

# 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. 01-F-000761**

The State of Ohio, County of Geauga, ss:  
**ROBERT J. BARONI, Plaintiff vs. WILLIAM R. ARNOLD, JR., ET AL., Defendants**  
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 22nd day of September, 2011, 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 known as being part of Lot 21, Bond Tract and further known as being part of the vacated Sublots 20 and 21 in the Fox Glen Subdivision as recorded in Vol. 14, Page 10 thru 13 of the Geauga County Records of Plats and further bounded and described as follows: Beginning at a point in the westerly margin of Sawmill Drive at the southeast corner of Sublot No. 22 within said Fox Glen Subdivision; Thence southeasterly along a curve to the left an arc distance of 61.73 feet, said curve having a radius of 75' with a chord bearing South 21 degrees 06' 01" East a distance of 60.0 feet; Thence South 43 degrees 13' 42" West a distance of 200.00 feet to a point; Thence North 87 degrees 31' 20" West a distance of 375.0 feet to a point; Thence South 75 degrees 22' 03" West a distance of 320.0 feet, said point being in the easterly line of land conveyed to R. Farinacci by deed recorded in Vol. 430, Page 723 of the Geauga County Records of Deeds; Thence North 02 degrees 48' 40" East along the east line of the said Farinacci land a distance of 300.68 feet to the southwest corner of Sublot No. 22 within said Fox Glen Subdivision; Thence South 87 degrees 31' 20" East along the south line of said Sublot No. 22 a distance of 785.72 feet to the place of beginning, containing within said bounds 3.924 acres, be the same more or less, but subject to all legal highways.

Property Address: 10540 Sawmill Drive, Chardon, OH 44024

Deed Reference Number: Dated April 16, 1990; Filed August 16, 1990 at 09:56 AM; Recorded in Volume 857, Page 628 in Geauga County Records.

Said Premises Located at: 10540 SAWMILL DRIVE, HAMB DEN TOWNSHIP, OH.

Permanent Parcel Number: 15-101725  
Said Premises appraised at (\$310,000.00) and cannot be sold for less than two-thirds of that amount (\$206,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Robert R. Young, attorney  
Aug25Sep1-8, 2011

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-000668**

The State of Ohio, County of Geauga, ss:  
**US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ASSET-BACKED SECURITIES TRUST 2006-AM2, Plaintiff vs. EILEEN MARIE FIER, AKA EILEEN M. FIER, ET AL., Defendants**

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 22nd day of September, 2011, 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 the State of Ohio: Being part of Original Section No. 9 within said township of further described as follows:

Beginning in the centerline of Hart Road at the southwest corner of land conveyed to James J. Brown by deed recorded in Vol. 883, Page 599 of the Geauga County Records of Deeds; Thence North 00 deg. 27' 52" West along the west line of the said Brown land, passing through an iron pin found at 30.00 feet, and passing through an iron pin found at 545.14 feet, being the northwest corner of the said Brown land and continuing along the northerly prolongation thereof for a total distance of 1023.69 feet to an iron pin; Thence South 90 deg. 00' 00" West a distance of 486.45 feet to an iron pin set; Thence South 06 deg. 20' 26" East a distance of 1029.96 feet to the centerline of Hart Road, passing through an iron pin set 30.18 feet therefrom; Thence North 90 deg. 00' 00" East along the centerline of Hart Road a distance of 381.00 feet to the place of beginning, containing within said bounds 10.193 acres of land according to the survey of J. Arthur Temple, Registered Surveyor No. 4761 dated August 23, 1993.

Prior Deed Reference: OR 1823, Page 441.

Said Premises Located at: 16180 HART ROAD, MONTVILLE TOWNSHIP, OH.

Permanent Parcel Number: 20-070819

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

Channing L. Ulbrich, attorney  
Aug25Sep1-8, 2011

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 08-F-001057**

The State of Ohio, County of Geauga, ss:  
**NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK, Plaintiff vs. DELORES PAULUS, ET AL., Defendants**

In pursuance of a Pluries Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House,

## 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 22, 2011 – 10:00 A.M.

### BAINBRIDGE TOWNSHIP

Case No. 09-F-001074 – Wells Fargo Bank, N.A., etc. vs. Jeffrey Kasunic, et al., 8778 Beacon Hill Drive (1.55 acres). PPN: 02-223200. S. Scott Martin, atty.

\$120,000.00

\$80,000.00

Case No. 08-F-001057 – National City Mortgage, a division of National City Bank vs. Delores Paulus, et al., 17869 Kingswood Drive (1.53 acres). PPN: 02-274300. Erin M. Laurito, atty.

\$180,000.00

\$120,000.00

### BURTON TOWNSHIP

Case No. 10-F-000579 – Northpointe Bank vs. John J. Varga, et al., Vacant Land / Old Rider Road And Vacant Land / Hotchkiss Road (6.70 acres). PPN: 04-150905, 04-150950. Mark W. Iannotta, atty.

\$40,000.00

\$26,667.00

### CHARDON CITY

Case No. 10-F-000673 – The Bank of New York Mellon, fka The Bank of New York, etc. vs. Brian J. Sellitto, et al., 136 Court Street (0.50 acres). PPN: 10-017700. Jeffrey R. Jinkens, atty.

\$95,000.00

\$63,334.00

### CHARDON TOWNSHIP

Case No. 10-F-000121 – U.S. Bank, N.A. vs. Manfred T. Tomaschewski, et al., 9936 Ravenna Road (1.00 acres). PPN: 06-081000. Jeffrey A. Tobe, atty.

\$125,000.00

\$83,334.00

### HAMB DEN TOWNSHIP

Case No. 01-F-000761 – Robert J. Baroni vs. William R. Arnold, Jr., et al., 10540 Sawmill Drive (3.92 acres). PPN: 15-101725. Robert R. Young, atty.

\$310,000.00

\$206,667.00

### MONTVILLE TOWNSHIP

Case No. 08-F-000668 – US Bank National Association, etc. vs. Eileen Marie Fier, aka Eileen M. Fier, et al., 16180 Hart Road (10.19 acres). PPN: 20-070819. Channing L. Ulbrich, atty.

