

# Sheriff's Sales

# Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

## SECOND RUN

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 06-F-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 Road and along the Westerly line of Burton

## SHERIFF'S BULLETIN

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

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

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

	APPRAISAL	MINIMUM BID
<b>AQUILLA VILLAGE</b> 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
<b>AUBURN TOWNSHIP</b> 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
<b>BAINBRIDGE TOWNSHIP</b> 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
<b>CHARDON CITY</b> 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
<b>CHESTER TOWNSHIP</b> 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
<b>HUNTSBURG TOWNSHIP</b> 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
<b>MUNSON TOWNSHIP</b> 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
<b>NEWBURY TOWNSHIP</b> 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. Chernelk, 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
<b>RUSSELL TOWNSHIP</b> 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

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. Szepessy 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  
Situating 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:

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

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:

Situating 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:

Situating 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:

Situating 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:

Situating 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 pin 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 pin 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:

Situating 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.

Situating 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 distance 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. Barragante, 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:

Situating 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. Sanivido 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:

Situating 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. 5 East Division, Tract No. 1 in Munson Township and described as follows:

Beginning at a point in the centerline of Bass Lake Road bearing N. 35 deg. 7' 40" E. a distance of 873.90 feet from the intersection of said centerline with the lot line between Lot No. 9 and Lot No. 10, thence continuing N. 35 deg. 7' 40" E. along said centerline 250.00 feet; Thence S. 54 deg. 52' 20" E. a distance of 425.13 feet to an iron pipe and passing through an iron pipe 30.0 feet from said centerline; Thence S. 35 deg. 7' 40" W. a distance of 250.00 feet to an iron pipe; Thence N. 54 deg. 52' 20" W. a distance of 425.13 feet to the place of beginning and passing through an iron pipe 30.0 feet therefrom containing 2.440 acres of land as surveyed September 1950, by Richard Sperry.

Property Address: 11769 Bass Lake Road, Chardon, OH 44024

Parcel No.: 21-147600  
Prior Deed Reference: Volume No. 727, Page 349

Said Premises Located at: 11769 BASS LAKE ROAD, MUNSON TOWNSHIP, OH.

Said Premises appraised at (\$155,000.00) and cannot be sold for less than two-thirds of that amount (\$103,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

**DANIEL C. McCLELLAND,**  
**Sheriff Geauga County, Ohio**  
April A. Brown, attorney  
Aug26 Sep2-9, 2010

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. Cherek, attorney  
Aug26 Sep2-9, 2010

## LEGAL NOTICES

### 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 Windsor 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 APPEAL FOR VARIANCE TO TROY TOWNSHIP ZONING RESOLUTION

Notice is hereby given that the Troy Township Board of Zoning Appeals will conduct a public hearing on an application on an appeal for a variance and an application for a conditional zoning certificate to the Troy Township Zoning Resolution on the 13th day of September, 2010 at 7:00 o'clock p.m. at the Troy Community Center, 13950 Main Market Road.

This application, submitted by Lester W. Byler requests that an area variance regarding a proposed addition to a non-conforming building and an application for a conditional zoning certificate for a home occupation be granted for the property located at 18665 Tilden Road in Troy Township.

**Jeannine Reeves, Secretary**

Sep2, 2010

### NOTICE OF PUBLIC HEARING APPEAL FOR VARIANCE TO TROY TOWNSHIP ZONING RESOLUTION

Notice is hereby given that the Troy Township Board of Zoning Appeals will conduct a public hearing on an application on an appeal for a variance to the Troy Township Zoning Resolution on the 13th day of September, 2010 at 7:00 o'clock p.m. at the Troy Community Center, 13950 Main Market Road.

This application, submitted by Geis Construction Co., on behalf of Great Lakes Cheese Co., requests that an area variance regarding the building height of a proposed addition be granted for the property located at 17825 Great Lakes Parkway in Troy Township.

