

Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

SECOND RUN

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-001246

The State of Ohio, County of Geauga, ss:
U.S. BANK, N.A., AS TRUSTEE ON BEHALF OF ADJUSTABLE RATE MORTGAGE TRUST 2005-11 ADJUSTABLE RATE MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-11, Plaintiff vs. LINDSAY KORBONITS, 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 3rd day of November, 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 a part of Original Lot 1, Section No. 15, Tract No. 1, within said township and described as follows: Beginning at a point in the center line of Watt Road, so called and a distance of 380.00 feet Southerly (along the said Watt Road center line) from its intersection with the center line of Dines Corner Road, so called; thence South 85 deg. 36' East, and thru an iron pipe 25.00 feet therefrom, a total distance of 343.95 feet to an iron pipe; thence South 4 deg. West, a distance of 253.35 feet to an iron pipe; thence North 85 deg. 36' West, a distance of 343.95 feet to the said Watt Road center line, and thru an iron pipe 25.00 feet therefrom; thence North 4 deg. East, along the said road center line, a distance of 253.35 feet to the place of beginning, and containing two (2) acres, according to the survey of F.R. Zethmayr, May, 1941, being a parcel of land from near North Westerly corner of lands (Parcel No. 4) conveyed Dec. 13, 1933 to Elizabeth B. Boswell et al by deed recorded at Vol. 192, Page 182 of Geauga County Records of Deeds.

Property commonly known as: 14335 Watt Road, Russell, Ohio 44072

Said Premises Located at: 14335 WATT ROAD, RUSSELL TOWNSHIP, OH.

Permanent Parcel Number: 26-002800

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

Jeffrey R. Jinkens, attorney
Oct6-13-20, 2011

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000224

The State of Ohio, County of Geauga, ss:
US BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2006-WFHE2, Plaintiff vs. RAMUNAS C. VIDZIUNAS, 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 3rd day of November, 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 Geauga and State of Ohio; and known as being Sublot No. 3, Shiloh Drive, in Sherman Hills Subdivision No. 1, as recorded in Volume 10, Pages 1, 2 and 3, Geauga County Record of Plats, be the same more or less, but subject to all legal highways.

Property address: 12252 Shiloh Drive, Chesterland, OH 44026

Prior Deed Reference: Book 1175, Page 654

Said Premises Located at: 12252 SHILOH DRIVE, CHESTER TOWNSHIP, OH.

Permanent Parcel Number: 11-385300

Said Premises appraised at (\$165,000.00) and cannot be sold for less than two-thirds of that amount (\$110,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. MCCLELLAND,
Sheriff Geauga County, Ohio

Pamela A. Fehring, attorney
Oct6-13-20, 2011

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 10-F-000154

The State of Ohio, County of Geauga, ss:
GMAC MORTGAGE, LLC, Plaintiff vs. DOUGLAS R. BRIGHT, ET AL., 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 3rd day of November, 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 Village of Aquilla to wit:

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

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

Property Address: 59 Loring Drive, Chardon, OH 44024

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

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

Permanent Parcel Number: 14-087010, 14-087020, 14-087110, 14-087120, 14-087210

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.

SHERIFF'S BULLETIN

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

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

DATE OF SALE: THURSDAY, OCTOBER 20, 2011 – 10:00 A.M.

