume 1292, Page 513

Said Premises Located at: 13288 GREEN DRIVE, CHESTER TOWNSHIP, 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**

Brian L. Bly, attorney  
Aug12-19-26, 2010

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

The State of Ohio, County of Geauga, ss:  
**CITIMORTGAGE, INC., Plaintiff vs. CHARLES K. SCHULTZ, ET AL., Defendant**

In pursuance of an 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 9th day of September, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Huntsburg to-wit:

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

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

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

Said Premises Located at: 12566 PRINCETON ROAD, HUNTSBURG TOWNSHIP, OH.

Said Premises appraised at (\$120,000.00) and cannot be sold for less than two-thirds of that amount (\$80,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Erin E. Bjerkaas, attorney  
Aug12-19-26, 2010

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-001037**

The State of Ohio, County of Geauga, ss:  
**BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., Plaintiff vs. JOHN T. JUSTUS, AKA JOHN JUSTUS, 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 9th day of September, 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:

Real property in the Township of Chester, County of Geauga and State of Ohio, described as follows:

And being a part of Lot No. 5 and No. 6 in said Township and described as follows:

Beginning at a point in the centerline of Sharp Lane, where the Westerly line of Sublot 37 of the Elizabeth Sharp Allotment produced intersects the same; Thence S. 0 degrees 13' W. a distance of 30 feet to an iron pin in the South margin of Sharp Lane and the Northwest corner of Sublot No. 37 of the Elizabeth Sharp Allotment as recorded in Volume 6, Page 103 and 127 Book of Maps of the Geauga County Records; Thence S. 0 degrees 13' W. a distance of 350.05 feet to an iron pin; Thence N. 89 degrees 24' E., a distance of 100.01 feet to an iron pin; Thence N. 0 degrees 13' E., a distance of 348.63 feet to an

more or less.

Parcel Nos: 11-367000, 11-367100  
Said Premises Located at: 8411 SHARP LANE, CHESTER 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

Matthew C. Gladwell, attorney  
Aug12-19-26, 2010

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

**Case No. 09-F-001084**

The State of Ohio, County of Geauga, ss:  
**CITIMORTGAGE, INC., Plaintiff vs. BRAD TANNER, AS TRUSTEE OF THE BRAD TANNER TRUST, DATED JUNE 21, 2001, 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 9th day of September, 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 a part of Lot No. 17, Tract No. 2 in said Township, and further described as follows: Beginning in the Northeastly corner of said Lot No. 17 which is also the Northeastly corner of land conveyed to K. and C. Woodie, as recorded in Volume 417, Page 757 of Geauga County Deed Records. Thence S. 1° 48' 50" W., 1475.22 feet along the Easterly line of said land conveyed to K. and C. Woodie, to the center line of Sherman Road, and the principal place of beginning. Thence S. 63° 34' 10" W., 231.40 feet along the center line of said Sherman Road, to an iron pin at an angle in said road. Thence S. 85° 53' 10" W., 514.52 feet along the center line of Sherman Road, to a spike set. Thence N. 1° 48' 50" E., 452.52 feet, to an iron pin. Thence N. 85° 53' 10" E., 019.46 feet, to an iron pin in the Easterly line of said land conveyed to K. and C. Woodie. Thence S. 1° 48' 50" W., 364.18 feet along said Easterly line, to the center line of Sherman Road and the principal place of beginning. Containing 8.2606 acres of land.

Excepting and reserving therefrom the following parcels:

**Parcel No. 1:** Situated in the Township of Chester, County of Geauga and State of Ohio: Beginning in the center line of Sherman Road at the southeasterly corner of land conveyed to Ronald Carl and Susan Lee Woodie by deed recorded in Volume 552, Page 221 of the Geauga County Records of Deeds; thence N. 01° 48' 50" E. along the easterly line of said Woodie 452.52 feet to the southerly line of land conveyed to Fred and Betty McGurer by deed recorded in Volume 479, Page 678 of the aforesaid records of deeds; thence N. 85° 53' 10" E. along said southerly line 96.78 feet; thence S. 01° 48' 50" W. parallel with the said easterly line of Woodie, 452.52 feet to the center line of Sherman Road; thence S. 85° 53' 10" W. along said center line 96.78 feet to the place of beginning, containing 1.000 acres.

**Parcel No. 2:** Situated in the Township of Chester, County of Geauga and State of Ohio: Beginning at a point in the center of Sherman Road at the Southwesterly corner of a parcel of land conveyed to Ralph and Jean Woodie as recorded in Volume 531, Page 666 of Geauga County Deed Records.

