

Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

FIRST RUN

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 06-F-000916

The State of Ohio, County of Geauga, ss:
U.S. BANK NATIONAL ASSOCIATION, TRUSTEE, Plaintiff vs. SHIRLEY CROSBY, ET AL., Defendant

In pursuance of an Pluries Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 23rd 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 Montville to-wit:

Situated in the Township of Montville, County of Geauga and State of Ohio: And known as being part of Original Section No. 8 in said Township and bounded and described as follows: Beginning at a point in the centerline of Plank Road (S.R. #86) at the Northwesterly corner of land conveyed to Merl J. Parker by deed recorded in Volume 538, Page 1221 of Geauga County Records of Deeds; Thence North 09 deg. 36' 00" West, along said road centerline 660.77 feet to a point and the principal place of beginning; Thence North 89 deg. 33' 40" East, 441.22 feet to a point; Thence South 09 deg. 36' 00" East, 150.00 feet to a point; Thence North 89 deg. 33' 40" East, 150.00 feet to a point; Thence North 09 deg. 36' 00" West, approximately 448.25 feet to a point in the Southerly line of land conveyed to B. Stanonis by deed recorded in Volume 388, Page 11 of Geauga County Records of Deeds; Thence North 89 deg. 27' 00" West, along said Stanonis Southerly line 150 feet to a point being the Northeast corner of a 1.521 acre parcel of land conveyed to Ben Bringer by deed recorded in Volume 565, Page 136 of Geauga County Records of Deeds; Thence South 09 deg. 36' 00" East, 148.25 feet along said Bringer's Westerly line to a point; Thence South 89 deg. 33' 40" West, 441.22 feet to a point in the centerline of Plank Road; Thence South 09 deg. 36' 00" West, along said centerline 150.00 feet to the principal place of beginning, containing approximately 3.00 acres, be the same more or less, but subject to all legal highways.

Deed Reference Number: dated September 27, 2005, filed July 28, 2005, recorded in Official Records Volume 1769, Page 1204, Recorder's Office, Geauga County, Ohio.

Parcel No. 20-065700
Said Premises Located at: 9347 PLANK ROAD, MONTVILLE 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

Rebecca R. Shrader, attorney
Aug26 Sep2-9, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 07-F-001074

The State of Ohio, County of Geauga, ss:
COUNTRYWIDE HOME LOANS, BOND LOANS, Plaintiff vs. JASON S. STARR, 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 23rd 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 State of Ohio, County of Geauga and in the City of Chardon: Being part of Original Munson Township, Section 2, East Division, and further described as being Sublot No. 159 of Woods of Burlington Phase 5-A Subdivision as shown on the recorded plat in Volume 26, Page 40 and 41 of Geauga County Record of Plats, be the same more or less, but subject to all legal highways.

Parcel No. 10-165407
Said Premises Located at: 119 SUGARBUSH GLEN, CITY OF CHARDON, OH.

Said Premises appraised at (\$180,000.00) and cannot be sold for less than two-thirds of that amount (\$120,000.00). 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 V. Laurito, attorney
Aug26 Sep2-9, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000171

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., Plaintiff vs. ROBERT W. STRATTON, 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 23rd 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 Burton to-wit:

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

And known as being a part of Original Lot 91 in said Township and further known as all of Sublot 137 and the Easterly one half of Sublot 136 in Burton Lake Proposed Subdivision and bounded and described as follows:

Beginning at an iron pipe stake on the centerline of Snow Road (50 feet wide) at the Southwesterly corner of Original Lot 91; Thence North along the centerline at Snow Road, a distance of 1225.85 feet to an angle point in Snow Road passing through an iron pipe stake at 383.50 feet at the Southwesterly Burton Lake Subdivision proposed; Thence North continuing along the centerline of Snow

SHERIFF'S BULLETIN

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

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

DATE OF SALE: THURSDAY, SEPTEMBER 9, 2010 – 10:00 A.M.