\$140,000.00

\$93,334.00

### MUNSON TOWNSHIP

Case No. 09-F-000679 – CitiMortgage, Inc. vs. Deanna Westfall, et al., 10374 Meadowhurst Lane (1.50 acres). PPN: 21-150750. Maria Divita, atty.

\$160,000.00

\$106,667.00

### NEWBURY TOWNSHIP

Case No. 10-F-000451 – Bank of America, National Association, etc. vs. James W. Plank, et al., 12055 Snow Road (1.48 acres). PPN: 23-255550, 23-255551. Erin M. Laurito, atty.

\$100,000.00

\$66,667.00

### RUSSELL TOWNSHIP

Case No. 10-F-000959 – Lomco Inc. vs. Howard G. Schneider, et al., 7686 Blackford Drive (0.47 acres). PPN: 28-017000, 28-012150. Richard L. McNellie, atty.

\$180,000.00

\$120,000.00

in the City of Chardon, in the above named County, on **Thursday, the 22nd day of September, 2011, 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. 45 in Kenston Lake Estates Subdivision, as shown by the recorded plat in Volume 7, Page 76 of Geauga County and being 150.11 feet front on the center line of Kingswood Drive, and extending back 447.12 feet on the Northeasterly line, 443.84 feet on the Southwesterly line, and having a rear line of 150.00 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

More commonly known as: 17869 Kingswood Drive, Chagrin Falls, Oh 44023

Said Premises Located at: 17869 KINGSWOOD DRIVE, BAINBRIDGE TOWNSHIP, OH.

Permanent Parcel Number: 02-274300

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

Erin M. Laurito, attorney  
Aug25Sep1-8, 2011

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-000679**

The State of Ohio, County of Geauga, ss:  
**CITIMORTGAGE, INC., Plaintiff vs. DEANNA WESTFALL, ET AL., Defendants**

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 22nd day of September, 2011, 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. 47 in Hidden Springs Estates Subdivision of a part of Original Munson Township Lot Nos. 3, 4 and 10, Tract No. 1, West Division as shown by the recorded plat of said Subdivision in Volume 10 of Maps, Page 94 of Cuyahoga County Records, as appears by said

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

Property Address: 10374 Meadowhurst Lane, Chardon, OH 44024

Prior Deed Reference: Book 1833 Page 3372

Said Premises Located at: 10374 MEADOWHURST LANE, MUNSON TOWNSHIP, OH.

Permanent Parcel Number: 21-150750

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

Maria Divita, attorney  
Aug25Sep1-8, 2011

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-001074**

The State of Ohio, County of Geauga, ss:  
**WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., Plaintiff vs. JEFFREY KASUNIC, ET AL., Defendants**

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 22nd day of September, 2011, 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. 33 in Beacon Hill Subdivision of part of Original Bainbridge Township Lots Nos. 9 and 16, Tract No. 3, as shown by the recorded plat in Volume 8, Page 2 of Geauga County Records and being 150.00 feet front on the center line of Beacon Hill Drive and extending back of equal width 450.00 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Property Address: 8778 Beacon Hill Drive, Chagrin Falls, OH 44023

Prior Deed Reference: O.R. Volume 1712, Page 2590

Said Premises Located at: 8778 BEACON HILL DRIVE, BAINBRIDGE TOWNSHIP, OH.

Permanent Parcel Number: 02-223200

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

S. Scott Martin, attorney  
Aug25Sep1-8, 2011

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 10-F-000121**

The State of Ohio, County of Geauga, ss:  
**U.S. BANK, N.A., Plaintiff vs. MANFRED T. TOMASCHEWSKI, ET AL., Defendants**

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 22nd day of September, 2011, 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. 27, Tract No. 2, within the said Township, and described as follows: Beginning in the center line of Ravenna Road at the Southeasterly corner of lands conveyed to Larry N. and Mildred H. Kingston by deed recorded in Volume 245, Page 309 of Geauga County Records of Deeds; Thence North 85 deg. 30' 00" West along the Southerly line of said Kingston lands and through an iron pipe 32.84 feet from said place of beginning, a total distance of 239.25 feet to an iron pipe; Thence South 04 deg. 30' 00" West 190.85 feet to an iron pipe; Thence North 82 deg. 30' 00" East 302.80 feet to the center line of Ravenna Road, and through an iron pipe 30.67 feet therefrom; Thence North 19 deg. 30' 00" West along said road center line 140.0 feet to the place of beginning, containing 1.00 acre, as surveyed in June, 1955 by T.R. Root. Be the same more or less, but subject to all legal highways.

Property Address: 9936 Ravenna Road, Chardon, OH 44024

Prior Deed Reference: Book 1782, Page 1381

Said Premises Located at: 9936 RAVENNA ROAD, CHARDON TOWNSHIP, OH.

Permanent Parcel Number: 06-081000

Said Premises appraised at (\$125,000.00) and cannot be sold for less than two-thirds of that amount (\$83,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

TERMS OF SALE: "Cash if Purchase Price is

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

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

Jeffrey A. Tobe, attorney  
Aug25Sep1-8, 2011

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 10-F-000451

The State of Ohio, County of Geauga, ss:  
**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**

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 22nd day of September, 2011, 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 a part of Original Newbury Township Lot No. 35, Tract No. 3, and also being a part of the land as recorded in Volume 226, Page 86 of the Geauga County Records of deeds, and is bounded and described as follows: Beginning on an iron spike set at the intersection of the center lines of Ravenna Road (SR 44) and Snow Road (County Road No. 144); thence South 83 degrees 00 minutes 00 seconds East 587.00 feet measured along the center line of said Snow Road to an iron spike, the principal beginning point of this survey; thence South 7 degrees 00 minutes 00 seconds West 351.33 feet passing through an iron spike set on the South margin line of the said Snow Road and continuing to an iron spike; thence South 83 degrees 00 minutes 00 seconds East 73.00 feet parallel to the center line of the said Snow Road to an iron pipe the southwest corner of a 0.887/1000 acre parcel of land as recorded in Volume 257, Page 406 of the Geauga County Record of Deeds, in the name of Douglas and Eldora Morton; thence North 7 degrees 00 minutes 00 seconds East 351.33 feet along the west line of the Morton parcel of land, passing through an iron pipe set on the south margin line of the said Snow Road and continuing to an iron spike set on the center line of said Road; thence North 83 degrees 00 minutes 00 seconds West 73.00 feet along the center line of said Snow Road to the place of beginning, containing 0.589/1000 acres of land. This strip of land to be added to the Morton's .887 acre parcel.