Course No. 1: thence N. 1° 48' 50" E. 452.22 feet to an iron pipe in the northwesterly corner of said land conveyed to Ralph and Jean Woodie.

Course No. 2: thence N. 89° 53' 10" E. 193.56 feet along the northerly line of said land conveyed to Ralph and Jean Woodie to an iron pipe.

Course No. 3: thence S. 1° 48' 50" W. 462.52 feet to a point in the center of Sherman Road.

Course No. 4: thence S. 05° 53' 10" W. 193.66 feet along the center of Sherman Road to the place of beginning. Containing 2 acres of land according to survey of W.E. Holland Engineering Co., Chagrin Falls, Ohio 44022, January, 1973.

Property Address: 9380 Sherman Road, Chesterland, OH 44026

Parcel No.: 11-336350

Prior Deed Reference: 1393, Pg. 786

Said Premises Located at: 9380 SHERMAN ROAD, CHESTER 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

Anita L. Maddix, attorney  
Aug12-19-26, 2010

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

**Case No. 09-F-001104**

The State of Ohio, County of Geauga, ss:  
**FIRST PLACE BANK, Plaintiff vs. MARC P. JACOBSON, 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 9th day of September, 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, is described as follows: known as being part of Original Bainbridge Township Lot No. 4 in Tract No. 3 and further bounded and described as follows:

Beginning at a point in the Southerly line of aforesaid Bainbridge Township Original Lot No. 4, being also the center line of Crackel Road, 60 feet wide, distance North 83° 06' 33" West, along said Original Lot line, a distance of 441.62 feet from an iron pin found at the Southeasterly corner of said Original Lot No. 4; Thence North 6° 33' 52" East, parallel to the Easterly line of aforesaid Original Bainbridge Township No. 4, passing through an iron pin set distant 30.00 feet, a distance of 986.43 feet to

an iron pin set; Thence South 83° 06' 33" East, parallel to the Southerly line of aforesaid Original Lot No. 4, a distance of 220.80 feet to an iron pin set; Thence South 6° 33' 52" West, parallel to the Easterly line of aforesaid Original Lot No. 4, passing through an iron pin set in the Northerly line of aforesaid Crackel Road, a distance of 986.43 feet to a point in the center line thereof; Thence North 83° 06' 33" West, along the aforesaid center line of Crackel Road, a distance of 220.82 feet to the place of beginning, containing 5.0005 acres of land according to a survey dated January 6, 1976 by Frank B. Krause and Associates, be the same more or less, but subject to all legal highways.

Parcel No.: 02-295140

Said Premises Located at: 9620 CRACKEL ROAD, BAINBRIDGE TOWNSHIP, OH.

Said Premises appraised at (\$233,000.00) and cannot be sold for less than two-thirds of that amount (\$155,334.00). 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

Brian L. Bly, attorney  
Aug12-19-26, 2010

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

**Case No. 09-F-001252**

The State of Ohio, County of Geauga, ss:  
**NATIONSTAR MORTGAGE, LLC, FKA CENTEX HOME EQUITY COMPANY, LLC, Plaintiff vs. EDWARD J. VILCHECK, 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 9th day of September, 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 and described as follows, viz:

And known as being a part of Lot No. 3, Tract No. 2, in said Township, and further described as follows:

Beginning at a point in the center line of Portlew Road (formerly Kinsman Road) at the Southwesterly corner of land conveyed to L.L. Fredebaugh, as recorded in Vol. 203, Page 470 of Geauga County Deed Records. Thence East 340.00 feet along the center line of said Portlew Road, to the principal place of beginning.

Course No. 1: thence N. 02° 05' 20" E., 274.53 feet to an iron pipe.

Course No. 2: thence N. 34° 11' 00" E., 132.55 feet to an iron pipe;

Course No. 3: thence East 140.90 feet to an iron pipe;

Course No. 4: thence South 384.00 feet to the center line of said Portlew Road.

Course No. 5: thence West 225.37 feet along the center line of said Portlew Road to the principal place of beginning.

Containing 1.8363 acres of land according to survey of W.E. Holland Engineering Co., Chagrin Falls, Ohio, October 1964. Be the same more or less.

Parcel No.: 23-352900

Said Premises Located at: 11670 PORTLEW ROAD, NEWBURY TOWNSHIP, OH.

