

# 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. 08-F-000831**

The State of Ohio, County of Geauga, ss:  
**THE HUNTINGTON NATIONAL BANK, FKA SKY BANK, Plaintiff vs. PAUL M. PETRAS, ET AL., Defendants**

In pursuance of a Third 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 6th day of October, 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 Lot No. 34, Tract No. 3 and further being known as part of a parcel of land conveyed to Lena Kapalin by deed recorded in Volume 611, Page 632 of Geauga County Deed Records, further bounded and described as follows:

Beginning at a 3/4 inch iron pin found buried 0.50 feet deep at an angle point in the centerline of Snow Road, 60 feet wide at its intersection with the Westerly line of Burton Township; Thence North 78 deg. 09' 17" West along said centerline of Snow Road a distance of 246.34 feet to the Northwesterly corner of land conveyed to Robert D. and Carolyn Ward by deed recorded in Volume 589, Page 469 of Geauga County Deed Records and the principal place of beginning of the premises herein intended to be described:

Course I: Thence South 9 deg. 31' 35" West along the Westerly line of land so conveyed to Robert D. and Carolyn Ward, passing through the Southerly sideline of Snow Road at 30.02 feet, (Witness a one inch iron pipe found at 25.28 feet and 0.39 feet West of line) a total distance of 530.27 feet to a 5/8 inch iron pin found (I.D. Schwartz 7193) at the Southwesterly corner thereof, also being the Northwesterly corner of land conveyed to Anthony and Michelle Lombardo by deed recorded in Volume 977, Page 121 of Geauga County Deed Records;

Course II: Thence North 80 deg. 35' 09" West, a distance of 549.30 feet to a 5/8 inch iron pin set in the Easterly line of land conveyed to Andrew F. and Roselee S. Ule by deed recorded in Volume 524, Page 939 of Geauga County Deed Records;

Course III: Thence North 9 deg. 36' 33" East along said Easterly line of land so conveyed to Andrew F. and Roselee S. Ule, passing through a one inch iron pipe found at 528.74 feet, a total distance of 553.56 feet to said centerline of Snow Road;

Course IV: Thence South 78 deg. 09' 17" East along said centerline of Snow Road, a distance of 548.95 feet to the principle place of beginning and containing 6.8288 acres of land (6.4508 acres of land excluding the area within the right-of-way of Snow Road) as surveyed, calculated and described on November 12, 2004 by Rudy E. Schwartz, P.S. 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.

Said Premises Located at: 12401 SNOW ROAD, NEWBURY TOWNSHIP, OH.

Permanent Parcel Number: 23-156300  
Said Premises appraised at (\$130,000.00) and cannot be sold for less than two-thirds of that amount (\$86,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Robert H. Young, attorney  
Sep8-15-22, 2011

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-000713**

The State of Ohio, County of Geauga, ss:  
**HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE CERTIFICATES ISSUED BY DEUTSCHE ALTB SECURITIES MORTGAGE LOAN TRUST, SERIES 2006-AB4, Plaintiff vs. NONA M. HEALEY, 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 6th day of October, 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 Chester to wit:

Situated in the Township of Chester, County of Geauga and State of Ohio: And known as being part of Lot 12 of Tract 1 of said Township, bounded and described as follows:

Beginning at an iron pin in the southerly line of the Battles-Patterson Allotment as recorded in Volume 6, Page 129 of Geauga County Records of Plats. Said beginning point being South 86 deg. 15' E. 165.59 feet measured along the southerly line of the said Battles-Patterson Allotment from its southwest corner thereof. Thence from said beginning point continuing along said Southerly line S. 86 deg. 15' E. 136.13 feet to an iron pin at the northwesterly corner of Sublot Number 3 in the N.C. Mable Patterson Allotment as recorded in Volume 7, Page 23 of the Geauga County Records of Plats; Thence S. 3 deg. 43' W. along the westerly line of Sublot Number 3, 320.0 feet to an iron pin in the Northerly line of Hillendale Street of said Allotment; Thence N. 86 deg. 15' W. along the said Northerly line 136.13 feet to an iron pin; Thence N. 3 deg. 43' E. and parallel to the said Westerly line of Sublot Number 3, 320.0 feet to the place of beginning and containing 1 acre of land. This parcel of land being taken from the rears of Sublots Numbers 1 and 2 of said Patterson Allotment, appears by said plat, be the same more or less.