Also another parcel of land situated in the Township of Newbury, County of Geauga and State of Ohio, Lot No. 35, Tract No. 3 and also being a part of the land as recorded in Volume 205, Page 621 of the Geauga County Records of Deeds, and is bounded and described as follows: Beginning on an iron spike set at the intersection of the center lines of the Painesville Ravenna Road (SR 44) and Snow Road (County Road No. 144); thence South 83 degrees 00 minutes 00 seconds East 660.00 feet measured along the center lines of said Snow Road to an iron spike, the principal beginning point of this survey; thence South 7 degrees 00 minutes 00 seconds West 351.33 feet passing through an iron spike set on the South margin line of the said Snow Road and continuing to an iron spike; thence South 83 degrees 00 minutes 00 seconds East 110.00 feet parallel to the center line of Snow Road to an iron spike the southwest corner of 0.887 acre parcel of land; thence North 7 degrees 00 minutes 00 seconds East 351.33 feet along the West line of the 0.887 parcel of land, passing through an iron spike set on the South margin line of the said Snow Road and continuing to an iron spike set on the center line of said Road; thence North 83 degrees 00 minutes 00 seconds West 110.00 feet along the center line of said Road to the place of beginning, containing 0.887/1000 acres of land and residence. Bearings are given to indicate angles only. Survey and description made and prepared by L.S. Spear, Surveyor Reg. No. 1262, be the same more or less, but subject to all legal highways.

More commonly known as: 12055 Snow Road, Burton, OH 44021

Said Premises Located at: 12055 SNOW ROAD, NEWBURY TOWNSHIP, OH.

Permanent Parcel Number: 23-255550, 23-255551

Said Premises appraised at (\$100,000.00) and cannot be sold for less than two-thirds of that amount (\$66,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Erin M. Laurito, attorney  
Aug25Sep1-8, 2011

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 10-F-000579

The State of Ohio, County of Geauga, ss:  
**NORTHPOINTE BANK, Plaintiff vs. JOHN J. VARGA, ET AL., Defendants**

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 22nd day of September, 2011, 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:

A certain tract or parcel of land in Geauga County, in the State of Ohio, described as follows:

Parcel C  
Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Lot No. 62 and further being known as part of a parcel of land conveyed to John S. Shipitalo by deed recorded in Volume 1310, Page 840 of Geauga County Deed Records, further bounded and described as follows:

Beginning at a point in the centerline of Old Rider Road at the Southwesterly corner of a 37.75 acre parcel of land conveyed to the City of Akron by deed recorded in Volume 177, Page 189 of Geauga County Deed Records;

Thence South 2° 36' 25" West along said centerline of Old Rider Road a distance of 250.00 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I  
Thence South 87° 15' 10" East passing through a 5/8 inch iron pin set at 30.00 feet a total distance of 493.65 feet to a 5/8 inch iron pin set;

COURSE II  
Thence South 30° 51' 04" West a distance of 442.52 feet to a 5/8 inch iron pin set;

COURSE III  
Thence North 71° 05' 22" West passing through a 5/8 inch iron pin set at 264.89 feet a total distance of 296.15 feet to a point in said centerline of Old Rider Road;

COURSE IV  
Thence North 2° 36' 25" East along said centerline of Old Rider Road a distance of 307.91 feet to the Principal Place of Beginning and containing 3.2164 acres of land (3.0014 acres of land excluding the area within the right-of-way of Old Rider Road) as surveyed, calculated and described on August 17, 2000 by Rudy E. Schwartz, P.S. No. 7193 be the same more or less, but subject to all legal highways and easements of record. Bearing used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz, 7193.

PARCELE  
Situate in the Township of Burton, County of Geauga and State of Ohio and known as being a part of Lot No. 62 and further being known as part of a parcel of land conveyed to John S. Shipitalo by deed recorded in Volume 1310, Page 840 of Geauga County Deed Records, further bounded and described as follows:

Beginning at a point in the centerline of Old Rider Road at the Southwesterly corner of a 37.75 acre parcel of land conveyed to the City of Akron by deed recorded in Volume 177, Page 189 of Geauga County Deed Records;

Thence South 2° 36' 25" West along said centerline of Old Rider Road a distance of 557.91 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

COURSE I  
Thence South 71° 05' 22" East passing through a 5/8 inch iron pin set at 31.26 feet and a 5/8 inch iron pin set at 296.15 feet and a 5/8 inch iron pin set at 550.15 feet a total distance of 583.23 feet to a point in the centerline of Hotchkiss Road, 60 feet wide;

COURSE II  
Thence South 43° 49' 14" West along said centerline of Hotchkiss Road a distance of 307.73 feet to a Northeastly corner of land conveyed to Bobbie and Elaine Bailey and Obie Smith by deed recorded in Volume 993, Page 120 of Geauga County Deed Records;

COURSE III  
Thence North 87° 18' 56" West along the Northerly line of land so conveyed to Bobbie and Elaine Bailey and Obie Smith, passing through the Northwesterly line of Hotchkiss Road at 39.83 feet (witness a 5/8 inch iron pin with I.D. No. 7070 found 0.08 feet North and 0.54 feet East) and passing through a 5/8 inch iron pin found at 327.02 feet and passing through a 5/8 inch iron pin found at 333.26 feet, a total distance of 357.02 feet to a point in said centerline of Old Rider Road;

COURSE IV  
Thence North 2° 36' 25" East along said centerline of Old Rider Road a distance of 394.73 feet to the Place of Beginning and containing 3.4861 acres of land (3.0011 acres of land excluding the area within the right-of-way of Hotchkiss Road and Old Rider Road) as surveyed, calculated and described on August 17, 2000 by Rudy E. Schwartz, P.S. No. 7193 be the same more or less, but subject to all legal highways and easements of record. Bearings used herein refer to an assumed meridian and are intended to indicate angles only. All 5/8 inch iron pins set are I.D. Schwartz, 7193.

The acreage indicated in legal description, is solely for the purpose of identifying said tract and is not to be construed as to insuring the quantity of land.