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

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

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

Ronald J. Chernek, attorney  
Aug12-19-26, 2010

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

**Case No. 09-F-001312**

The State of Ohio, County of Geauga, ss:  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-HE3, Plaintiff vs. GARY R. SCHOFIELD, 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 9th day of September, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Munson to-wit:

Situated in the Township of Munson, County of Geauga and State of Ohio and known as being Sublot No. 15 in Parker & Parker Development of a part of Original Munson Township Lot No. 20, Tract No. 2, as shown by the recorded plat of said Subdivision in Volume 7 of Maps, Page 92 of Geauga County Records, be the same more or less, but subject to all legal highways.

Property Address: 12348 Carroll Drive, Chardon, OH 44024

Parcel No.: 21-139700

Prior Deed Reference: Volume 1763, Page 2026

Said Premises Located at: 12348 CARROLL DRIVE, MUNSON TOWNSHIP, OH.

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

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

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

Nicholas D. Donnermeyer, attorney  
Aug12-19-26, 2010

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

**Case No. 09-F-001362**

The State of Ohio, County of Geauga, ss:  
**BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., Plaintiff vs. MARTIN F. LUTHKE, AKA**

**MARTIN F. LUTHKE, PH.D., 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 9th day of September, 2010, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Newbury to-wit:

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

And known as being Sublot No. 5 in East Chagrin Heights Estates Subdivision of part of Original Lot No. 24, Tract No. 3, as shown by the recorded plat in Volume 7 of Maps, Page 55 of Geauga County Records, and being 150.00 feet front on the northerly side of Bell Road, and extending back of equal width 435.60 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Parcel No.: 23-167280

Prior Deed Reference: OR Volume 1104, Page 631

Said Premises Located at: 10022 BELL ROAD, NEWBURY 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

Brian L. Bly, attorney  
Aug12-19-26, 2010

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

**Case No. 10-F-000154**

The State of Ohio, County of Geauga, ss:  
**GMAC MORTGAGE, LLC, Plaintiff vs. DOUGLAS R. BRIGHT, 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 9th day of September, 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 Aquilla to-wit:

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

And known as being Sublots Nos. 1, 2, 3, 4, and 5 in Section "E" of the Lake Aquilla Estates Company's Subdivision No. 1 as shown by the recorded plat of said Subdivision recorded in Volume 2, Page 6 of Geauga County Records of Maps and Subdivision.

Parcel Number(s): 14-087010, 14-087020, 14-087110, 14-087120 and 14-087210

Property Address: 59 Loring Drive, Chardon, OH 44024

Deed Reference Number: dated September 25, 2000, filed October 24, 2000, recorded in Official Records Volume 1322, Page 697, Recorder's Office, Geauga County, Ohio.

Said Premises Located at: 59 LORING DRIVE, VILLAGE OF AQUILLA, OH.

Said Premises appraised at (\$105,000.00) and cannot be sold for less than two-thirds of that amount (\$70,000.00). 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  
Aug12-19-26, 2010

## LEGAL NOTICES

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

**10-F-000321 - Christopher P. Hitchcock, Treasurer of Geauga County, Ohio, Plaintiff vs. Legacy Equity Partners LLC, et al., Defendants**

Legacy Equity Partners LLC, whose last known address is 31005 Bainbridge Rd. #4, Solon, Ohio 44139; Delvin J. Samuels, whose last known address is 11690 Ascot Lane, Auburn, Ohio 44021; Roy Holcomb, whose last known address is 31005 Bainbridge Rd. #4, Solon, Ohio 44139 and present address is unknown, and cannot with reasonable diligence be ascertained shall take notice; and, if deceased, their unknown heirs, devisees, legatees, administrators, executors and assigns will take notice that on the 23rd day of March, 2010, the Treasurer of Geauga County, filed a Complaint in the Court of Common Pleas, 100 Short Court Street, Chardon, Geauga County, Ohio entitled Christopher P. Hitchcock, Treasurer of Geauga County vs. Legacy Equity Partners LLC, et al., Case No. 10-F-000321, against the above-named parties, praying that the premises hereinafter described be sold for the collection of delinquent real estate taxes, owed and unpaid, is Forty Five Thousand One Hundred Twenty Three Dollars and Three Cents (\$45,123.03) together with accruing taxes, assessments, penalties, interest and charges; as well as court costs.

Said premises described as follows: Situated in the Township of Bainbridge, County of Geauga and State of Ohio: And known as being Lots Nos. 585, 586, 587 and 588 as shown on a certain plat entitled "Map of Chagrin Falls Park", which map is recorded in the Office of the Recorder of Geauga County, Ohio in Volume 1 Page 60-61 of Geauga County Records of Plats and surveys, be the same more or less.