AQUILLA VILLAGE

Case No. 10-F-000154 – GMAC Mortgage, LLC vs. Douglas R. Bright, et al., 59 Loring Drive (0.35 acres). PPN: 14-087010, 14-087020, 14-087110, 14-087120, 14-087210. Rachel A. Leier, atty. . . . \$105,000.00 \$70,000.00

AUBURN TOWNSHIP

Case No. 08-F-000087 – Countrywide Home Loans, Inc. vs. Jeannine A. Kwasniewski, et al., 17702 Auburn Road (0.70 acres). PPN: 01-037600. Brian L. Bly, atty. \$90,000.00 \$60,000.00

Case No. 08-F-001405 – Bank of New York, etc. vs. Larry D. Dobson, et al., 15885 Messenger Road (39.02 acres). PPN: 01-117350. Rachel A. Leier, atty. \$520,000.00 \$346,667.00

BAINBRIDGE TOWNSHIP

Case No. 03-F-000248 – SALE WITHDRAWN.

Case No. 08-F-001038 – Chase Home Finance, LLC vs. Andrej Mentschukoff, et al., 8625 Tanglewood Trail (0.57 acres). PPN: 02-111800. Erin J. Bjerkaas, atty. \$215,000.00 \$143,334.00

Case No. 08-F-001132 – Chase Home Finance, LLC vs. David A. Cosentino, et al., 17994 Alden Street (1.43 acres). PPN: 02-314027. Elizabeth S. Brashear, atty. \$200,000.00 \$133,334.00

Case No. 09-F-000373 – Countrywide Home Loans Servicing, L.P. vs. Douglas S. McIntosh, et al., 8885 Tanglewood Trail (0.68 acres). PPN: 02-101700. Brian L. Bly, atty. \$210,000.00 \$140,000.00

Case No. 09-F-001104 – First Place Bank vs. Marc P. Jacobson, et al., 9620 Crackel Road (5.00 acres). PPN: 02-295140. Brian L. Bly, atty. \$233,000.00 \$155,334.00

CHARDON CITY

Case No. 08-F-001036 – Chase Home Finance, LLC, etc. vs. Christopher R. Vidmar, et al., 340 Sylvia Drive (0.25 acres). PPN: 10-087170. Jill L. Fealko, atty. \$120,000.00 \$80,000.00

Case No. 09-F-000215 – Wells Fargo Bank, N.A., etc. vs. Ashley G. Hess, et al., 300 Cynthia Drive (0.26 acres). PPN: 10-036000. Tina R. Edmondson, atty. \$123,000.00 \$82,000.00

CHESTER TOWNSHIP

Case No. 07-F-000221 – U.S. Bank, N.A., etc. vs. Kimberly Moore, aka, et al., 12313 Chillicothe Road (0.50 acres). PPN: 11-308500. Kim M. Hammond, atty. \$70,000.00 \$46,667.00

Case No. 08-F-000259 – Wells Fargo Bank, N.A. vs. Anthony Wright, et al., 13377 Caves Road (5.00 acres). PPN: 11-289780. Matthew C. Gladwell, atty. \$175,000.00 \$116,667.00

Case No. 09-F-000628 – BAC Home Loans Servicing, L.P. vs. John B. Wantz, et al., 8685 Ranch Drive (1.53 acres). PPN: 11-337400. Robert R. Hoose, atty. \$95,000.00 \$63,334.00

Case No. 09-F-000922 – Third Federal Savings & Loan Assoc. of Cleveland vs. Mitchell Leventhal, et al., 13288 Green Drive (1.01 acres). PPN: 11-312590. Brian L. Bly, atty. \$115,000.00 \$76,667.00

Case No. 09-F-001037 – BAC Home Loans Servicing, L.P., etc. vs. John T. Justus, aka, et al., 8411 Sharp Lane (0.80 acres). PPN: 11-367000, 11-367100. Matthew C. Gladwell, atty. \$130,000.00 \$86,667.00

Case No. 09-F-001084 – CitiMortgage, Inc. vs. Brad Tanner, as Trustee, etc., et al., 9380 Sherman Road (5.26 acres). PPN: 11-336350. Anita L. Maddix, atty. \$260,000.00 \$173,334.00

HUNTSBURG TOWNSHIP

Case No. 09-F-000923 – CitiMortgage, Inc. vs. Charles K. Schultz, et al., 12566 Princeton Road (1.50 acres). PPN: 16-029800. Erin E. Bjerkaas, atty. \$120,000.00 \$80,000.00

MUNSON TOWNSHIP

Case No. 09-F-001312 – U.S. Bank, N.A., etc. vs. Gary R. Schofield, et al., 12348 Carroll Drive (1.56 acres). PPN: 21-139700. Nicholas D. Donnermeyer, atty. \$160,000.00 \$106,667.00