Said Premises located at: VACANT LAND ON OLD RIDER ROAD AND VACANT LAND ON HOTCHKISS ROAD, BURTON TOWNSHIP, OH.  
Permanent Parcel Number: 04-150905, 04-150950

Said Premises appraised at (\$40,000.00) and cannot be sold for less than two-thirds of that amount (\$26,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Mark W. Iannotta, attorney  
Aug25Sep1-8, 2011

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 10-F-000673

The State of Ohio, County of Geauga, ss:  
**THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWTAL, INC. ALTERNATIVE LOAN TRUST 2005-20CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-20CB, Plaintiff vs. BRIAN J. SELLITTO, ET AL., Defendants**

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 22nd day of September, 2011, 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 Lot No. 64 in said City and bounded and described as follows: on the South by Court Street; on the East by land now or formerly owned by Mary Goldthorpe; on the North by land now or formerly owned by Harry Rider; on the West by land now or formerly owned by Frank Whitney, containing about one half acre of land, be the same more or less, but subject to all legal highways.

Commonly known as: 136 Court Street, Chardon, OH 44024

Said Premises Located at: 136 COURT STREET, CITY OF CHARDON, OH.

Permanent Parcel Number: 10-017700  
Said Premises appraised at (\$95,000.00) and cannot be sold for less than two-thirds of that amount (\$63,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Jeffrey R. Jinkens, attorney  
Aug25Sep1-8, 2011

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
Case No. 10-F-000959

The State of Ohio, County of Geauga, ss:  
**LOMCO INC., Plaintiff vs. HOWARD G. SCHNEIDER, ET AL., Defendants**

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 22nd day of September, 2011, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Russell to wit:

Parcel No. 1: 28-017000  
Situated in the Township of Russell, County of Geauga and State of Ohio:

And known as part of Lot No. 15 in Tract No. 3 of said Township, being all of Sublot No. 223 in Frank W. Stanton's Chagrin Heights Subdivision No. 3 as shown on the recorded plat in Volume 3, Pages 17 and 18 of the Records of Maps of Geauga County.

Said Parcel has a frontage of about 89.77 feet on the Northerly side of Blackford Drive, extends Northerly on the Easterly side about 149.91 feet, on the Westerly side 114.72 feet and is about 68.08 feet in the rear, be the same more or less.

Parcel No. 2: 28-012150  
Situated in the Township of Russell, County of Geauga and State of Ohio:

And known as part of Lot No. 15 in Tract No. 3 of said Township, being the Westerly half of Sublot No. 222 in Frank W. Stanton's Chagrin Heights Subdivision No. 3 as shown on the recorded plat in Volume 3, Pages 17 and 18 of the Records of Maps of Geauga County.

Said parcel has a frontage of 45 feet on the Northerly side of Blackford Drive, extends Northerly on the Easterly side about 160 feet, on the Westerly side 149.91 feet and its about 33.50 feet in the rear.

Property commonly known as: 7686 Blackford Drive, Chagrin Falls, OH 44022

Prior Deed Reference: Official Records Volume 1846, Page 2861 and Volume 1329, Page 111

Said Premises Located at: 7686 BLACKFORD DRIVE, RUSSELL TOWNSHIP, OH.  
Permanent Parcel Number: 28-017000, 28-012150

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

Richard L. McNellie, attorney  
Aug25Sep1-8, 2011

## LEGAL NOTICES

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

**11-M-000488 - The Cleveland Electric Illuminating Company, et al., Plaintiffs vs. Andrew J. Banks, et al., Defendants**

Steuben Energy, whose last known and current addresses are unknown, will take notice that on May 3, 2011, The Cleveland Electric Illuminating Company filed a complaint in the Geauga County Court of Common Pleas, 100 Short Court Street, Chardon, Ohio 44024, Case No. 11-M-000488. The litigation is an appropriation action whereby plaintiffs seek to obtain an easement and right-of-way upon, over, under and across PPN: 20-013000 so as to permit the construction, maintenance and operation of lines for the transmission and distribution of electric current and the necessary towers and appurtenances upon, over, under and across premises owned by Andrew J. Banks. The demand for relief seeks the appropriation and assessment of compensation and damages to be paid the owner(s).

The above named Defendant is required to answer the Complaint within twenty-eight (28) days after last publication.

THE CLEVELAND ELECTRIC ILLUMINATING COMPANY

By Pearce Leary, Attorney for Plaintiff, 401 South Street, Suite 4A, Chardon, OH 44024. (440) 285-5041.

Aug11-18-25, 2011

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

**11-M-000432 - The Cleveland Electric Illuminating Company, et al., Plaintiffs vs. Kelly C. Barthol, et al., Defendants**

Wilfred D. Fitch, whose last known and current addresses are unknown, will take notice that on April 21, 2011, The Cleveland Electric Illuminating Company filed a complaint in the Geauga County Court of Common Pleas, 100 Short Court Street, Chardon, Ohio 44024, Case No. 11-M-000432. The litigation is an appropriation action whereby plaintiffs seek to obtain an easement and right-of-way upon, over, under and across PPN: 20-010900 and PPN: 20-090750 so as to permit the construction, maintenance and operation of lines for the transmission and distribution of electric current and the necessary towers and appurtenances upon, over, under and across premises owned by Kelly C. Barthol. The demand for relief seeks the appropriation and assessment of compensation and damages to be paid the owner(s).

The above named Defendant is required to answer the Complaint within twenty-eight (28) days after last publication.

THE CLEVELAND ELECTRIC ILLUMINATING COMPANY

By Pearce Leary, Attorney for Plaintiff, 401 South Street, Suite 4A, Chardon, OH 44024. (440) 285-5041.

Aug11-18-25, 2011

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

**11-M-000427 - The Cleveland Electric Illuminating Company, et al., Plaintiffs vs. Eddie A. Blankenship, et al., Defendants**

The Clinton Oil Company, whose last known and current addresses are unknown, will take notice that on April 20, 2011, The Cleveland Electric Illuminating Company filed a complaint in the Geauga County Court of Common Pleas, 100 Short Court Street, Chardon, Ohio 44024, Case No. 11-M-000427. The litigation is an appropriation action whereby plaintiffs seek to obtain an easement and right-of-way upon, over, under and across premises owned by Eddie A. Blankenship. The demand for relief seeks the appropriation and assessment of compensation and damages to be paid the owner(s).