Parcel Numbers: 02-021714, 02-021715, 02-021716 and 02-021717

Property located at: 16791 Elyria Street, Bainbridge Township, Ohio 44023

The object of the action is to obtain from the Court a judgment foreclosing the tax liens against such real estate and ordering the sale of such real estate for the satisfaction of delinquent taxes.

Such action is brought against the real property only and no personal judgment shall be entered in it. However, if pursuant to the action, the property is sold for an amount that is less than the amount of delinquent taxes, assessments, charges, penalties and interest against it, the Court, in a separate order, may enter a deficiency judgment against the owner of record of a parcel for the amount of the difference; if that owner of

record is a corporation, the Court may enter the deficiency judgment against the stockholder holding a majority of the corporation's stock.

The above-named parties are required to answer on or before 28 days after the last date of publication. Such answer must be filed with the Clerk of Courts, and a copy must be served on the Prosecuting Attorney. **By Bridey Matheny, Assistant Prosecuting Attorney, Attorney for Plaintiff.**  
Aug12-19-26, 2010

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

**10-F-000451 - Bank of America, National Association as Successor by merger to LaSalle Bank National Association, as Trustee for the registered holders of the Structured Asset Securities Corporation, Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2003-BC5, Plaintiff vs. James W. Plank, et al., Defendants**

James W. Plank, whose last known address is 12055 Snow Road, Burton, Ohio 44021, and whose current residence is unknown and, if married, the unknown spouses and, if deceased, their unknown heirs and devisees, whose addresses are unknown, will hereby take notice that the 26th day of April, 2010, Bank of America, National Association as Successor by merger to LaSalle Bank National Association, as Trustee for the registered holders of the Structured Asset Securities Corporation, Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2003-BC5 filed its Complaint in the Common Pleas Court of Geauga County, Ohio, 100 Short Court, Chardon, OH 44024, being Case No. 10-F-000451 in said Court against James W. Plank, et al. praying for Judgment of \$71,659.03 with interest at the rate of 9.5% per annum from November 1, 2009, until paid and for foreclosure of a mortgage on the following described real estate, to-wit:

Parcel No.: 23-255550 and 23-255551  
Street Address: 12055 Snow Road, Burton, Ohio 44021

A COMPLETE LEGAL DESCRIPTION OF THE PARCEL MAY BE OBTAINED FROM THE COUNTY AUDITOR.

and that Defendants be required to set up any interest that they may have in said premises or be forever barred, that upon failure of said Defendants to pay or cause to be paid said Judgment within three days from its rendition that an Order of Sale be issued to the Sheriff of Geauga County, Ohio, to appraise, advertise, and sell said real estate, that the premises be sold free and clear of all claims, liens and interests of any parties herein, that the proceeds from the sale of said premises be applied to Plaintiff's Judgment and for such other relief to which Plaintiff is entitled.

Said Defendant(s) will take notice that they will be required to answer said Complaint on or before the 30th day of September, 2010, or judgment will be rendered accordingly.

**BANK OF AMERICA, NATIONAL ASSOCIATION AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF THE STRUCTURED ASSET SECURITIES CORPORATION, STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-BC5**

**By Erin M. Laurito, Attorney for Plaintiff, Laurito & Laurito, LLC, 7550 Paragon Road, Dayton, Ohio 45450, (937) 743-4878.**  
Aug19-26 Sep2, 2010

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

**10-F-000854 - Financial Freedom Acquisition LLC, Plaintiff vs. The Unknown Heirs, Devisees, Legatees, Executors, Administrators, Spouses and Assigns and the Unknown Guardians of Minor and/or Incompetent Heirs of Sally E. Schmidt, et al., Defendants**

The Unknown Heirs, Devisees, Legatees, Executors, Administrators, Spouses and Assigns and the Unknown Guardians of Minor and/or Incompetent Heirs of Sally E. Schmidt, whose last known address is unknown, and cannot by reasonable diligence be ascertained, will take notice that on the 22nd day of July, 2010, Financial Freedom Acquisition LLC filed its Complaint in the Common Pleas Court of Geauga County, 100 Short Court, Chardon, OH 44024 in Case No. 10-F-000854, 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: 101 Laurel Road, Chagrin Falls, OH 44022, and being more particularly described in plaintiff's mortgage recorded in Mortgage Book 1698, page 83, of this County Recorder's Office.