NEWBURY TOWNSHIP

Case No. 09-F-001252 – Nationstar Mortgage, LLC, etc. vs. Edward J. Vilcheck, et al., 11670 Portlew Road (1.84 acres). PPN: 23-352900. Ronald J. Cherek, atty. \$80,000.00 \$53,334.00

Case No. 09-F-001362 – BAC Home Loans Servicing, L.P., etc. vs. Martin F. Luthke, aka, et al., 10022 Bell Road (1.50 acres). PPN: 23-167280. Brian L. Bly, atty. \$145,000.00 \$96,667.00

RUSSELL TOWNSHIP

Case No. 08-F-000799 – Chase Home Finance, LLC vs. Sharon H. LaRiccia, et al., 8552 Kinsman Road (5.01 acres). PPN: 26-046200. Stacy L. Hart, atty. \$140,000.00 \$93,334.00

Road and along the Westerly line of Burton Lake Subdivision proposed, a distance of 58.02 feet to an iron pin stake at the Northwesterly corner of Jackson Drive (50 feet wide); Thence South 87 degrees 43' East along the northerly line of Jackson Drive, a distance of 75.00 feet to a point which is the place of principal beginning of the parcel of land herein intended to be described;

Course 1: Thence South 87 degrees 43' East along the Northerly line of Jackson Drive, a distance of 75.00 feet.

Course 2: Thence North parallel to the centerline of Snow Road, a distance of 230.00 feet.

Course 3: Thence North 87 degrees 43' West parallel to the centerline of Jackson Drive, a distance of 75.00 feet.

Course 4: Thence South a distance of 230.00 feet to the place of principal beginning and containing 0.396 acres of land according to the description of Frank W. Riley, Ohio Registered Surveyor 3888 made in January 1953.

Parcel No.: 04-135750
Prior Deed Reference: Volume 1766, Page

2193
Said Premises Located at: 12488 JACKSON DRIVE, BURTON TOWNSHIP, OH.

Said Premises appraised at (\$75,000.00) and cannot be sold for less than two-thirds of that amount (\$50,000.00). 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

Lori N. Wight, attorney
Aug26 Sep2-9, 2010

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000952

The State of Ohio, County of Geauga, ss:
THE HOME SAVINGS AND LOAN COMPANY OF YOUNGSTOWN, OHIO, Plaintiff vs. SULLY'S AUTOMOTIVE REPAIR, INC., 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 23rd 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 Middlefield to-wit:

Situated in the Township of Middlefield, County of Geauga, and State of Ohio: know as being part of Lots Nos. 39 and 42 in said Township bounded and described as follows:

Beginning at a point in the centerline of Old State Road located South 32 deg. 11-2/3' East

150 feet from the Southeasterly corner of land conveyed to M. and L. Szepeffy by Deed recorded in Volume 232, Page 296 of Geauga County Records; Thence Southwesterly on a straight line about 1195.5 feet to a point in the East line of land conveyed to M.C. Lyman by deed recorded in Volume 220, Page 523 of Geauga County Records, said point being located 257.5 feet South as measured along said Lyman's East line from the South line of land conveyed to G. Judah, Jr. by deed recorded in Volume 180, Page 52 of Geauga County Records; Thence South along said Lyman's East line 237.5 feet to a point; Thence Northeasterly on a straight line about 1312.5 feet to a point in the centerline of Old State Road, said point being located Southeasterly 150 feet measured along said road centerline from the place of beginning; Thence North 32 deg. 11-2/3' West along said road centerline 150 feet to the place of beginning, containing about 5 acres of land, be the same more or less, but subject to all legal highways.