The above named Defendant is required to answer the Complaint within twenty-eight (28) days after last publication.

THE CLEVELAND ELECTRIC ILLUMINATING COMPANY

By Pearce Leary, Attorney for Plaintiff, 401 South Street, Suite 4A, Chardon, OH 44024. (440) 285-5041.

Aug11-18-25, 2011

ment and right-of-way upon, over, under and across PPN: 16-005900 so as to permit the construction, maintenance and operation of lines for the transmission and distribution of electric current and the necessary towers and appurtenances upon, over, under and across premises owned by Eddie A. Blankenship. The demand for relief seeks the appropriation and assessment of compensation and damages to be paid the owner(s).

The above named Defendant is required to answer the Complaint within twenty-eight (28) days after last publication.

THE CLEVELAND ELECTRIC ILLUMINATING COMPANY

By Pearce Leary, Attorney for Plaintiff, 401 South Street, Suite 4A, Chardon, OH 44024. (440) 285-5041.

Aug11-18-25, 2011

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

**11-M-000469 - The Cleveland Electric Illuminating Company, et al., Plaintiffs vs. Rocco DiFranco, et al., Defendants**

Steuben Energy, whose last known and current addresses are unknown, will take notice that on April 28, 2011, The Cleveland Electric Illuminating Company filed a complaint in the Geauga County Court of Common Pleas, 100 Short Court Street, Chardon, Ohio 44024, Case No. 11-M-000469. The litigation is an appropriation action whereby plaintiffs seek to obtain an easement and right-of-way upon, over, under and across PPN: 20-012600 and PPN 20-012620 so as to permit the construction, maintenance and operation of lines for the transmission and distribution of electric current and the necessary towers and appurtenances upon, over, under and across premises owned by Rocco DiFranco. The demand for relief seeks the appropriation and assessment of compensation and damages to be paid the owner(s).

The above named Defendant is required to answer the Complaint within twenty-eight (28) days after last publication.

THE CLEVELAND ELECTRIC ILLUMINATING COMPANY

By Pearce Leary, Attorney for Plaintiff, 401 South Street, Suite 4A, Chardon, OH 44024. (440) 285-5041.

Aug11-18-25, 2011

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

**11-M-000441 - The Cleveland Electric Illuminating Company, et al., Plaintiffs vs. Clifford D. Gibson, et al., Defendants**

The Clinton Oil Company, whose last known and current addresses are unknown, will take notice that on April 22, 2011, The Cleveland Electric Illuminating Company filed a complaint in the Geauga County Court of Common Pleas, 100 Short Court Street, Chardon, Ohio 44024, Case No. 11-M-000441. The litigation is an appropriation action whereby plaintiffs seek to obtain an easement and right-of-way upon, over, under and across PPN: 31-002000 and PPN 31-001900 so as to permit the construction, maintenance and operation of lines for the transmission and distribution of electric current and the necessary towers and appurtenances upon, over, under and across premises owned by Clifford D. Gibson. The demand for relief seeks the appropriation and assessment of compensation and damages to be paid the owner(s).

The above named Defendant is required to answer the Complaint within twenty-eight (28) days after last publication.

THE CLEVELAND ELECTRIC ILLUMINATING COMPANY

By Pearce Leary, Attorney for Plaintiff, 401 South Street, Suite 4A, Chardon, OH 44024. (440) 285-5041.

Aug11-18-25, 2011

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

**11-M-000443 - The Cleveland Electric Illuminating Company, et al., Plaintiffs vs. Kathryn A. Vickery, et al., Defendants**

The Clinton Oil Company, whose last known and current addresses are unknown, will take notice that on April 22, 2011, The Cleveland Electric Illuminating Company filed a complaint in the Geauga County Court of Common Pleas, 100 Short Court Street, Chardon, Ohio 44024, Case No. 11-M-000443. The litigation is an appropriation action whereby plaintiffs seek to obtain an easement and right-of-way upon, over, under and across PPN: 31-002800 so as to permit the construction, maintenance and operation of lines for the transmission and distribution of electric current and the necessary towers and appurtenances upon, over, under and across premises owned by Kathryn A. Vickery. The demand for relief seeks the appropriation and assessment of compensation and damages to be paid the owner(s).

The above named Defendant is required to answer the Complaint within twenty-eight (28) days after last publication.

THE CLEVELAND ELECTRIC ILLUMINATING COMPANY

By Pearce Leary, Attorney for Plaintiff, 401 South Street, Suite 4A, Chardon, OH 44024. (440) 285-5041.

Aug11-18-25, 2011

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

**11-M-000433 - The Cleveland Electric Illuminating Company, et al., Plaintiffs vs. Carl W. Wolf, et al., Defendants**

L.L. Beal, whose last known and current addresses are unknown, will take notice that on April 21, 2011, The Cleveland Electric Illuminating Company filed a complaint in the Geauga County Court of Common Pleas, 100 Short Court Street, Chardon, Ohio 44024, Case No. 11-M-000433. The litigation is an appropriation action whereby plaintiffs seek to obtain an easement and right-of-way upon, over, under and across PPN: 16-055700 so as to permit the construction, maintenance and operation of lines for the transmission and distribution of electric current and the necessary towers and appurtenances upon, over, under and across premises owned by Carl W. Wolf. The demand for relief seeks the appropriation and assessment of compensation and damages to be paid the owner(s).

The above named Defendant is required to answer the Complaint within twenty-eight (28) days after last publication.

THE CLEVELAND ELECTRIC ILLUMINATING COMPANY

By Pearce Leary, Attorney for Plaintiff, 401 South Street, Suite 4A, Chardon, OH 44024. (440) 285-5041.

Aug11-18-25, 2011

**LEGAL NOTICE  
IN THE COURT OF COMMON PLEAS  
GEAUGA COUNTY, OHIO  
11-F-000652 - PNC Bank, National Association  
successor by merger to National City Bank,  
successor by merger to National City Mort-  
gage Co., Plaintiff vs. Dale Krycak, et al.,  
Defendants**

The Unknown Heirs, Devisees, Legatees, Executors, Administrators, Spouses and Assigns and the Unknown Guardians of Minor and/or Incompetent Heirs of Betty Turner aka Betty M. Turner, whose last known address is unknown, and cannot by reasonable diligence be ascertained, will take notice that on the 21st day of June, 2011, PNC Bank, National Association successor by merger to National City Bank, successor by merger to National City Mortgage Co. filed its Complaint in the Common Pleas Court of Geauga County, 100 Short Court, Chardon, OH 44024 in Case No. 11-F-000652, 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: 14877 Longview Drive, Newbury, OH 44065 and being more particularly described in plaintiff's mortgage recorded in Mortgage Book 1560, page 75, 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.