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

**FINANCIAL FREEDOM ACQUISITION LLC By Lerner, Sampson & Rothfuss, Attorneys for Plaintiff, P.O. Box 5480, Cincinnati, Ohio 45201-5480, (513) 241-3100.**  
Aug19-26 Sep2, 2010

**NOTICE OF PUBLIC HEARING  
CLARIDON TOWNSHIP  
BOARD OF ZONING APPEALS**

Notice is hereby given that the Claridon Township Board of Zoning Appeals will conduct a public hearing on the application for a conditional use variance request to the Claridon Township Zoning Resolution on Tuesday, the 31st day of August 2010 at 6:30 pm at the Claridon Town Hall.

An application, submitted by Lucas P. Chuha, requests that he be granted a conditional use certificate for 14549 Mayfield Road, Huntsburg, Ohio. The application requests - Lucas P. Chuha has a small landscaping company and wants to be able to store equipment on this property.

**Deb McDivitt, Secretary**  
Aug19, 2010

**LEGAL NOTICE**

The Burton Village Welton Cemetery Board will meet Wednesday, August 25, 2010 at 4:00 P.M. in the Village office, 14588 West Park Street to discuss cemetery main-

tenance and any other matters that may properly come before the Board.  
Aug19, 2010

**LEGAL NOTICE  
PUBLIC NOTICE &  
PUBLIC MEETING REGARDING  
THE RE-EMPLOYMENT OF  
A RETIRANT**

In accordance with ORC §145.381, the Geauga County Board of Commissioners will hold a Public Hearing on October 7, 2010 at 10:30 a.m. on the issue of the proposed employment of Michael Mihalisin, Chief Building Official in the Building Department following his retirement from that position on October 31, 2010. This meeting will be held at 470 Center Street, Building 4 in Chardon Ohio 44024.

A copy of this legal notice is posted on the county's internet site on the world wide web. Go to <http://www.co.geauga.oh.us/hearings.aspx>.

By Order of the Geauga County Board of Commissioners  
**Claudine Kozenko, Clerk**

Aug19, 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. 2601**

AN ORDINANCE ACCEPTING THE WILSON MILLS ROAD SANITARY SEWER, CITY PROJECT NO. 03-43 AND DECLARING AN EMERGENCY.

An ordinance accepting the Wilson Mills Road Sanitary Sewer, City Project No. 03-43, as a dedicated municipal utility line for public use.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2010.

**ORDINANCE NO. 2602**

AN ORDINANCE AMENDING CHAPTER 923 OF THE CODIFIED ORDINANCES, CREATING THE WILSON MILLS SERVICE AREA (SW5) OF THE SOUTHWEST SANITARY SEWER DISTRICT, A SPECIAL SANITARY SEWER SERVICE AREA, REQUIRING PROPERTY OWNERS TO CONNECT TO THE SANITARY SEWER AND DECLARING AN EMERGENCY.

An ordinance amending Chapter 923 of the Codified Ordinances by creating the Wilson Mills Service Area of the Southwest Sanitary Sewer District and requiring owners within the service area to connect to the sewer no later than November 30, 2012.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2010.

**ORDINANCE NO. 2603**

AN ORDINANCE AMENDING CHAPTER 923 OF THE CODIFIED ORDINANCES, LEVYING A TAP-IN FEE FOR CERTAIN USER CONNECTIONS IN THE WILSON MILLS SERVICE AREA (SW5) OF THE SOUTHWEST SANITARY SEWER DISTRICT AND DECLARING AN EMERGENCY.

An ordinance amending Chapter 923 of the Codified Ordinances, levying a tap-in fee of \$598 for each user to connect to the Wilson Mills Service Area, increasing the fee by 4% per year commencing January 1, 2013, using the fees collected to pay for the Wilson Mills Sanitary Sewer Project No. 03-43 and terminating the fee when the project costs are paid.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2010.

**ORDINANCE NO. 2604**

AN ORDINANCE AMENDING CHAPTER 923 OF THE CODIFIED ORDINANCES, CREATING THE HIDDEN GLEN SERVICE AREA (SW2), PART OF THE SOUTHWEST SANITARY SEWER DISTRICT, REQUIRING THE PROPERTY OWNERS TO CONNECT TO THE SANITARY SEWER AND DECLARING AN EMERGENCY.

An ordinance amending Chapter 923 of the Codified Ordinances by creating the Hidden Glen Service Area and requiring property owners within the service area to connect to the sanitary sewer no later than November 30, 2010.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2010.