PPN: 18-016700

PROPERTY ADDRESS: 15600 Old State Road, Middlefield, Ohio 44062

Situated in the Township of Middlefield, County of Geauga, and State of Ohio: And known as being a part of Lot No. 39 and Lot No. 42 within said Township, and is bounded and described as follows:

Beginning at a point in the centerline of Old State Road (State Route (608) at the Northeasterly corner of land conveyed to M.T. & H.H. Degroot by deed as recorded in Volume 552, Page 1109 of the Geauga County Records of Deeds; Thence South 32 degrees 11' 40" E. along the centerline of said Old State Road a distance of 300.00 feet to a point, said point being the true place of beginning of this survey; Thence South 81 degrees 38' 16" West along the Southerly line of said M.T. & H.H. Degroot Land a distance of 1281.14 feet to an iron pin, passing through an iron pin 32.84 feet from said centerline; Thence South 2 degrees 56' 55" West a distance of 280.57 feet to an iron pin; Thence North 77 degrees 37' 14" East a distance of 1417.60 feet to a point on the centerline of said Old State Road, passing through an iron pin 30.56 feet therefrom; Thence North 32 degrees 11' 40" West along the centerline of said Old State Road a distance of 193.00 feet to the true place of beginning, containing 7.00 acres of land as surveyed by William W. Welcheck P.S. 5463.

Be the same more or less, but subject to all legal highways.

PPN: 18-021550

PROPERTY ADDRESS: VACANT LAND PRIOR DEED REFERENCE: 1625, Page 67

Said Premises Located at: 15600 OLD STATE ROAD, MIDDLEFIELD TOWNSHIP, OH.

Said Premises appraised at (\$425,000.00) and cannot be sold for less than two-thirds of that amount (\$283,334.00). 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

Thomas M. Gacse, attorney
Aug26 Sep2-9, 2010

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 09-F-000123

The State of Ohio, County of Geauga, ss:

CHASE HOME FINANCE LLC, Plaintiff vs. LYN M. SANTAMARY, AKA LYN M. BRONAKA, 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 23rd 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 Hambden to-wit:

Situated in the Township of Hambden, County of Geauga and State of Ohio, and is described as follow:

And known as being Sublot No. 26 in the Pheasant Ridge Subdivision, as shown on the recorded plat in Volume 27, Page 61 of the Geauga County Records of Plats, be the same more or less, but subject to all legal highways.

Property Address: 10480 Locust Grove Drive, Chardon, OH 44024

Parcel No.: 15-102188

Prior Deed Reference: OR 1823, Page 2284

Said Premises Located at: 10480 LOCUST GROVE DRIVE, HAMBDEN TOWNSHIP, OH.

Said Premises appraised at (\$375,000.00) and cannot be sold for less than two-thirds of that amount (\$250,000.00). 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

Anita L. Maddix, attorney
Aug26 Sep2-9, 2010

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 09-F-000737

The State of Ohio, County of Geauga, ss:

FIFTH THIRD MORTGAGE COMPANY, Plaintiff vs. HAYDEN E. WEBER, 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 23rd 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 Middlefield to-wit:

Situated in the Village of Middlefield, County of Geauga and State of Ohio: And known as being Unit No. 2 of Building No. 13 of the Nantucket Cove Townhouses (a Condominium Development) Phase VI whose drawings are recorded in Volume 22 of Maps, Page 44 of Geauga County Records, being a part of Sublot No. 4A in Mid-Meadow Subdivision, Phase II, Plat amendment as shown by plat recorded in Volume 20, Page 132 of Geauga County Record of Plats, and as further described by the Declaration of Condominium Ownership and By-Laws attached thereto and recorded in Volume 912, Page 1045 of Geauga County Records, together with an undivided percentage interests in and to all the common areas and facilities appurtenant to said unit as set forth in the Declaration of Condominium Ownership as the

same may be from time to time amended, which percentage shall automatically change in accordance with the Amendment(s) to Declaration as the same are filed of record pursuant to the provisions of said Declaration and will attach to the additional common areas and facilities in the percentages set forth in such Amendment(s) to Declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amendment(s) to Declaration as though conveyed hereby, be the same more or less, but subject to all legal highways.

Parcel No.: 19-080845

Said Premises Located at: 14765 LAKEVIEW DRIVE (UNIT NO. 2 OF BUILDING NO. 13 IN THE NANTUCKET COVE TOWNHOUSES, PHASE VI), VILLAGE OF MIDDLEFIELD, 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

Kriss D. Felty, attorney
Aug26 Sep2-9, 2010

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 09-F-001079

The State of Ohio, County of Geauga, ss:

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF15 MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-FF15, Plaintiff vs. RONALD MODRZYNSKI, 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 23rd 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 part of Original Munson Township Section 2 in the East Division of said Original Township and known as Sublot No. 6 in the Woods of Burlington Phase I Subdivision as recorded in Volume 20, Page 14 of Geauga County Record of Plats, and rerecorded in Volume 20, Page 113 of Geauga County Records, be the same more or less, but subject to all legal highways.