Property Address: 7296 Hillendale Road, Chesterland, OH 44026

Prior Deed Reference: O.R. Volume 1799, Page 950

Said Premises Located at: 7296 HILLENDALE ROAD, CHESTER TOWNSHIP, OH.

Permanent Parcel Number: 11-048000

Said Premises appraised at (\$150,000.00) and cannot be sold for less than two-thirds of that

## 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.

	APPRAISAL	MINIMUM BID
<b>BAINBRIDGE TOWNSHIP</b>		
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
<b>BURTON TOWNSHIP</b>		
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
<b>CHARDON CITY</b>		
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
<b>CHARDON TOWNSHIP</b>		
Case No. 10-F-000121 – U.S. Bank, N.A. vs. Manfred T. Tomaszewski, et al., 9936 Ravenna Road (1.00 acres). PPN: 06-081000. Jeffrey A. Tobe, atty.	\$125,000.00	\$83,334.00
<b>HAMB DEN TOWNSHIP</b>		
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
<b>MONTVILLE TOWNSHIP</b>		
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
<b>MUNSON TOWNSHIP</b>		
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
<b>NEWBURY TOWNSHIP</b>		
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
<b>RUSSELL TOWNSHIP</b>		
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

amount (\$100,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

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

Jeffrey A. Tobe, attorney  
Sep8-15-22, 2011

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-001248**

The State of Ohio, County of Geauga, ss:  
**CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO PRINCIPAL RESIDENTIAL MORTGAGE, INC., Plaintiff vs. JOHN A. MAHER, 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 6th day of October, 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:

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

And being Sublot No. 6 in Surrey Downs Estates Subdivision, as shown by the recorded plat in Volume 9, Page 26 of Geauga County Records, and being 160.10 feet front on the Northeastly side of Surrey Downs Drive, and extending back 626.36 feet on the Northwesterly line, 652.43 feet on the Southeastly line and having a rear line of 90.00 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Property Address: 14975 Surrey Downs, Russell, OH 44072

Prior Deed Reference: O.R. Book 1502, Page 1123

Said Premises Located at: 14975 SURREY DOWNS, RUSSELL TOWNSHIP, OH.

Permanent Parcel Number: 26-093990

Said Premises to be sold at a SET MINIMUM BID of \$169,300.00. Please note: The sale price set pursuant to order of Court (O.R.C. Section 2329.51/2329.52).

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

John R. Knoebber, attorney  
Sep8-15-22, 2011

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

**Case No. 09-F-001407**  
The State of Ohio, County of Geauga, ss:  
**BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO COUNTRYWIDE BANK, F.S.B., Plaintiff vs. GREG PETHERBRIDGE, AKA GREGORY JON PETHERBRIDGE, 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 6th day of October, 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 part of Original Bainbridge Township Lot Nos. 1 and 2, Tract 3, and bounded and described as follows:

Beginning at an 1" iron pipe found at the Westerly line of Auburn Township at the Northeastly corner of land owned by M.G. Pily, as recorded in Volume 758, Page 1285 of Geauga County Records; thence North 86 deg. 34' 03" West, along a Northerly line of said Pily property, a distance of 723.80 feet to a 3/8" iron pin found 1.9' South and 0.12' East, said point being the principal place of beginning. Thence North 86 deg. 34' 03" West, continuing along said Northerly line of Pily property, a distance of 387.77 feet to a 1" iron pipe at an angle therein; Thence North 06 deg. 14' 36" West, continuing along an Easterly line of said Pily property, a distance of 240.49 feet to the centerline of Taylor-May Road (60') passing through a 5/8" iron pin found at 206.48 feet; Thence North 55 deg. 38' 44" East, along the centerline of said Taylor-May Road, a distance of 375.36 feet to a point; Thence North 66 deg. 44' 44" East, along the centerline of said Taylor-May Road, a distance of 77.62 feet to a point located at the Northwesterly corner of property owned by A & M Newton as recorded in Volume 611, Page 948 of Geauga County Records. Thence South 03 deg. 37' 50" East, along the Westerly line of said A & M Newton property, a distance of 505.76 feet (passing through a 5/8" iron pin found at 31.85 feet) to the principal place of beginning and containing 3.417 acres of land, according to a survey conducted in December of 2000 by Braun-Prenosil Associates, Inc., under the direction of John R. Alban, Professional Surveyor No. 7651, be the same more or less, but subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to denote angles only.

Property commonly known as: 9551 Taylor May Road, Chagrin Falls, OH 44023

Said Premises Located at: 9551 TAYLOR MAY ROAD, BAINBRIDGE TOWNSHIP, OH.

Permanent Parcel Number: 02-263900  
Said Premises appraised at (\$60,000.00) and cannot be sold for less than two-thirds of that amount (\$40,000.00). 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  
Sep8-15-22, 2011

Sheriff's Sale of Real Estate  
General Code, Sec. 11661  
Revised Code, Sec. 2329.26  
**Case No. 09-F-001503**

The State of Ohio, County of Geauga, ss:  
**FIRST PLACE BANK, Plaintiff vs. GEORG ABAKUMOV, 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 6th day of October, 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:

Situated in the Township of Russell, County of Geauga and State of Ohio and known as being part of Original Lot No. 5 in Tract No. 2 within said Township and bounded and described as follows:

Beginning at an iron pin found on the Southerly margin of Trappers Trail (60' wide) at its intersection with the Easterly line of Sublot No. 34. Said point being the Principal Place of Beginning of this survey;

Thence South 05 degrees 52' 47" West along the Easterly line of said Sublot No. 34 a distance of 184.05 feet to an iron pin set; Thence North 83 degrees 42' 13" East a distance of 47.01 feet to an iron pin set; Thence South 06 degrees 17' 47" East a distance of 130.22 feet to an iron pin set; Thence South 83 degrees 42' 13" West a distance of 75.11 feet to an iron pin set; Thence South 05 degrees 52' 47" West a distance of 121.14 feet to an iron pin set; Thence South 80 degrees 56' 31" West a distance of 50.00 feet to an iron pin set; Thence South 05 degrees 52' 47" West a distance of 164.50 feet to an iron pin set; Thence North 80 degrees 56' 31" East and passing through an iron pin set at 50.00 feet a total distance of 508.60 feet to a point on the Westerly margin of the aforesaid Trappers Trail; Thence North 04 degrees 27' 49" East a

distance of 155.00 feet to a point. Said point being a P.C. of a curve; Thence North 47 degrees 13' 34" West along the arc of said curve, deflecting to the left, having a radius of 350.00 feet, a delta of 103 degrees 22' 47" and an arc distance of 631.51 feet a distance of 549.27 feet to the Principal Place of Beginning and containing 5.002 acres of land according to a survey made by Delmar B. Kosie, Registered Surveyor #5276. March, 1992.

Premises commonly known as: 14880 Trappers Trail, Novelty, Ohio 44072

Prior Deed Reference: OR Book 1832, Page 1855, and OR Book 1736, Page 121

Title Holder: Georg Abakumov (married to Tatiana Abakumov) and Tatiana Abakumova (married to Georg Abakumov).

Said Premises Located at: 14880 TRAPPERS TRAIL, RUSSELL TOWNSHIP, OH.