PNC BANK, NATIONAL ASSOCIATION  
SUCCESSOR BY MERGER TO NATIONAL  
CITY BANK, SUCCESSOR BY MERGER  
TO NATIONAL CITY MORTGAGE CO.  
By Lerner, Sampson & Rothfuss, Attorneys  
for Plaintiff, P.O. Box 5480, Cincinnati, Ohio  
45201-5480. (513) 241-3100.  
Aug11-18-25, 2011

**LEGAL NOTICE  
IN THE COURT OF COMMON PLEAS  
GEAUGA COUNTY, OHIO  
11-M-000869 - RONALD J. WITLICKI, et al.,  
Plaintiff vs. ELLEN GRIFFIN, et al., Defen-  
dants**

ELLEN J. GRIFFIN, if living, and her husband, if any, and to the widow, heirs, devisees, and next of kin of ELLEN GRIFFIN, whose names and addresses are unknown; FRANK N. GRIFFIN, if living, and his wife, if any, and to the widow, heirs, devisees, and next of kin of FRANK N. GRIFFIN, whose names and addresses are unknown; J.W. GRIFFIN, if living, and his wife, if any, and to the widow, heirs, devisees, and next of kin of J.W. GRIFFIN, whose names and addresses are unknown; EDRA ROSS, if living, and her husband, if any, and to the widow, heirs, devisees, and next of kin of EDRA ROSS, whose names and addresses are unknown; and NEVA GRIFFIN, if living, and her husband, if any, and to the widow, heirs, devisees, and next of kin of NEVA GRIFFIN, whose names or addresses are unknown; will take notice that on August 12, 2011, the undersigned, Ronald J. Witlicki, et al. filed their Complaint in the Court of Common Pleas of Geauga County, 100 Short Court Street, Chardon, Ohio 44024, in Case No. 11-M-000869, alleging that Ronald J. Witlicki and Diana J. Witlicki are the owners in fee simple and are in actual possession of the real property located at 16054 E. High Street, Middlefield, OH 44062, and said real property includes a parcel of land identified as Geauga County Auditor Parcel No. 19-COL003 ("Property"); that Plaintiffs acquired ownership of Property and the larger parcel located at 16054 E. High Street, Middlefield, OH (Parcel No. 19-057800) by Executor's Deed through the Estate of Helen E. Shipman on October 7, 2009; that upon Plaintiffs' information and belief, Helen E. Shipman was the owner of the real property located at 16054 E. High Street, Middlefield, OH, acquiring title in June 1920; that William J. Griffin was the last known owner of the Property; that William J. Griffin died testate on January 10, 1931; that Property, as recorded by the Geauga County Recorder's Office is vested in the Estate of William J. Griffin; that Defendants are descendants of William J. Griffin; that Property has been considered part of Parcel No. 19-057800 for a period longer than the statutory requirement of 21 years and that Property was considered part of said parcel when Plaintiffs became owners on October 7, 2009; that at all times, the Property had been included as a portion of the larger parcel for the purposes of adverse possession and quiet title; that Defendants may claim interest in the Property by reason that they are the heirs and assigns of the Estate of William J. Griffin

The Plaintiffs request that the title to the Property be found in Plaintiffs; Plaintiff's title to the Property be quieted as against Defendants, and all others claiming through and under them; that all Defendants be required to set up their interest or be forever barred; and costs.

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

RONALD J. WITLICKI, ET AL.  
By Phillip G. King, Attorney for Plaintiffs,  
137 Main Street, Suite 1, Chardon, OH 44024.  
(440) 279-0660.  
Aug18-25 Sep1-8-15-22, 2011

**LEGAL NOTICE**

The Burton Police Department has found many bicycles around the Village of Burton. To claim a lost bicycle, please contact the Burton Police Department at 440-834-1234 by September 6, 2011. If you will be claiming a bike, you must provide proper paperwork for proof of ownership.  
Aug18-25 Sep1, 2011

**NOTICE TO COMMENCE SUIT ON LIEN**

To: Shawn D. Powers, whose last known address is PO Box 384, Burton, OH 44021, otherwise whose current address is unknown.

Reference is made to the Affidavit for Mechanic's Lien which you have caused to be filed under in Book 1853, Page 2114, Geauga County Recorder's Office. Pursuant to Ohio Revised Code Section 1311.11, you are hereby notified to commence suit on your lien.

The premises at issue are known as 8902 Wyandot Road, Chesterland, OH 44026 and are further known as Permanent Parcel No. 11-389280. The Owner of the premises is: JAMES AND TIFFANY TANNO.

NOTICE: FAILURE TO COMMENCE SUIT WITHIN 60 DAYS OF SERVICE OF THIS NOTICE MAY RESULT IN YOUR LIEN BEING HELD VOID AND THE ABOVE-MENTIONED PROPERTY WHOLLY DISCHARGED FROM SAID LIEN.

By Edward D. Hayman, Attorney at Law,  
28499 Orange Meadow Lane, Orange Village, OH 44022. (216) 292-3830.  
Aug18-25 Sep1-8-15-22, 2011

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

On Monday, September 12, 2011 at 10:00 a.m., Behind the Pines Storage, 10124 Old State Road, Chardon, OH 44024, will sell by the unit to the highest bidder for CASH only all rights, title and interest to the following property now in the possession of:

Units #32-33: Lorraine Zimmer, 11 Daniel Ln., Chardon, OH 44024: Household items  
Unit #48: Wilda Cosik, PO Box 524, Chardon, OH 44024: Household items  
Unit #68: Thomas Pavella, 11916 Mayfield Rd., Chardon, OH 44024: Household items  
Unit #27: Diana Proudfoot, 5328 Montgomery Blvd., N.E., Apt. 1310, Albuquerque, NM 87109: Household items

All items bought must be removed by the next day by 10:00 a.m. Behind the Pines Storage reserves the right to withdraw a unit from the Public Sale at any time. For information all interested parties should call (440) 279-0364 between the hours of 10:00 a.m. - 2:00 p.m., Monday through Friday.  
Aug25 Sep1, 2011

**PUBLIC NOTICE  
PASSAGE OF ORDINANCES**

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

**ORDINANCE NO. 2674**  
AN ORDINANCE AMENDING §1159.19, GENERAL REQUIREMENTS OF THE CODIFIED ORDINANCES, ADDING REQUIREMENTS FOR CONTINUING LANDSCAPE MAINTENANCE AND GROUND COVER TO PREVENT EROSION.