Parcel Number(s): 10-164898

Deed Reference Number: dated August 9, 2006, filed August 10, 2006, recorded in Official Records Volume 1801, Page 2360, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 112 PINE HOLLOW CIRCLE, CITY OF CHARDON, 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

Edward M. Kochalski, attorney
Aug26 Sep2-9, 2010

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 09-F-001264

The State of Ohio, County of Geauga, ss:

METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A., Plaintiff vs. TIMOTHY SPANGLER, 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 23rd 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 Claridon to-wit:

Situated in the Township of Claridon, County of Geauga and State of Ohio: and known as being Sublot No. 12 in Phase II Pepperwood Estates Subdivision of part of Original Township Lots No. 2 & 3. Section No. 3 as shown by the recorded plat in Volume 27 of Maps, Page 31 of Geauga County Records, containing 3.01 acres, as appears by said plat, be the same more or less.

Property Address: 14585 Essex Court, Chardon, OH 44024

Parcel No.: 12-090275

Prior Deed Reference: Book 1815, Page 2896

Said Premises Located at: 14585 ESSEX COURT, CLARIDON TOWNSHIP, OH.

Said Premises appraised at (\$220,000.00) and cannot be sold for less than two-thirds of that amount (\$146,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Jennifer E. Powers, attorney
Aug26 Sep2-9, 2010

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 09-F-001329

The State of Ohio, County of Geauga, ss:

CITIMORTGAGE, INC., Plaintiff vs. JOHN P. MARTIN, 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 23rd 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 Hambden to-wit:

Situated in the Township of Hambden, County of Geauga and State of Ohio, and is described as follows:

And known as being part of Lot #5, Parker Tract in said Township and bounded and described as follows:

Beginning at a point in the centerline of

Radcliffe Road, so called (said centerline also being the Northerly margin of Hambden Township and Geauga County) at the N.E. corner of lands in the name of K.W. and R.J. Halleen as recorded in Vol. 550, Page 686 of the Geauga County Records of Deeds, said point being the principal place of beginning; Thence, from said place of beginning, and passing through an iron pipe 30.00 feet therefrom, S. 00 deg. 15 min. 00 sec. W. along the Easterly margin of said Halleen lands, a distance of 455.00 feet to an iron pipe; Thence S. 89 deg. 45 min. 00 sec. E. a distance of 250.80 feet to an iron pipe; Thence N. 0 deg. 15 min. 00 sec. E. a distance of 455.00 feet to the centerline of said Radcliffe Road and passing through an iron pipe 30.00 feet therefrom; Thence N. 89 deg. 45 min. 00 sec. W. along the centerline of Radcliffe Rd. a distance of 250.80 feet to the principal place of beginning, containing 2.61969697 acres of land, be the same more or less, but subject to all legal highways.

Property Address: 14205 Radcliffe Road, Chardon, OH 44024

Parcel No.: 15-011830

Prior Deed Reference: O.R. Book 1767, Page 2215

Said Premises Located at: 14205 RADCLIFFE ROAD, HAMBDEN TOWNSHIP, OH.

Said Premises appraised at (\$165,000.00) and cannot be sold for less than two-thirds of that amount (\$110,000.00). 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
Aug26 Sep2-9, 2010

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 09-F-001515

The State of Ohio, County of Geauga, ss:

HOUSEHOLD REALTY CORPORATION, Plaintiff vs. MICHAEL SPICE, 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 23rd 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 Burton to-wit:

Situated in the Township of Burton, County of Geauga and State of Ohio, and known as being part of Original Burton Township Lot No. 54, and is also the South part of the land as recorded in Volume 268, Page 381, of the Geauga County Record of Deeds; and is bounded and described as follows: Beginning on an iron spike set at the intersection of the center lines of Rapids Road (County Road No. 1) and Hotchkiss Road (County Road No. 30) thence, North 87 deg. 40 min. 00 sec. West 617.54 feet measured along the center line of Hotchkiss Road to an iron spike; thence, South 33 deg. 05 min. 00 sec. West 1735.82 feet measured along the center line of said Hotchkiss Road to an iron spike, the principal beginning point of this survey; thence, North 86 deg. 11 min. 30 sec. West 1056.53 feet passing thru an iron pipe set on the Westerly margin line of Hotchkiss Road 35.10 feet from center line, and continuing to an iron pipe set on the line between Original Burton Township Lot's No.'s 53, and 54, and on the East line of land as recorded in Volume 221, Page 187, of the Geauga County Record of Deeds, now or formerly in the name of O.C. Cook; thence, South 1 deg. 27 min. 30 sec. West 1425.02 feet along the said lot line and the East line of the said Cook's land, crossing the West branch of Cuyahoga River, and continuing along the East line of land a 30.33 acre parcel as recorded in Volume 205, Page 563 of the Geauga County Record of Deeds, passing thru an iron pipe on the Westerly margin line of said Hotchkiss Road 35.93 feet from center line, and continuing to an iron spike set on the center line; thence, North 57 deg. 45 min. 00 sec. East 484.01 feet along the center line of Hotchkiss Road to an iron spike; thence, North 28 deg. 05 min. 00 sec. East 525.60 feet along the center line of said road, crossing the West branch of the Cuyahoga River to an iron spike; thence, North 33 deg. 05 min. 00 sec. East 796.34 feet along the center line of said road, to the place of beginning, containing twenty and one hundred and fifty-five thousandths (20.155/1000) acres of land and water, more or less.

Bearings are given to indicate angles only, measurements are in feet and decimals, survey and description made and prepared by L.S. Speer, Surveyor Reg. #1262. Excepting and reserving therefrom 1 acre of land transferred from Robert N. Gray and Agnes Gray to E. Protiva, being recorded in Vol. 410, Page 910. Excepting and reserving therefrom 1 acre of land transferred from Robert N. Gray and Agnes Gray to J. and B. Overgard, being recorded Vol. 342, Page 399. Thereby intending the above description to cover 17.155/1000 acres of land, with all the privileges and appurtenances thereunto belonging to have and to hold the same to said grantees, their heirs and assigns forever, as fully and completely as said Robert N. Gray, as executor as aforesaid, by virtue of said will, proceedings, etc., may can, or should convey the same. Excepting and reserving 0.72 Ac., conveyed to Joseph and Margaret Kolesar by Deed Vol. 1478, Pg. 756; excepting and reserving 1.00 Ac. conveyed to Edward Protiva recorded in Vol. 484 Pg. 492.

Situated in the Township of Burton, County of Geauga and State of Ohio, being part of Original Lot No. 54 within said Township and further described as follows:

Beginning in the centerline of Hotchkiss Road at the southeast corner of land conveyed to M.M. and J.L. Romagni by deed recorded in Vol. 689 Pg. 776 of the Geauga County Records of Deeds, said point of beginning also being the southwest corner of land, Parcel No. 2, conveyed to D.J. and J.F. Young by deed recorded in Vol. 1074 Pg. 175 of the Geauga County Records of Deeds; Thence North 01 Deg. 00' 40" East along the east line of the said Romagni land and with the west line of the said Young land, passing thru an iron pin set at the southeast corner of Parcel No. 3 conveyed to said Young by deed recorded in Vol. 1074 Pg. 175 of the Geauga County Records of Deeds, at a distance of 317.31 feet and continuing North 01 Deg. 00' 40" East along the west line of said Parcel No. 3 and with the east line of the said Romagni land a total distance of 369.81 feet to an iron pin set at the principal place of beginning of the land to be described herein; Thence continuing North 01 Deg. 00' 40" East along the east line of the said Romagni land and along the east line of land conveyed to the City of Akron by deed recorded in Vol. 607, Pg. 535 of the Geauga County Records of Deeds, a dis-

tance of 157.50 feet to an iron pin set at the northwest corner of said Parcel No. 3; Thence South 88 Deg. 59' 20" East along the north line of said Parcel No. 3, a distance of 15.00 feet to an iron pin set at the northeast corner thereof; Thence South 01 Deg. 00' 40" West along the east line of said Parcel No. 3, a distance of 157.50 feet to an iron pin set; Thence North 88 Deg. 59' 20" West a distance of 15.00 feet to the principal place of beginning, containing within said bounds 0.054 acres of land according to the survey of Forest Land Design, Inc., by J. Arthur Temple, Registered Surveyor No. 4761, dated June 1999.

Bearings shown herein are based on an assumed meridian and are used to indicate angles only.