Permanent Parcel Number: 26-203549

Said Premises appraised at (\$470,000.00) and cannot be sold for less than two-thirds of that amount (\$313,334.00). 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**

Holly A. Seidel, attorney  
Sep8-15-22, 2011

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

**Case No. 10-F-000038**

The State of Ohio, County of Geauga, ss:

**CITIMORTGAGE, INC., Plaintiff vs. STEVEN J. RODRIGUEZ, 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 6th day of October, 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 Chester to wit:

Situated in the Township of Chester, County of Geauga and State of Ohio: and known as being Sublot 4 of Charter Oak Estates Subdivision No. 2 as recorded in Volume 8, Page 17 of Geauga County Records of Deeds. Said Sublot 4 has a frontage of 100.50 feet along the centerline of Apple Blossom Lane and extends back on its easterly side, 432.94 feet on its westerly side, a distance of 436.74 and is 100.57 wide in the rear and contains 1.0032 acres as shown said plat, be the same more or less, but subject to all legal highways.

Property Address: 7547 Appleblossom Lane, Chesterland, OH 44026

Prior Deed Reference: Book 1263, Page 537  
Said Premises Located at: 7547 APPLEBLOSSOM LANE, CHESTER TOWNSHIP, OH.

Permanent Parcel Number: 11-356300

Said Premises appraised at (\$162,000.00) and cannot be sold for less than two-thirds of that amount (\$108,000.00). 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**

Jennifer N. Heller, attorney  
Sep8-15-22, 2011

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

**Case No. 10-F-000284**

The State of Ohio, County of Geauga, ss:

**PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FKA NATIONAL CITY MORTGAGE CO., Plaintiff vs. JEAN F. VIRGINIA, 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 6th day of October, 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 Chester to wit:

Situated in the Township of Chester, County of Geauga and State of Ohio: and known, bounded and described as follows: and known as being Sublot No. 145 in County Line Estates Subdivision No. 4 as recorded in Volume 7, Page 47 of Geauga County Map Records, be the same more or less, but subject to all legal highways.

Property Address: 7386 Cedarcrest Trail, Chesterland, OH 44026

Prior Deed Reference: Volume 1279, Page 374  
Said Premises Located at: 7386 CEDARCREST TRAIL, CHESTER TOWNSHIP, OH.

Permanent Parcel Number: 11-354650

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**

Ellen L. Fornash, attorney  
Sep8-15-22, 2011

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

**Case No. 10-F-000652**

The State of Ohio, County of Geauga, ss:

**THE HOME SAVINGS AND LOAN COMPANY OF YOUNGSTOWN, OHIO, Plaintiff vs. KEITH THOMAS ARMKNECHT, 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 6th day of October, 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: Two parcels of land in what is now Bainbridge Township, Geauga County, Ohio, and being part of Lot 48, Tract 1; Township 6 North, Range 9 West in the Connecticut Western Reserve survey; and containing of all that land described in a deed dated 18 August, 1951 from

Mabel H. Davis to William F. Kehres as recorded in Volume 245 on Page 607 of the records of said County which lies Southeasterly of a line as surveyed, and shown on drawing No. 72-21-11 of said survey, October 6, 1972 by Richard R. Mayer.

The boundaries being more particularly described by references to said Kehres deed and Mayer survey as follows:

Parcel No. 1: 4.78 acres

Beginning at the Northeast corner of said Lot 48; Thence South 0 deg. 10' West along the East line of said Lot One half the distance between the Northeast and Southeast corners of the East line of land described in a deed to William Lackworthy dated October 19, 1901 and recorded in Volume 112 on Pages 287, 288 and 289 of said records. By reference to said deed this "half distance" is presumably 190.4 feet, 181 feet observed, based on an overall distance of 25 links plus 5.52 chains as protracted in deeds to Boardman H. Bosworth (dated February 8, 1844; Volume 49, Page 520) and to Henry C. Morris (September 4, 1843; Volume 49, Page 516) respectively, which are referred to by implication in said Lackworthy deed; Thence Westerly, along the Northerly line of F.C. Stanek, Volume 221, Page 251, in a straight line, so directed as to contain just 7.89 acres of land within the boundaries of the here described parcel if said boundaries were to continue along said straight line to the centerline of the Chagrin Falls to Bainbridge Road, Northwest along said centerline to the Easterly line of the Wheeling and Lake Erie Railroad Company land, Northerly along said Easterly railroad line to the North line of said Township, and Easterly along said Township line to the point of beginnings. But in fact, Westerly along said straight line in a calculated distance of only about 1310 feet to the Easterly line of that parcel deeded by William Larkworth to Geauga County for public use as a highway January 5, 1915 as recorded in Volume 140 on Page 550 of said records; Thence North 19 deg. 28' West along said Easterly County parcel line 30.0 feet to said line as surveyed by Mayer and a 1 inch iron pipe set therein; Thence North 69 deg. 56' East along said surveyed line severing said Kehres land, thru 1 inch iron pipes set at 221 feet, at an additional 366 feet and at the West base of an 18 inch gum tree still an additional 210 feet farther, a total distance of about 797 feet to intersect said Township line; Thence due East along said Township line 571 feet to the point of beginning.

Bearings are reckoned from True North within 1/2 deg. and dimensions are to a precision of 1/300, be the same more or less, but subject to all legal highways.

Parcel No. 2: .52 acres

Beginning on the South line of land formerly owned by J.J. Davis (Deed Volume 135, Page 381) and 200 feet East from the land conveyed to Geauga County in Volume 140, Page 550 of Geauga County Records; Thence South at right angles with the East line of Bainbridge Road 50 feet; Thence East 300 feet to intersect said Davis' South line; Thence West along South line 300 feet to the point of beginning; according to a deed dated January 25, 1919 from William Larkworth to J.J. Davis as recorded in Volume 154 on Page 281.

The total area within both parcels is 230,000 square feet, or 5.3 acres, be the same more or less, but subject to all legal highways.

Parcel No. 3: .09 acres

Situated in the Township of Bainbridge, County of Geauga and State of Ohio, and known as being a part of Lot 48 of Tract 1 in said Township, being more fully described as follows:

Beginning at a stone found at the Northeast corner of said Lot 48; Thence South 88 deg. 51' 02" West along the North line of said Lot 48 and the North line of said Geauga County, 1595.14 feet to a point in the centerline of relocated Chagrin Road; Thence South 12 deg. 59' 06" East along the centerline of said relocated Chagrin Road, 44.99 feet to a 1 inch pin in monument box found at the P.C. of a curve;

Thence 405.52 feet along the centerline of said relocated Chagrin Road and the arc of a curve deflecting to the left having a radius of 818.51 feet, a delta of 28 deg. 23' 11", and a chord of 401.38 feet that bears South 27 deg. 10' 41" East to a 1 inch pin in monument box found at the P.T. of a curve; Thence South 41 deg. 22' 17" East, along said centerline of relocated Chagrin Road, 97.76 feet to a point;

Thence North 48 deg. 37' 43" East, 30.00 feet to an iron pin set on the relocated East right-of-way of said Chagrin Road; Thence North 41 deg. 22' 17" West along said relocated East right-of-way of Chagrin Road 31.03 feet to an iron pin set; Thence North 32 deg. 29' 09" West along the relocated East right-of-way of said Chagrin Road, 115.50 feet to an iron pin set and the true place of beginning for the parcel intended to be described herein; Thence North 32 deg. 29' 09" West along the relocated East right-of-way of Chagrin Road, 38.00 feet to an iron pin set; Thence North 69 deg. 01' 33" East, 114.76 feet to a 5/8 inch rebar found on the former East right-of-way of said Chagrin Road;

Thence South 20 deg. 22' 27" East, along the former East right-of-way of said Chagrin Road, and the West line of Frank Remington Robinson parcel as recorded in Deed Vol. 1317, Page 804, Geauga Co. Records 30.25 feet to a 5/8 inch rebar found; Thence South 65 deg. 17' 19" West 107.09 feet to the True Place of Beginning and containing 0.086 acres of land as surveyed by Robert J. Warner, P.S. #6931 for Environmental Design Group, Inc. in July 2000, but subject to all legal highways, restrictions and easements of record;

Bearings are based on grid North, Ohio State Plan Coordinate System (NAD 83) using Geauga County Geodetic monuments. Iron pins set are capped 5/8 inch x 30 inch rebar stamped "Envir. Design Group."