**ORDINANCE NO. 2605**

AN ORDINANCE AMENDING CHAPTER 923 OF THE CODIFIED ORDINANCES, LEVYING A TAP-IN FEE FOR CERTAIN USER CONNECTIONS IN THE HIDDEN GLEN SERVICE AREA (SW2) OF THE SOUTHWEST SANITARY SEWER DISTRICT AND DECLARING AN EMERGENCY.

An ordinance amending Chapter 923 of the Codified Ordinances, levying a tap-in fee of \$354 for each user to connect to the Hidden Glen Service Area of the Southwest Sanitary Sewer District, increasing the fee by 4% per year commencing January 1, 2013, using the funds collected to pay for the Wilson Mills Sanitary Sewer Project No. 03-43 and terminating the fee when the project costs are paid.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2010.

**ORDINANCE NO. 2606**

AN ORDINANCE ESTABLISHING AND CREATING FUND 574, SANITARY SEWER ASSESSMENT AND REVOLVING LOAN FUND, TO IMPOSE A SANITARY SEWER ASSESSMENT ON PROPERTY AND CREATE A REVOLVING LOAN PROGRAM PURSUANT TO §5709.09(F) OF THE OHIO REVISED CODE, AND DECLARING AN EMERGENCY.

An ordinance establishing and creating Fund 574, Sanitary Sewer Assessment and Revolving Loan Fund, imposing a sanitary sewer assessment on benefitted property and creating a Revolving Loan Program administered by the City Manager and Finance Director.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2010.

**ORDINANCE NO. 2607**

AN ORDINANCE AMENDING SEWER OPERATING FUND APPROPRIATIONS IN THE CITY OF CHARDON TREASURY AND DECLARING AN EMERGENCY.

An ordinance appropriating an increase in the 570 Sewer Operating Fund by \$100,000, 574 Utility Operating.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2010.

**ORDINANCE NO. 2608**

AN ORDINANCE AMENDING SANITARY SEWER ASSESSMENT AND REVOLVING

LOAN FUND APPROPRIATIONS IN THE CITY OF CHARDON TREASURY AND DECLARING AN EMERGENCY.

An appropriation increase of \$100,000 in the 574 Utility Operating Fund, 574 Sanitary Sewer Assessment and Revolving Loan Fund.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2010.

**ORDINANCE NO. 2609**

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE WITH THE GEAUGA LYRIC THEATER GUILD, AN OHIO NON-PROFIT CORPORATION, FOR THE GEAUGA THEATER BUILDING LOCATED AT 101 WATER STREET, CITY OF CHARDON, OHIO.

An ordinance authorizing the City Manager to enter into a five year lease with the Geauga Lyric Theater Guild for the Geauga Theatre at 101 Water Street with three 5-year renewal options at a base rent of \$1.00 per year.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2010.

**ORDINANCE NO. 2610**

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A LEASE WITH THE GEAUGA LYRIC THEATER GUILD, AN OHIO NON-PROFIT CORPORATION, FOR THE GEAUGA THEATER BUILDING LOCATED AT 106 WATER STREET, CITY OF CHARDON, OHIO.

An ordinance authorizing the City Manager to enter into a five year lease with the Geauga Lyric Theater Guild for part of the building at 106 Water Street with three 5-year renewal options at a base rent of \$1.00 per year.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2010.

**ORDINANCE NO. 2611**

AN ORDINANCE AMENDING CHAPTER 123 OF THE CODIFIED ORDINANCES, CREATING THE RETAIL BUSINESS GRANT PROGRAM AND AUTHORIZING THE FINANCE COMMITTEE OF COUNCIL TO APPROVE APPLICATIONS AND DECLARING AN EMERGENCY.

An ordinance amending Chapter 123 of the Codified Ordinances, creating the Retail Business Grant Program and authorizing the Finance Committee of Council to adopt policies, promulgate rules and regulations and approve applications.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2010.

**ORDINANCE NO. 2612**

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO TWO AGREEMENTS WITH THE OHIO WETLANDS FOUNDATION FOR THE PURCHASE OF WETLAND MITIGATION CREDITS.

An ordinance authorizing the City Manager to enter into two agreements with the Ohio Wetlands Foundation for the purchase of wetland mitigation credits, \$22,400 to be paid to the Trumbull Creek Mitigation Bank of 0.8 acres of wetlands credit and \$28,000 to be paid to the Pine Brook Wetlands Mitigation Bank for 1.0 acres of wetlands credit.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2010.