**Jeannine Reeves, Secretary**

Sep2, 2010

### LEGAL NOTICE

#### Village of Middlefield

The Middlefield Village Council has scheduled a public hearing on Thursday, October 7, 2010 beginning at 7:30 p.m. at the Municipal Center, 14860 N. State Ave., pursuant to the following:

Ord. No. 10-130: Amending Chapter 1111, 1113 and 1121 of the Subdivision Regulations of the Village of Middlefield and Repealing Chapter 1117 and 1119 of such Subdivision Regulations.

All interested parties are invited to attend and be heard.

**Tiffany Mekeel, Fiscal Officer**

Sep2, 2010

### LEGAL NOTICE

#### Auburn Township

Notice is hereby given that the Auburn Township Board of Trustees will hold a special meeting on Thursday, September 16, 2010 at 7:00 p.m. at the Auburn Township Administration Building, 11010 Washington Street, Auburn Township, OH 44023. The Trustees will immediately go into Executive Session for the purpose of interviewing construction managers for the Auburn Volunteer Fire Department Renovation/Addition Project.

**BY THE ORDER OF THE AUBURN TOWNSHIP TRUSTEES**  
**Susan Playcan, Fiscal Officer**

Sep2, 2010

### NOTICE OF PUBLIC HEARING ON TWO MOTIONS PROPOSING TO AMEND THE MUNSON TOWNSHIP ZONING RESOLUTION

Notice is hereby given that the Munson Township Board of Township Trustees will conduct a public hearing on two motions, which are amendments, identified as numbers 2010-03 and 2010-04, to the Munson Township Zoning Resolution at the Munson Township Hall, 12210 Auburn Road, Munson Township at 6:30 o'clock p.m. on Tuesday, September 14, 2010.

The motions proposing to amend the zoning resolution will be available for examination at the above address from 9:00 o'clock a.m. to 3:00 o'clock p.m. weekdays from September 2, 2010 through September 14, 2010.

**Patricia A. Bayer, Fiscal Officer**

Sep2, 2010

## SHERIFF'S SALE RESULTS

DATE OF SALE: THURSDAY, AUGUST 26, 2010

### BURTON TOWNSHIP

Case No. 09-F-001443 – Household Realty Corporation vs. Chris A. Lee, aka, et al., 14534 Broadwood Drive (0.57 acres). PPN: 04-113400. SOLD TO PLTF. FOR \$76,667.00.

### CHARDON CITY

Case No. 07-F-000565 – SALE WITHDRAWN.

Case No. 09-F-001438 – BAC Home Loans Servicing, L.P., etc. vs. Case Hanson, et al., 200 Court Street (0.14 acres). PPN: 10-025440. WITHDRAWN – ORDER OF COURT.

Case No. 10-F-000045 – JPMorgan Chase Bank, N.A. vs. Unknown Spouse, Heirs, etc. of Mary L. Sidbeck, Deceased, et al., 335 Cynthia Drive (0.27 acres). PPN: 10-080550. SOLD TO PLTF. FOR \$58,667.00.

### CHARDON TOWNSHIP

Case No. 09-F-000203 – SALE WITHDRAWN.

### CLARIDON TOWNSHIP

Case No. 09-F-001026 – Wells Fargo Bank, N.A. vs. John D. Drazdik, et al., 13018 Old State Road (3.34 acres). PPN: 12-065700. SOLD TO PLTF. FOR \$123,334.00.

Case No. 09-F-001075 – Wells Fargo Bank, N.A. vs. David J. Nimrichter, et al., 15035 Chardon Windsor Road (4.38 acres). PPN: 12-029340. SOLD TO PLTF. FOR \$150,000.00.

### HAMB DEN TOWNSHIP

Case No. 09-F-001216 – United States of America, etc. vs. Brenda L. Treadway, et al., 10795 Claridon Troy Road (1.00 acres). PPN: 15-034700. NO BID. NO SALE.

Case No. 10-F-000220 – Deutsche Bank Trust Company Americas, etc. vs. Roy V. Reese, Jr., et al., 10077 Cutts Road (3.00 acres). PPN: 15-004740, 15-004750, 15-004760. SOLD TO PLTF. FOR \$86,667.00.