	MINIMUM APPRAISAL	BID
BURTON TOWNSHIP		
Case No. 09-F-001476 – Farm Credit Services of Mid-America, FLCA vs. John Varga, et al., 12829 Hotchkiss Road (7.90 acres). PPN: 04-117800. Gregory F. Locke, atty.	\$50,000.00	\$33,334.00
CHARDON CITY		
Case No. 08-F-001284 – Countrywide Home Loans Servicing, LP vs. Lillian M. Schneider, et al., 412 Chardon Avenue (0.44 acres). PPN: 10-165249. Kirk Sampson, atty.	\$340,000.00	\$226,667.00
Case No. 10-F-001120 – Woods of Burlington Homeowners Association vs. Jason D. Jernejcic, et al., 103 West Pointe Court (0.17 acres). PPN: 10-165483. Darcy Mehling Good, atty.	Set Minimum Bid: \$14,196.00	
Case No. 10-F-000875 – CB 2010 LLC vs. Marla Parkway, LTD, et al., 510-520 And 521 Fifth Avenue (6.25 acres). PPN: 10-165642, 10-165647, 10-165648. Peter D. Brosse, atty.	\$2,900,000.00	\$1,933,334.00
CHARDON TOWNSHIP		
Case No. 10-F-001324 – CitiMortgage, Inc. vs. Teresa L. Edgington, et al., 11078 Thwing Road (1.03 acres). PPN: 06-053100. Jeffrey A. Tobe, atty.	\$135,000.00	\$90,000.00
CLARIDON TOWNSHIP		
Case No. 10-F-001475 – Chase Home Finance, LLC vs. Deryl E. Byers, et al., 12111 Aquilla Road (3.17 acres). PPN: 13-015589. F. Peter Costello, atty.	\$135,000.00	\$90,000.00
HUNTING VALLEY VILLAGE		
Case No. 09-F-000586 – Aurora Loan Services, LLC vs. Gioia DiGiannantonio, et al., 14470 County Line Road (5.44 acres). PPN: 27-004695. John D. Clunk, atty.	\$540,000.00	\$360,000.00
MUNSON TOWNSHIP		
Case No. 11-F-000331 – RBS Citizens, N.A., etc. vs. Steven D. May, et al., 12583 Auburn Road (5.61 acres). PPN: 21-062000. Richard L. McNellie, atty.	\$137,000.00	\$91,334.00
Case No. 08-F-000682 – Deutsche Bank National Trust Company, etc. vs. Gregory L. Juskiewicz, et al., 11565 Upper Chelsea Drive (1.98 acres). PPN: 21-089765. Matthew J. Richardson, atty.	\$93,000.00	\$62,000.00
Case No. 10-F-001476 – CitiMortgage, Inc., etc. vs. Steven Goodlive, et al., 11350 Grey Friar Way (2.86 acres). PPN: 21-176995. Lori N. Wight, atty.	\$480,000.00	\$320,000.00
NEWBURY TOWNSHIP		
Case No. 11-F-000231 – Park View Federal Savings Bank vs. Mark D. Chapic, et al., 10660 Bell Road (6.25 acres). PPN: 23-385723. Kriss D. Felty, atty.	\$390,000.00	\$260,000.00
THOMPSON TOWNSHIP		
Case No. 10-F-001517 – CitiMortgage, Inc., etc. vs. Dennis M. Caserta, et al., 17683 Rock Creek Road (3.22 acres). PPN: 30-095687. Miranda S. Hamrick, atty.	\$89,000.00	\$59,334.00

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

DANIEL C. MCCLELLAND,
Sheriff Geauga County, Ohio

Edward M. Kochalski, attorney
Oct6-13-20, 2011

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 10-F-000592

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff vs. LISA M. NOWACKI, 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 3rd day of November, 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 Claridon to wit:

Situated in Geauga County in the State of Ohio and in the Township of Claridon, to wit: And known as being part of Lot #3, Section No. 7 in the east survey of said Township and bounded and described as follows:

Beginning in the center line of the Claidon Troy Road at the southeasterly corner of land conveyed to Theodorica Groavener Parks and Ralph Groavener by deed recorded in Volume 223, Page 456 of Geauga County Records of deeds; thence north 86 degrees 24' west along the south line of land conveyed to Theodorica Groavener Parks, et al., as aforesaid, and through an iron pipe at 30 feet, a total distance of 197.00 feet to an iron pipe in the easterly line of land conveyed to Ruth Kronk by deed recorded in Volume 200, Page 561 of Geauga County Records, of deeds; thence south 04 degrees 00' west along the easterly line of land conveyed to Ruth Kronk as aforesaid, 82.50 feet to an iron pipe at the northwesterly corner of land conveyed to Lottie W. Wilmot by deed recorded in Volume 122, Page 57 of Geauga County Records of Deeds; thence south 86 degrees 34' east along the northerly line of land conveyed to Lottie W. Wilmot aforesaid and through an iron pipe at 167.00 feet a total distance of 197.00 feet to said center line of Claridon Troy Road;

thence north 4 degrees 00' east along said road center line 82.50 feet to the place of beginning. The above described parcel containing 0.37 acres of land, according to a survey made by Cloyd C. Graber, registered surveyor, December 4, 1947, be the same more or less.

Property Address: 12432 Claridon Troy Road, Chardon, OH 44024

Prior Deed Reference: OR Book 1603, Page 916-917

Said Premises Located at: 12432 CLARIDON TROY ROAD, CLARIDON TOWNSHIP, OH.