**RESOLUTION NO. 18-10**

A RESOLUTION TRANSFERRING FUNDS IN THE CITY OF CHARDON TREASURY AND DECLARING AN EMERGENCY.

A resolution transferring \$100,000 from the 570 Sewer Operating Fund to the 574 Sanitary Sewer Assessment and Revolving Loan Fund.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2010.

**RESOLUTION NO. 19-10**

A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR A NORTHEAST OHIO AREA COORDINATING AGENCY (NOACA) GRANT FOR TRANSPORTATION ENHANCEMENT FUNDING TO CONNECT SECTIONS OF THE MAPLE HIGHLANDS TRAIL AND DECLARING AN EMERGENCY.

A resolution authorizing the City Manager to apply for a Northeast Ohio Area Coordinating Agency (NOACA) Grant for Transportation Enhancement Funding to connect sections of the Maple Highlands Trail, of which the City will be required to pay at least 20% of the project cost.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2010.

The complete text of these ordinances and resolutions 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**

Aug19, 2010

**BID NOTICES**

**LEGAL BID NOTICE AND  
NOTICE OF SPECIAL MEETING  
Parkman Township**

Notice is hereby given that sealed bids marked as "Solar Panel Project - Solar Panels" or "Solar Panel Project - Installation" will be accepted by Parkman Township Board of Trustees, PO Box 688, Parkman, OH until 4:00 p.m. on Thursday, September 2, 2010. Bids received shall be publicly opened and read aloud at a regular meeting of the Parkman Township Board of Trustees at 8:00 p.m., on Tuesday, September 7, 2010 at the Parkman Township Community House, 16295 Main Market Road, Parkman, Ohio.

The specification for the solar panels are: 45- 230 watt Canadian Solar Panels or equivalent, 45-Enphase Micro Inverters 240vac or equivalent, Unirac Solarmount run N-S. Bids are to include all materials and wiring for install. Please contact Gary List with questions at (440) 667-8571 or email at [garyl@remsl.com](mailto:garyl@remsl.com).

The installation of the solar panels require a Certified NABCEP installer to install 45 Canadian Solar Panels with Enphase Microinverters on the Parkman Township Community House roof located at 16295 Main Market Road, Parkman, Ohio.

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 Parkman 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 Parkman Township Board of Trustees.

**SHERIFF'S SALE RESULTS**

DATE OF SALE: THURSDAY, AUGUST 12, 2010

**AUBURN TOWNSHIP**

Case No. 09-F-000637 – Park View Federal Savings Bank vs. Prairie Dog Partners, LLC, et al., 17380 Munn Road (15.45 acres). PPN: 01-025850. WITHDRAWN – BANKRUPTCY.

Case No. 09-F-001302 – Fifth Third Mortgage Company vs. Donna J. Ozmun, et al., 326 Overlook Brook Court (Unit 65-A in the Auburn Lakes Condominium) (condo). PPN: 01-117368. SOLD TO PLTF. FOR \$166,667.00.

**BAINBRIDGE TOWNSHIP**

Case No. 08-F-000972 – Home Savings & Loan Co. of Youngstown vs. Marissa Kenny, et al., 9541 Weathervane Drive (5.12 acres). PPN: 02-419877. WITHDRAWN – BANKRUPTCY.

Case No. 09-F-000062 – Countrywide Home Loans Servicing, Inc. vs. Robert Smith, aka, et al., 17888 Snyder Road (6.89 acres). PPN: 02-420765. SOLD TO PLTF. FOR \$193,334.00.

Case No. 09-F-000758 – US Bank, N.A. vs. Bainbridge North Land Development, LLC, et al., The Shops at Marketplace (59.54 acres). PPN: 02-420974, 02-420978, 02-420980, 02-420982, 02-420983, 02-420984, 02-420976, 02-420977. SOLD TO VINCENT FOND FOR \$6,300,000.00.

Case No. 09-F-000768 – BAC Home Loans Servicing, L.P., etc. vs. James R. Gettys, et al., 16722 Akron Street (0.24 acres). PPN: 02-02-146400, 02-146500, 02-146660, 02-146700. SOLD TO PLTF. FOR \$26,667.00.

Case No. 09-F-000934 – CitiMortgage, Inc., etc. vs. Daniel J. Nelson, aka, et al., 17129 Woodmere Drive (0.34 acres). PPN: 02-023000, 02-023100. SOLD TO PLTF. FOR \$120,000.00.