An ordinance amending §1159.19, adding requirements for continuing maintenance and ground cover to prevent erosion.  
PASSED AND ADOPTED THIS 11TH DAY OF AUGUST, 2011.

**ORDINANCE NO. 2675**  
AN ORDINANCE AMENDING §1129.07(c) (5), SIGNAGE ON MULTIPLE STORY, MULTIPLE TENANT BUILDINGS.

An ordinance amending §1129.07(c)(5), to allow additional sign area on multiple story, multiple tenant buildings.  
PASSED AND ADOPTED THIS 11TH DAY OF AUGUST, 2011.

**ORDINANCE NO. 2676**  
AN ORDINANCE AUTHORIZING CITY OFFICIALS TO OFFER MUNICIPAL PROPERTY FOR SALE ON INTERNET SITES UPON A MOTION APPROVED BY THE COUNCIL FINDING THAT THE TANGIBLE PERSONAL PROPERTY HAS NO FURTHER MUNICIPAL USE AND DECLARING AN EMERGENCY.

An ordinance authorizing City officials to offer for public sale on internet websites used and obsolete equipment and vehicles no longer needed by the City, to be sold to the highest bidder.  
PASSED AND ADOPTED THIS 11TH DAY OF AUGUST, 2011.

**ORDINANCE NO. 2677**  
AN ORDINANCE AMENDING THE RATES OF THE CITY OF CHARDON RECREATION PROGRAM AND DECLARING AN EMERGENCY.

An ordinance increasing youth basketball, wrestling and volleyball fees.  
PASSED AND ADOPTED THIS 11TH DAY OF AUGUST, 2011.

The complete text of these ordinances may be viewed or obtained at the office of the Clerk of Council, 111 Water Street, Chardon, Ohio, during regular business hours.

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

AMY E. DAY  
CLERK OF COUNCIL  
Aug25, 2011

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

Notice is hereby given that the Newbury Township Board of Zoning Appeals will conduct a public hearing for a conditional use permit and area variances at 7:30 p.m. on the 6th day of September, 2011 at the Newbury Town Hall.

Mike Mazzuko, agent for H & M Landscaping, Inc., requests: 1) a Conditional Use permit for an existing landscape construction & maintenance business (operating without zoning permits) located at 10389 Kinsman Road in the M-1 industrial & B-1 commercial district and 2) Area Variances for: a: driveway less than 10 ft. from west side lot line, b: parking & storage areas less than 25 ft. from the side lot lines & less than 250 ft. from rear line abutting R-1 residential requiring screening and c: more than 50% lot coverage (vs. Art. VII, Sec. 7.04E, 7.07B, C & F, 7.09, 7.13 & Art. X, Sec. 10.0).

Marge Hrabak, Secretary  
Aug25, 2011

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

**11-F-000756 - JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance LLC, Plaintiff vs. Ronald D. Zahursky, et al., Defendant**

Old Stone Credit Corporation nka Equicredit Corporation of America, whose last place of business is 10401 Deerwood Park Boulevard, Jacksonville, FL 32256, and 401 N. Tryon Street NC-1-021-02-20, Charlotte, FL 32256, and 9000 Southside Boulevard, Building 400, Jacksonville, FL 32256, and c/o CT Corporation System, Statutory Agent, 1300 E. 9th Street, Suite 1010, Cleveland, Ohio 44114, and 3974 Woodcock Drive, Jacksonville, FL 32207, and 4807 Rockside Road, #390, Independence, OH 44131; TCIF REO1, LLC, whose last place of business is 200 Business Park Drive, Armonk, NY 10504, and c/o CT Corporation System, Statutory Agent, 1300 East Ninth Street, Suite 1010, Cleveland, Ohio 44114 but whose present place of residence is unknown, will take notice that on July 20, 2011, JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance LLC, filed its Complaint in Case No. 11-F-000756 in the Court of Common Pleas Geauga County, Ohio, 100 Short Court, Chardon, Ohio 44024 alleging that the Defendants Old Stone Credit Corporation nka Equicredit Corporation of America, TCIF REO1, LLC have or claim to have an interest in the real estate described below:

Permanent Parcel Number: 12-016600; Property Address: 12629 Forest Road, Burton, Ohio 44021. The legal description may be obtained from the Geauga County Auditor at 231 Main Street, Suite 1-A, Chardon, OH 44024. 440-285-2222.

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

The Petitioner prays that the Defendants named above be required to answer and set up their interest in said real estate or be forever barred from asserting the same, for foreclosure of said mortgage, the marshalling of any liens, and the sale of said real estate, and the proceeds of said sale applied to the payment of Petitioner's Claim in the proper order of its priority, and for such other and further relief as is just and equitable.

The Defendants named above are required to answer on or before the 6th day of October, 2011.

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC  
By Reimer, Arnovitz, Chernenk & Jeffrey Co., L.P.A., Scott P. Ciupak, Attorney at Law, Attorney for Plaintiff-Petitioner, P.O. Box 968, Twinsburg, OH 44087. (330) 425-4201.  
Aug25 Sep1-8, 2011

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

Notice is hereby given as required under O.R.C. §145.381 that the Geauga County Board of Commissioners will hold a Public Hearing on October 6, 2011 at 10:30 a.m. at the offices of the Geauga County Commissioners, 470 Center Street, Building #4, Chardon, Ohio on the issue of the employment of George (Tim) Taylor as Executive Director of the Geauga County Department of Job and Family Services following his retirement from that position on October 31, 2011.