Parcel Nos. 04-150593, 04-150875

Said Premises Located at: 13350

HOTCHKISS ROAD, BURTON TOWNSHIP, OH.

Said Premises appraised at (\$300,000.00) and cannot be sold for less than two-thirds of that amount (\$200,000.00). 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

Phillip C. Barragate, attorney
Aug26 Sep2-9, 2010

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 09-F-001519

The State of Ohio, County of Geauga, ss:

NATIONSTAR MORTGAGE LLC, Plaintiff vs. STANLEY M. MCBRIDE, 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 23rd 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 Chardon to-wit:

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

Beginning at the intersection of the centerline of Ravenna Road, and the centerline of Colburn Road, also being the North line of said Township and County; Thence North 85 deg. 30' 18" West 259.83 feet along the centerline of said Colburn Road to a point (being the Northeast corner of A. Sanvido as recorded in Vol. 516, Page 406, Geauga County Records of deeds.) Thence South 04 deg. 07' 00" West 363.01 feet to an iron pin found, and passing through an iron pin found at 30.00 foot; Thence South 85 deg. 30' 18" East, 215.00 feet to the centerline of said Ravenna Road and passing through an iron pin set at 184.80 feet; Thence North 11 deg. 09' 40" East, 365.48 feet along the centerline of said Ravenna Road to the point of beginning containing 1.979 acres of land as surveyed by R.L. Phillips, P.S. 6105, be the same more or less, but subject to all legal highways.

Parcel Number(s): 06-019550

Deed Reference Number: dated July 31, 1996, filed August 5, 1996, recorded in Official Records Volume 1062, Page 1060, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 11745 COLDBURN ROAD, CHARDON 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

Charles R. Janes, attorney
Aug26 Sep2-9, 2010

Sheriff's Sale of Real Estate

General Code, Sec. 11661

Revised Code, Sec. 2329.26

Case No. 10-F-000039

The State of Ohio, County of Geauga, ss:

CHASE HOME FINANCE LLC, Plaintiff vs. DEBORAH A. SCHIEFFER, AKA DEBORAH A. DONAHUE, 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 23rd 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:

Being part of Bass Lake Community Inc.'s Subdivision of part of Lot No

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 10-F-000155

The State of Ohio, County of Geauga, ss:
**BAC HOME LOANS SERVICING LP,
Plaintiff vs. ELIZABETH JONES, 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 23rd 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 Chardon to-wit:

Situated in the Township of Chardon, County of Geauga and State of Ohio: And known as being part of Lot No. 161, Tract #3 of said Township and further described as follows:

Beginning at a point in the center of Thwing Road, which is the Southerly line of Chardon Township, at the intersection of the Southwest corner of a 6.6 acre parcel of land, deeded by Millard M. Thwing to Durell D. Thwing, as recorded in Volume 178, Page 618 of Geauga County Deed Records; Thence North 86 deg. 12' 10" West 1748.31 feet along the centerline of Thwing Road, to the principal place of beginning;

Course #1: Thence North 86 deg. 12' 10" West, 108.90 feet along the center line of Thwing Road;

Course #2: Thence North 3 deg. 09' 00" East 430.00 feet;

Course #3: Thence South 86 deg. 12' 10" East 108.90 feet;

Course #4: Thence South 3 deg. 09' 00" West 430 feet to the center of Thwing Road, and principal place of beginning, containing 1.0750 acres of land, according to survey of W.E. Holland Engineering Company, Chagrin Falls, Ohio, February, 1956. It is the intention hereby to convey Sublot #9 of Berkshire Heights Subdivision as recorded in Volume 7, Page 67, Geauga County Records of Plats, be the same more or less, but subject to all legal highways.

Parcel No.: 06-012150
Said Premises Located at: 10864 THWING ROAD, CHARDON 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**

Ronald J. Cherneck, attorney
Aug26 Sep2-9, 2010

THIRD 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 Tory 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. KWASNIOWSKI, 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-000259

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:

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 74 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 CWMBS 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 115.00 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 1391.17 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. Vilk 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 Vilk'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 SERVICING, 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. Hoese, attorney
Aug12-19-26, 2010

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

Case No. 09-F-000929

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 Priceton Road at a point which is South 04 degrees 00' 00" West along said center line 629.9 feet from the Southeastery 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, HUNTSEBURG 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 iron pin; Thence continuing N. 0 degrees 13' E. a distance of 30 feet to a point in the centerline of Sharp Lane; Thence N. 89 degrees 47' W., a distance of 100.0 feet along center line of Sharp Lane to the place of beginning; This parcel contains all of Sublot No. 37 and the Westerly 20 feet of Sublot No. 38 in said Elizabeth Sharp Allotment as surveyed by Wilbur C. Hunger, August 1955. Be the same 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 Northeastery corner of said Lot No. 17 which is also the Northeastery 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 Southeastery 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.