Case No. 09-F-001250 – GMAC Mortgage, LLC vs. Timothy W. Bloxson, Sr., et al., 16809 Geneva Street (0.93 acres). PPN: 02-072500. SOLD TO PLTF. FOR \$244,080.00.

**CHESTER TOWNSHIP**

Case No. 08-F-000050 – Citibank, N.A., etc. vs. Barbara A. Szabo, et al., 8773 Carmichael Drive (1.03 acres). PPN: 11-365100. SOLD TO PLTF. FOR \$116,667.00.

Case No. 09-F-001203 – SunTrust Mortgage, Inc. vs. Gene Guy Woollett, et al., 12440 Harold Drive (1.02 acres). PPN: 11-036350. SOLD TO PLTF. FOR \$96,667.00.

**MUNSON TOWNSHIP**

Case No. 08-F-001425 – U.S. Bank, N.A., etc. vs. Frederick W. Deming, aka, et al., 11031 Mayfield Road (2.00 acres). PPN: 21-103400. WITHDRAWN – ORDER OF COURT.

**NEWBURY TOWNSHIP**

Case No. 06-F-000595 – Wells Fargo Bank, N.A., etc. vs. Dino T. Messina, et al., 13599 Bass Lake Road (5.95 acres). PPN: 23-063000. WITHDRAWN – ORDER OF COURT.

Case No. 10-F-000162 – Financial Freedom Acquisition, LLC vs. Unknown Heirs, etc. of Kenneth D. McGrath, Sr., et al., 14731 Elm Drive (0.14 acres). PPN: 23-126700, 23-126800. SOLD TO PLTF. FOR \$32,000.00.

**RUSSELL TOWNSHIP**

Case No. 09-F-001175 – CitiMortgage, Inc. vs. Ellen K. Dardis, et al., 9380 Pekin Road (9.96 acres). PPN: 26-086100. WITHDRAWN – ORDER OF COURT.

Case No. 09-F-001458 – Bank of New York, etc. vs. William C. Brown, et al., 8305 Kinsman Road (0.71 acres). PPN: 26-061330, 26-061340. WITHDRAWN – ORDER OF COURT.

**SOUTH RUSSELL VILLAGE**

Case No. 09-F-000738 – Nationstar Mortgage, LLC vs. Kristal C. Maistros, et al., 30 Ridgecrest Drive (1.58 acres). PPN: 29-026900, 29-027000. SOLD TO PLTF. FOR \$232,071.64.

The following parcel was offered for sale on Thursday, August 12, 2010. It will be offered for sale on Thursday, August 26, 2010.

**NEWBURY TOWNSHIP**

Case No. 09-F-001379 – Christopher P. Hitchcock, Treasurer of Geauga County vs. Gordon Vojtech, et al., 14713 Westfield Drive and Elm Drive (0.14 acres). PPN: 23-337310, 23-337320. NO BID. NO SALE.

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 Parkman Township Board of Trustees and its performance properly secured.

A 100% Performance bond will be required from the approved bidder on the installation of the solar panels 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.

Parkman 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 Parkman 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, religion, race, age, handicap, ancestry, or gender.

This legal notice is also posted on the Parkman Township's Website at <http://www.parkmanohio.com>. The Bid Notice can be viewed by going to this web address, scrolling to the left side of the web page and selecting Solar Panel Bid Notice from the menu bar.

The Parkman Township Board of Trustees will maintain a copy of the Bid Notice on the bulletin board outside, in front of the Parkman Community House, 16295 Main Mar-

ket Road, Parkman, Ohio for at least two weeks preceding the day of the opening of the bids.

By order of the Parkman Township Board of Trustees.

**Nancy A. Wheelock, Fiscal Officer**  
Aug19-26, 2010

**PROBATE NOTICES**

**LEGAL NOTICE**

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

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

You are notified that Robert L. Dolan, Executor, has filed an Inventory and Appraisal with the Geauga County Probate Court, 231 Main Street, Suite 200, Chardon, Ohio 44024 on July 13, 2010. Said Inventory and Appraisal has been set for hearing in the Geauga County Probate Court on September 20, 2010 at 8:30 a.m. Any exceptions to the Inventory and Appraisal must be filed five (5) days prior to the hearing date.

**By Heidi M. Cisan, Attorney for the Estate of Barbara A. Pikovnik; Thrasher, Dinsmore & Dolan, 100 7th Avenue, Suite 150, Chardon, Ohio 44024. (440) 285.2242.**  
Aug19-26 Sep2, 2010