Christine Blair, Clerk  
Aug25, 2011

**PROBATE NOTICES**

**LEGAL NOTICE  
IN THE GEAUGA COUNTY COURT OF  
COMMON PLEAS, PROBATE DIVISION  
11-PC-000166 - The Cleveland Electric Illuminating Company, et al., Plaintiffs vs. Isidro Cora, Jr., et al., Defendants**

Staub Energy, whose last known and current addresses are unknown, will take notice that on April 22, 2011, The Cleveland Electric Illuminating Company filed a complaint in the Geauga County Probate Court, Courthouse Annex, 2nd Floor, 231 Main Street, Chardon, Ohio 44024, Case No. 11-PC-000166. The litigation is an appropriation action whereby plaintiffs seek to obtain an easement and right-of-way upon, over, under and across PPN: 20-014600 so as to permit the construction, maintenance and operation of lines for the transmission and distribution of electric current and the necessary towers and appurtenances upon, over, under and across premises owned by Isidro Cora, Jr. The demand for relief seeks the appropriation and assessment of compensation and damages to be paid the owner(s).

The above named Defendant is required to answer the Complaint within twenty-eight (28) days after last publication.

THE CLEVELAND ELECTRIC ILLUMINATING COMPANY  
By Pearce Leary, Attorney for Plaintiff, 401 South Street, Suite 4A, Chardon, OH 44024. (440) 285-5041.  
Aug11-18-25, 2011

**LEGAL NOTICE  
IN THE GEAUGA COUNTY COURT OF  
COMMON PLEAS, PROBATE DIVISION  
11-PC-000180 - The Cleveland Electric Illuminating Company, et al., Plaintiffs vs. Clara Brown, et al., Defendants**

F.B. Bowen, whose last known and current addresses are unknown; The Clinton Oil Company, whose last known and current addresses are unknown, will take notice that on May

3, 2011, The Cleveland Electric Illuminating Company filed a complaint in the Geauga County Probate Court, Courthouse Annex, 2nd Floor, 231 Main Street, Chardon, Ohio 44024, Case No. 11-PC-000180. The litigation is an appropriation action whereby plaintiffs seek to obtain an easement and right-of-way upon, over, under and across PPN: 20-070914, PPN: 20-007200; and PPN: 20-090800 so as to permit the construction, maintenance and operation of lines for the transmission and distribution of electric current and the necessary towers and appurtenances upon, over, under and across premises owned by Clara Brown. The demand for relief seeks the appropriation and assessment of compensation and damages to be paid the owner(s).

The above named Defendants are required to answer the Complaint within twenty-eight (28) days after last publication.

THE CLEVELAND ELECTRIC ILLUMINATING COMPANY  
By Pearce Leary, Attorney for Plaintiff, 401 South Street, Suite 4A, Chardon, OH 44024. (440) 285-5041.  
Aug18-25 Sep1, 2011

**LEGAL NOTICE  
IN THE GEAUGA COUNTY COURT OF  
COMMON PLEAS, PROBATE DIVISION  
CASE NO. 11-PE-000280 - IN THE MATTER  
OF THE ESTATE OF WARREN H. HOWELL,  
DECEASED**

Notice is hereby given to Jeffrey Howell, Sandra Williams and Wayne Howell, all of whose last known and current addresses are unknown. You are receiving this notice as a person who would be entitled to inherit from the decedent had the decedent died intestate.

Notice is hereby given to Timothy Reasoner and Marlene Ihrig, all of whose last known and current addresses are unknown. You are receiving this notice as a person who is a legatee or devisee named in this will who did not waive notice.

You are hereby notified that said decedent died on March 14, 2011, and that the decedent's Will was admitted to Probate by the Geauga County Probate Court, Courthouse Annex, 231 Main Street, Suite 200, Chardon, Ohio 44024, on June 30, 2011, Case No. 11-PE-000280. You are hereby notified that an Application for Release of Assets was filed in the Geauga County Probate Court on June 30, 2011.

After a certificate is filed evidencing any notice given, any action to contest the validity of this will must be filed no more than three months after the filing of the certificate for estates of decedents who die on or after January 1, 2002.

By Stephen D. Webster, Attorney for the Estate of Warren H. Howell; Webster & Webster, 526 Superior Avenue, Suite 410, Cleveland, OH 44114. (216) 583-9080.  
Aug18-25 Sep1, 2011

**LEGAL NOTICE  
IN THE GEAUGA COUNTY COURT OF  
COMMON PLEAS, PROBATE DIVISION  
11-PC-000313 - The Cleveland Electric Illuminating Company, et al., Plaintiffs vs. The Drotos Family Limited Partnership, et al., Defendants**

The Clinton Oil Company, whose last known and current addresses are unknown, will take notice that on July 26, 2011, The Cleveland Electric Illuminating Company filed a complaint in the Geauga County Probate Court, Courthouse Annex, 2nd Floor, 231 Main Street, Chardon, Ohio 44024, Case No. 11-PC-000313. The litigation is an appropriation action whereby plaintiffs seek to obtain an easement and right-of-way upon, over, under and across PPN: 20-057010, PPN: 20-071035, PPN: 20-090753, PPN: 20-056700, PPN: 20-056800, PPN: 20-056900, PPN: 20-057000, PPN: 20-057100 so as to permit the construction, maintenance and operation of lines for the transmission and distribution of electric current and the necessary towers and appurtenances upon, over, under and across premises owned by The Drotos Family Limited Partnership. The demand for relief seeks the appropriation and assessment of compensation and damages to be paid the owner(s).

The above named Defendants are required to answer the Complaint within twenty-eight (28) days after last publication.

THE CLEVELAND ELECTRIC ILLUMINATING COMPANY  
By Pearce Leary, Attorney for Plaintiff, 401 South Street, Suite 4A, Chardon, OH 44024. (440) 285-5041.  
Aug25 Sep1-8, 2011

**PROBATE COURT OF  
GEAUGA COUNTY, OHIO  
11-PB-000355 - IN RE: CHANGE OF NAME  
OF MARGARET HAHN LAHNER TO MARGARET LOUISE HAHN.**

**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 Margaret Hahn Lahner to Margaret Louise Hahn.

The hearing on the application will be held on the 27th day of September, 2011 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.

Margaret Hahn Lahner  
10614 Cedar Road  
Chesterland, OH 44026  
Aug25, 2011

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