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:
Situating 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 Briday 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 45459. (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

**LEGAL NOTICE
NOTICE OF PUBLIC/PRIVATE SALE**

On Friday, September 10, 2010 at 12:00 noon, J & R Quality Storage, 12610 Chardon Wind-sor Road, Chardon, OH 44024, will sell by the unit to the highest bidder for CASH all rights, title and interest to the following property now in the possession of:

Unit #A-22: Jeffrey Hough, 10441 Auburn Road, Chardon, OH 44024: Household items
Unit #B-26: Pat Ware, 128 South Street, Chardon, OH 44024: Furniture and Household items

All items bought must be removed the same day by 5:00 p.m. J & R Quality Storage reserves the right to withdraw a unit from the Public Sale at any time. For information all interested parties should call (440) 286-2243 between the hours of 9:00 a.m. - 5:00 p.m., Monday through Friday.
Aug26 Sep2, 2010

**NOTICE OF PUBLIC HEARING
Auburn Township**

Notice is hereby given that the Auburn Township Board of Zoning Appeals will hold a public hearing, on Tuesday, the 14th day of September, 2010, at 7:00 P.M., at the Auburn Township Community Center, Adam Hall, 11455 East Washington Street, Auburn Twp., Ohio. The following item will be on the agenda:

BZA-10-09a, an appeal, alleging error by the Auburn Township Zoning Inspector, submitted by Thomas E. and Diane J. Jones. The notice of appeal alleges that the zoning inspector erred in revoking an agricultural exemption for a proposed wind turbine, for property identified as 01-118205, Auburn Township, Ohio, in a R-1 zoning district.

**AUBURN TOWNSHIP
BOARD OF ZONING APPEALS
Jane Hardy, Secretary**
Aug26, 2010

**NOTICE OF PUBLIC HEARING
APPEAL FOR VARIANCE TO
PARKMAN TOWNSHIP
ZONING RESOLUTION**

Notice is hereby given that the Parkman Township Board of Zoning Appeals will conduct a public hearing on an appeal for an area variance to the Parkman Township Zoning Resolution on the 14th day of September, 2010 at 7:30 o'clock p.m. at the Community House.

This application, submitted by Dave Wilkes/Hi-Lite Maintenance, Inc., of 10739 Kinsman Road, Newbury, OH 44065, is requesting an area variance from the Parkman Township Zoning Resolution for property, located at Route 422, owned by Dollar General Corporation, Parkman Township, Ohio, for additional square footage for both building and pole sign, and a variance for the height of the pole sign. Article VII, Section 706.0(A)(1)(a) of the Parkman Township Zoning Resolution states: "Wall signs shall have a maximum area of sixteen (16) square feet". Article VII, Section 706.0(A)(2) states: "In addition to a wall, projecting, or marquee sign each commercial or industrial use may be permitted one (1) ground or pylon sign on the lot. There shall be no more than one (1) ground or pylon sign per lot." Article VII, Section 709.0(B) states: "Ground or pylon signs shall have a maximum height of ten (10) feet."

**Connie M. Hasman, Secretary
Board of Zoning Appeals**
Aug26, 2010

LEGAL NOTICE

The Burton Village Board of Public Affairs has scheduled a public hearing for Tuesday, September 14, 2010 at 7:00 P.M. in the Village office, 14588 West Park Street, to discuss Resolution No. 2010-17 to amend section 119(E) of the Rules and Regulations for Billing Procedures and any other business that may properly come before the Board.
Aug26, 2010

BID NOTICES

**LEGAL BID NOTICE
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 gary@remsl.com.

The installation of the solar panels require a Certified NABCEP installer to install 45 Canadian Solar Panels with Enphase Microinvertors 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. 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 Market 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

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.

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

Public Notice
Resource Center