Address: 7168 Chagrin Road, Chagrin Falls, Ohio 44023

Said Premises Located at: 7168 CHAGRIN ROAD, BAINBRIDGE TOWNSHIP, OH.

Permanent Parcel Number: 02-093900, 02-420341, 02-420713

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**

Thomas M. Gacse, attorney  
Sep8-15-22, 2011

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

**Case No. 10-F-000803**

The State of Ohio, County of Geauga, ss:

**THE HUNTINGTON NATIONAL BANK, SUCCESSOR IN INTEREST BY MERGER TO SKY BANK, SUCCESSOR IN INTEREST BY MERGER TO THE SECOND NATIONAL BANK OF**

**WARREN, Plaintiff vs. RICHARD D. WISE, 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 6th day of October, 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 Huntsburg to wit:

Situated in the Township of Huntsburg, County of Geauga and State of Ohio: And known as being part of Lot 53 in said Township, and further bounded and described as follows:

Beginning at a point on the original centerline of Mayfield Road (S.R. 322), said point being North 86 degrees 01' 14" West, a distance of 250.00 feet from the Southeast corner of said Lot 53; Thence North 86 degrees 01' 14" West, along said original centerline of Mayfield Road a distance of 250.00 feet to a point; Thence North 3 degrees 44' 08" East, and passing over a 5/8" capped rebar set at 50.00 feet, a distance of 1514.09 feet to a 5/8" capped rebar set on the South line of land conveyed to A.J. Fain by deed recorded in Volume 958, Page 1107 of Geauga County Record of Deeds; Thence South 86 degrees 10' 20" East, along said South line of Fain's land, a distance of 250.00 feet to a 5/8" capped rebar set; Thence South 3 degrees 44' 08" West, and passing over a 5/8" iron pin set at 1442.15 feet, a distance of 1514.75 feet to a point and the true place of beginning and containing therein 8.6915 acres of land as surveyed in March, 1997 by Jerry W. Daniel, Registered Surveyor No. 6222, be the same more or less, but subject to all legal highways.

Said Premises Located at: 17338 MAYFIELD ROAD, HUNTSBURG TOWNSHIP, OH.

Permanent Parcel Number: 16-078374

Said Premises appraised at (\$170,000.00) and cannot be sold for less than two-thirds of that amount (\$113,334.00). 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**

Kriss D. Felty, attorney  
Sep8-15-22, 2011

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

**Case No. 10-F-001045**

The State of Ohio, County of Geauga, ss:

**MOREQUITY, INC., Plaintiff vs. DENISE MUSGRAVE, AKA DENISE C. MUSGRAVE, AKA DENISE CAROL MUSGRAVE, 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 6th day of October, 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:

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

And known as being Sublot No. 5 in Riverside Park Estates No. 1 of part of Original Township Lot No. 2, Section 8, Tract 1, as shown by the recorded plat in Volume 8, Page 5 and re-recorded in Volume 8, Page 37 of Geauga County Records and being 178.66 feet front on the curved centerline of Riverside Drive and extending back between parallel lines 375.85 feet on the westerly line, 458.65 feet on the easterly line and having a rear line of 159.30 feet containing 1.5126 acres as appears by said plat, be the same more or less, but subject to all legal highways.

Said Premises Located at: 8398 RIVERSIDE DRIVE, RUSSELL TOWNSHIP, OH.