Permanent Parcel Number: 12-018250

Said Premises appraised at (\$90,000.00) and cannot be sold for less than two-thirds of that amount (\$60,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. MCCLELLAND,
Sheriff Geauga County, Ohio

Jennifer N. Heller, attorney
Oct6-13-20, 2011

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 10-F-000938

The State of Ohio, County of Geauga, ss:
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF NOVEMBER 1, 2006, FREMONT HOME LOAN TRUST 2006-D, Plaintiff vs. MICHELLE SCACHI, 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 3rd day of November, 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 Auburn to wit:

Situated in the Township of Auburn, County of Geauga and State of Ohio: And known as part of Lot No. 3 of Section No. 5 in Tract No. 1 within said Township, and further described as follows: Beginning in the Center line of Messenger Road at the point that is North 00 degrees 00' 23" East along said center line with the center line of Franks Road; thence South 89

degrees 21' 00" West, through an iron pipe at 30.00 feet from said center line of Messenger Road, a total distance of 430.01 feet to an iron pipe in the Easterly line of land conveyed to Charles D. and Mary S. Converse by deed recorded in Volume 512, Page 452 of the Geauga County Records of Deeds; thence North 00 degrees 00' 20" East along said Easterly line and a Northerly prolongation thereof, through an iron pin found at 39.95 feet at the Northeasterly corner of said converse, a total distance of 179.00 feet to an iron pipe; thence North 89 degrees 21' 00" East 430.02 feet to the center line of Messenger Road and through an iron pipe at 30.00 feet therefrom; thence South 00 degrees 00' 23" West along said center line 179.60 feet to the place of beginning, containing 1.773 acres as surveyed in October, 1977 by Lawrence Wilson, Registered Surveyor No. 5807, be the same more or less, but subject to all legal highways.

The above described premises are also known as being Sublot No. 6 of County Meadows Estates Subdivision as recorded in Volume 11, Page 100 of Geauga County Records of plats (re-recorded in Volume 11, Page 101), be the same more or less, but subject to all legal highways.

Property Address: 16350 Messenger Road, Burton, Ohio 44021

Said Premises Located at: 16350 MESSENGER ROAD, AUBURN TOWNSHIP, OH.

Permanent Parcel Number: 01-045840

Said Premises appraised at (\$145,000.00) and cannot be sold for less than two-thirds of that amount (\$96,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. MCCLELLAND,
Sheriff Geauga County, Ohio

Kim M. Hammond, attorney
Oct6-13-20, 2011

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 10-F-001466

The State of Ohio, County of Geauga, ss:
THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, Plaintiff vs. JUDY FISHER, 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 3rd day of November, 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 Troy to wit:

Situated in the Township of Troy, County of Geauga and State of Ohio, and known as part of Section No. 2 within said Township and further described as follows:

Beginning in the centerline of Mumford Road at the southwesterly corner of land conveyed to Jeol R. and Mary Lou Garver by deed recorded in Volume 392, Page 154 of the Geauga County Deed of Records; Thence South 85 degrees 34' 40" East along the southerly line of said Garver and the southerly line of lands conveyed to Roman J. and Edna H. Schumaker as Parcel (C) in Volume 390, Page 174 and Parcel No. 1 in Volume 206, Page 488 of the aforesaid deed records 2464.00 feet to the easterly line of Troy Township;

Thence South 03 degrees 55' 40" West along said Township line 177.13 feet; Thence North 85 degrees 52' 37" West 2464.99 feet to the centerline of Mumford Road; Thence North 04 degrees 15' 00" East said centerline 190.00 feet to the place of beginning, be the same more or less, but subject to all legal highways.

Premises commonly known as: 17351 Mumford Road, Burton, Ohio 44021

Said Premises Located at: 17351 MUMFORD ROAD, TROY TOWNSHIP, OH.

Permanent Parcel Number: 32-052250

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

Richard L. McNellie, attorney
Oct6-13-20, 2011

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

Case No. 11-F-000103

The State of Ohio, County of Geauga, ss:

GAUGA SAVINGS BANK, Plaintiff vs. MARY A. BRIGGS, 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 3rd day of November, 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 Claridon to wit:

Situated in the Township of Claridon, County of Geauga and State of Ohio, and known as part of Lot No. 1, in Section No. 13, East Survey, in said Township and bounded: Beginning on the South line of said Lot No. 1 where the center of the road running northerly and southerly through said lot crosses said line; Thence South 89 1/4 deg. East along the south line of said lot about 41.07 chains to the southeast corner of the same. Thence North 3/4 deg. East along the east line of said lot, which is also the east line of said Section, 10.93 chains to the southeast corner of 29 acres of land set off to Jason C. Wells in partition of the estate of Benjamin Sweet recorded in Vol. 40 at Page 3 of Common Pleas Record of Geauga County; Thence North 89 1/4 deg. West 41.07 chains to the center of the aforesaid North and South road; Thence South 3/4 deg. West along the center of said road about 11.01 chains to the place of beginning, containing about 45.02 acres of land. Be the same more or less.