### HUNTSBURG TOWNSHIP

Case No. 09-F-000132 – Deutsche Bank National Trust Company, etc. vs. James Kashery, et al., 12422 Madison Road (1.23 acres). PPN: 16-061200. SOLD TO PLTF. FOR \$103,334.00.

### MIDDLEFIELD TOWNSHIP

Case No. 08-F-001021 – SALE WITHDRAWN.

Case No. 09-F-001422 – Farm Credit Services of Mid-America, PCA vs. Eli E. Miller, et al., 17747 Peters Road (3.00 acres). PPN: 18-050760. WITHDRAWN – ORDER OF COURT.

### MIDDLEFIELD VILLAGE

Case No. 08-F-000205 – Bank of New York, etc. vs. Frank Sullivan, et al., 15787 Grove Street (1.40 acres). PPN: 19-051100. WITHDRAWN – ORDER OF COURT.

Case No. 09-F-000834 – BAC Home Loans Servicing, L.P., etc. vs. Judy A. Cummins, et al., 15136 South State Avenue (0.50 acres). PPN: 19-066000. SOLD TO PLTF. FOR \$92,800.00.

### MONTVILLE TOWNSHIP

Case No. 08-F-000668 – U.S. Bank N.A., etc. vs. Eileen Marie Fier, aka, et al., 16180 Hart Road (10.19 acres). PPN: 20-070819. WITHDRAWN – ORDER OF COURT.

Case No. 09-F-000158 – CitiMortgage, Inc. vs. Douglas G. Sereidich, et al., 9969 Kile Road (2.41 acres). PPN: 20-045900. SOLD TO PLTF. FOR \$80,000.00.

Case No. 09-F-000460 – Countrywide Home Loans Servicing, LLC vs. Christopher E. Light, et al., 11080 Madison Road (5.03 acres). PPN: 20-035200. SOLD TO PLTF. FOR \$93,334.00.

### MUNSON TOWNSHIP

Case No. 08-F-000466 – IndyMac Bank, F.S.B. vs. Nga T. Chau, et al., 12085 Burlington Glen Drive (1.50 acres). PPN: 21-176446. SOLD TO PLTF. FOR \$283,334.00.

### PARKMAN TOWNSHIP

Case No. 09-F-000422 – Countrywide Home Loans Servicing, LLC vs. Monroe M. Kuhns, aka, et al., 15280 Grove Road (3.02 acres). PPN: 25-124000. SOLD TO PLTF. FOR \$43,334.00.

### TROY TOWNSHIP

Case No. 10-F-000062 – First Federal Savings & Loan Assoc. of Lakewood vs. Edward J. Backos, et al., 14083 Nash Road (1.10 acres). PPN: 32-066320. WITHDRAWN – ORDER OF COURT.

The following parcel was offered for sale on Thursday, August 12 and 26, 2010.

### NEWBURY TOWNSHIP

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

**Dolan, 100 7th Avenue, Suite 150, Chardon, Ohio 44024. (440) 285.2242.**  
Aug19-26 Sep2, 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 &**

**PROBATE COURT OF  
GEAUGA COUNTY, OHIO  
JUDGE CHARLES E. HENRY  
10-PB-000321 - IN RE: CHANGE OF NAME  
OF SYDNEY TAYLOR GROSS TO SYDNEY  
TAYLOR COOPER.**

**NOTICE OF HEARING OF  
NAME CHANGE**

Applicant hereby gives notice to all interested persons that the applicant has filed an Application for Change of Name in the Probate Court of Geauga County, Ohio, requesting the change of name of Sydney Taylor Gross to Sydney Taylor Cooper.

The hearing on the application will be held on the 5th day of October, 2010 at 8:30 o'clock A.M. in the Probate Court of Geauga County, located on the second floor of the Courthouse Annex, 231 Main Street, Chardon, Ohio 44024.

**Melissa Cooper  
8364 Top Rail Lane  
Novelty, OH 44072**

Sep2, 2010