Permanent Parcel Number: 26-122700

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**

James P. Lucas, attorney  
Sep8-15-22, 2011

## THIRD 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 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, HAMBDEN 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, 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 Northeastly line, 443.84 feet on the Southwestly 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

S

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: 02-232300

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. TOMASCHIEWSKI, 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, fur-

ther 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 Northeasterly 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 \$9.83 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 CWALT, 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 COURT OF COMMON PLEAS GEGAUGA COUNTY, OHIO

**11-M-000869 - RONALD J. WITLICKI, et al., Plaintiff vs. ELLEN GRIFFIN, et al., Defendants**

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 Philip G. King, Attorney for Plaintiffs,  
137 Main Street, Suite 1, Chardon, OH 44024,  
(440) 279-0660.

Aug18-25 Sep1-8-15-22, 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

vard, 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 REOI, 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 business 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 REOI, 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, Cherek & 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

**NOTICE OF FORFEITURE**  
TO: MOHAWK OIL CORPORATION; WESTRANS PETROLEUM, INC.; RESOURCE EXPLORATION, INC.; OR THEIR SUCCESSORS OR ASSIGNS

You are hereby notified that the lease between Andy E. and Sarah B. Byler, Lessor, and you, as Lessee, covering the following premises: Situated in the Township of Middlefield, County of Geauga and State of Ohio,

and part of Lot No. 39 and bounded on the North by lands of City of Akron, on the East by lands of Dan R. Byler, on the South by lands of Nauvoo Road, and on the West by lands of Fritinger containing one hundred forty-eight acres and recorded at Volume 32, Page 150 of the Geauga County Record of Leases, having been forfeited because the lease expired December 15, 1974, and no oil and gas royalties have been paid from that date. The undersigned successors of Andy E. and Sarah B. Byler intend to file for record an Affidavit of Forfeiture pursuant to O.R.C. §5301.332 with the County Recorder of Geauga County, Ohio, if you, or any Successor and Assignee to the lease, do not have such lease released of record within (30) days from the date of receipt of this notice.

By Joseph H. Weiss, Jr., Attorney for Sherman Properties (an Ohio partnership), 8228 Mayfield Road, Chesterland, OH 44026. (440) 729-7278. Sep8, 2011

**NOTICE OF FORFEITURE**  
TO: WESTRANS PETROLEUM, INC.; RESOURCE EXPLORATION, INC.; COLUMBIA GAS TRANSMISSION CORPORATION; ENERGY DEVELOPMENT CORPORATION; A.W. YENNE; JACKMAN S. VODREY; ESTATE OF WILLIAM H. VODREY, III (JACKSON S. VODREY, EXECUTOR); F.A. LENNON; ENERGY OPERATING SERVICES, INC.; ENNEY OILFIELD RENTAL; SMITH PETROLEUM COMPANY; T.J.J. CORPORATION; JUNACO CORPORATION; OR THEIR SUCCESSORS OR ASSIGNS

You are hereby notified that the lease between Dan J. and Emma Byler, Lessor, you, as Lessee, covering the following premises: Situated in the Township of Middlefield, County of Geauga and State of Ohio, and part of Lot 39 and bounded on the North by lands of Herbert Craig and R. Fritinger, on the East by lands of H. Craig, Dan R. Byler and D. Stietzman, on the South by lands of Nauvoo Road, and on the West by lands of Ralph Fritinger, containing eighty-six acres and recorded at Volume 35, Page 603 of the Geauga County Record of Leases, having been forfeited because the lease expired August 30, 1979, and no oil and gas royalties have been paid from that date. The undersigned successors of Dan J. and Emma Byler intend to file for record an Affidavit of Forfeiture pursuant to O.R.C. §5301.332 with the County Recorder of Geauga County, Ohio, if you, or any Successor and Assignee to the lease, do not have such lease released of record within (30) days from the date of receipt of this notice.