Excepting and reserving 5.0 acres of land conveyed to Barbara E. Motil by deed Vol. 399, Page 968 Geauga County Records of Deeds. Be the same more or less.

Property Address: 13113 Claridon-Troy Road, Burton, OH 44021

Deed Reference: Volume 891, Page 756

Said Premises Located at: 13113 CLARIDON TROY ROAD, CLARIDON TOWNSHIP, OH.

Permanent Parcel Number: 12-049700

Said Premises appraised at (\$225,000.00) and cannot be sold for less than two-thirds of that amount (\$150,000.00). 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

Anthony A. Cox, attorney
Oct6-13-20, 2011

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

Case No. 11-F-000167

The State of Ohio, County of Geauga, ss:

U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE IN TRUST FOR THE REGISTERED HOLDERS OF AMERICAN GENERAL MORTGAGE LOAN TRUST 2010-1, Plaintiff vs. MARK GLEASON, 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 3rd day of November, 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 Village of South Russell to wit:

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

And further described as follows, to wit:
And known, bounded and described as Sublot No. 43 in Maple Hill Colony of a part of Original South Russell Village, Lot No. 2, Tract 3 as shown by the recorded plat in Volume 8 of Maps, Page 52 of Cuyahoga County Records, and being 107.00 feet front on the Northerly side of Belle Street and extending back 407.58 feet on the Westerly line, 407.02 feet on the Easterly line and having a rear line of 107.00 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Said Premises Located at: 1541 BELL ROAD, VILLAGE OF SOUTH RUSSELL, OH.

Permanent Parcel Number: 29-064000

Said Premises appraised at (\$165,000.00) and cannot be sold for less than two-thirds of that amount (\$110,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

Ohio, governing Sheriff's Sales."

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

F. Peter Costello, attorney
Oct6-13-20, 2011

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

Case No. 11-F-000286

The State of Ohio, County of Geauga, ss:

BAC HOME LOANS SERVICING, LP, FKA COUNTRYWIDE HOME LOANS SERVICING, LP, Plaintiff vs. GRETCHEN CALABRESE, 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 3rd day of November, 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 No. 3 in Tract No. 1 within said Township and described as follows:

Beginning in the centerline of Caves Road at the Northeastly corner of Robert E. and Ruth E. Baldrey by deed recorded in Volume 550, Page 733 of the Geauga County Records of Deeds; Thence North 02 degrees 12' 55" East on the centerline 150.03 feet; Thence North 88 degrees 46' 50" West 480.00 feet to a point; Thence South 02 degrees 12' 55" West 150.03 feet to a point in Baldrey's Northerly line;

Thence South 88 degrees 46' 50" East 480.00 feet to the place of beginning, supposed to contain about 1.65 acres, be the same more or less, but subject to all legal highways.

Property Address: 11164 Caves Road, Chesterland, OH 44026

Prior Deed Reference: OR Volume 1804, 2327

Said Premises Located at: 11164 CAVES ROAD, CHESTER TOWNSHIP, OH.

Permanent Parcel Number: 11-136810

Said Premises appraised at (\$250,000.00) and cannot be sold for less than two-thirds of that amount (\$166,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Matthew I. McKelvey, attorney
Oct6-13-20, 2011

TAX FORECLOSURE SALES

NOTICE OF SALE UNDER JUDGEMENT OF FORECLOSURE OF LIENS FOR DELINQUENT LAND TAX
Revised Code, Sec. 5721.19.1

Case No. 09-F-000290

CHRISTOPHER P. HITCHCOCK, TREASURER OF GAUGA COUNTY, OHIO, Plaintiff vs. JOSEPH DOUAIHY, ET AL., Defendants

Whereas, judgment has been rendered against certain parcels of real property for taxes, assessments, penalties, costs and charges as follows:

Parcel No(s): 30-010100 - 36.78 acres.

Address: known on the tax duplicate as 7071 LEDGE ROAD, THOMPSON TOWNSHIP, OH.