By Joseph H. Weiss, Jr., Attorney for Sherman Properties (an Ohio partnership), 8228 Mayfield Road, Chesterland, OH 44026. (440) 729-7278. Sep8, 2011

**NOTICE OF PUBLIC HEARING**  
City of Chardon

Residents of the City of Chardon shall take notice that a public hearing shall be conducted by the Council of the City of Chardon

in Council Chambers of the Chardon Municipal Center, 111 Water Street, Chardon, OH at 6:20 p.m. on Thursday, October 13, 2011.

Said hearing is to provide the public an opportunity to comment regarding the City of Chardon's proposed text amendment to the Planning & Zoning Code, specifically Section 1139.27(d) (Performance Standards) regarding Outdoor Vending Machines. A copy of the text amendment is on file and available for public inspection in the office of the Clerk of Council of said City, weekdays between the hours of 8:00 a.m. and 5:00 p.m.

All interested persons are urged to attend.  
Amy E. Day, Clerk of Council  
Sep8, 2011

**BID NOTICES**

**LEGAL NOTICE**  
GEAUGA COUNTY  
BOARD OF COMMISSIONERS

Notice is hereby given that sealed bids will be received for **Snowplowing, Salt and/or Cindering of the Geauga County parking lots listed below for the 2011-2013 Seasons** by the Geauga County Board of Commissioners, 470 Center Street, Building #4, Chardon, Ohio 44024 or by mail at the same address until 1:45 p.m. local time on October 5, 2011, and will be opened and read at 2:00 p.m. for the Safety Center, 2:15 p.m. for the 24 Hour Area, 2:30 p.m. for the Chardon Square and 2:45 p.m. for 470 Center Street. Bidders shall submit a bid for the snowplowing, salting and/or cindering for each group of buildings in four separate, sealed, addressed (with bidders name) envelopes and clearly marked to the Attention of Ms. Christine Blair, Commissioners Clerk as follows:

- Group #1: Chardon Square**
  - 1) Courthouse, 100 Short Court, Chardon, Ohio 44024
  - 2) Parking Lot 208 East Park Street, Chardon, Ohio 44024
  - 3) Courthouse Annex, 211, 215, 219, 223, 231, 237 Main Street, Chardon, Ohio 44024
- Group #2: 24-Hour Service Area**
  - 1) Emergency Management / Dispatch Center, 12518 Merritt Road, Chardon, Ohio
  - 2) Geauga Transit, 12555 Merritt Road, Chardon, Ohio
  - 3) Animal Shelter, 12513 Merritt Road, Chardon, Ohio
  - 4) Pleasant Hill County Home, 13211 Aquilla Road, Chardon, Ohio
- Group #3: 470 Center Street**, Chardon, Ohio
- Group #4: Safety Center**, 12480 Merritt Road, Chardon, Ohio

All bidders are required to submit a 10% bid bond or certified check, cashiers' check or money order on a solvent bank or savings and loan association, to ensure that a contract will be entered into.

The successful bidder is required to furnish a bond for the faithful performance of the contract for a sum of not less than one hundred percent (100%) of the total bid price for the complete work. Said bond to be that of an approved surety company

authorized to transact business in the State of Ohio meeting the requirements of the O.R.C. Section 153.54.

Bid specifications may be obtained at the Geauga County Maintenance Office at 470 Center Street, Building #1-B, Chardon, Ohio, Monday through Friday, 8:00 a.m. to 4:30 p.m. There will be a **MANDATORY** informational meeting at 2:00 P.M. September 22, 2011 at 470 Center Street, Chardon, Ohio Bldg. #1B.

A copy of this legal notice is posted on the County's Internet site. Go to <http://www.co.Gauga.oh.us/departments/commissioners/bids/> and click Departments, and click commissioners and click bids and click on the project name to view this legal notice.

The Geauga County Board of Commissioners reserves the right to waive any formalities, irregularities or to reject any or all bids.

BY ORDER OF THE GEAUGA COUNTY BOARD OF COMMISSIONERS  
Christine Blair, Clerk  
Sep8-15 2011

**PROBATE NOTICES**

**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

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**3**

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