Description: "As Geauga County has adopted a permanent parcel number system, it has been determined that publication of the complete legal description is not necessary to provide reasonable notice of the foreclosure sale to potential bidders. The complete legal description can be located in the Court's file located at the Geauga County Clerk of Court's office, located on the 2nd floor of the Geauga County Courthouse, 100 Short Court, Chardon, Ohio 44024."

Last known owner: JOSEPH DOUAIHY AND WASSIM H. ANTOUN, 6327 WILSON MILLS ROAD, CLEVELAND, OH 44143.

MINIMUM BID: \$23,724.24

Whereas, such judgment orders such real property to be sold by the undersigned to satisfy the total amount of said judgment;

Now, therefore, public notice is hereby given that Daniel C. McClelland, Sheriff of Geauga County, Ohio, will sell such real property at public auction, for cash to the highest bidder of an amount sufficient to satisfy the judgment against each parcel at 10:00 o'clock A.M. at the door of the Court House in the City of Chardon, Ohio on **THURSDAY, THE 3RD DAY OF NOVEMBER, 2011** and if any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and conditions of the first sale and at the same time of day and at the same place, on **THURSDAY, THE 17TH DAY OF NOVEMBER, 2011** for an amount sufficient to satisfy the judgment against the parcel.

Public notice is hereby given that all such real property to be sold at public auction may be subject to a federal tax lien that may not be extinguished by the sale, and purchasers of any such real property are urged to search the Federal Tax Lien index that is kept by the County Recorder to determine if notice of a federal tax lien has been filed with respect to any such real property.

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

Bridey Matheny, attorney
Oct6-13-20, 2011

NOTICE OF SALE UNDER JUDGEMENT OF FORECLOSURE OF LIENS FOR DELINQUENT LAND TAX
Revised Code, Sec. 5721.19.1

Case No. 09-F-000347

CHRISTOPHER P. HITCHCOCK, TREASURER OF GAUGA COUNTY, OHIO, Plaintiff vs. BEVERLY CUSTIS, ET AL., Defendants

Whereas, judgment has been rendered against certain parcels of real property for taxes, assessments, penalties, costs and charges as follows:

Parcel No(s): 11-293300 - 11.58 acres.

Address: known on the tax duplicate as 12947 SPERRY ROAD, CHESTER TOWNSHIP, OH.

Description: "As Geauga County has adopted a permanent parcel number system, it has

SHERIFF'S RESULTS

DATE OF SALE: THURSDAY, OCTOBER 6, 2011

BAINBRIDGE TOWNSHIP

Case No. 10-F-000652 — The Home Savings and Loan Company of Youngstown, Ohio vs. Keith Thomas Armknecht, et al., 7168 Chagrin Road (5.39 acres). PPN: 02-093900, 02-420341, 02-420713. SOLD TO PLAINTIFF FOR \$93,334.00.

Case No. 09-F-001407 — Bank of America, N.A., etc. vs. Greg Petherbridge, aka Gregory Jon Petherbridge, et al., 9551 Taylor May Road (3.42 acres). PPN: 02-263900. SOLD TO PLAINTIFF FOR \$40,000.00.

CHESTER TOWNSHIP

Case No. 09-F-000713 — HSBC Bank USA, National Association, etc. vs. Nona M. Healey, et al., 7296 Hillendale Road (1.00 acres). PPN: 11-048000. SOLD TO PLAINTIFF FOR \$100,000.00.

Case No. 10-F-000284 — PNC Bank, National Association, etc. vs. Jean F. Virginia, et al., 7386 Cedarcrest Trail (1.49 acres). PPN: 11-354650. SOLD TO PLAINTIFF FOR \$83,334.00.

Case No. 10-F-000038 — CitiMortgage, Inc. vs. Steven J. Rodriguez, et al., 7547 Appleblossom Lane (1.00 acres). PPN: 11-356300. SOLD TO MARSHA FISCHER FOR \$108,100.00.

HUNTSBURG TOWNSHIP

Case No. 10-F-000803 — The Huntington National Bank, etc. vs. Richard D. Wise, et al., 17338 Mayfield Road (8.69 acres). PPN: 16-078374. SOLD TO PLAINTIFF FOR \$113,334.00.

NEWBURY TOWNSHIP

Case No. 08-F-000831 — The Huntington National Bank, etc. vs. Paul M. Petras, et al., 12401 Snow Road (6.83 acres). PPN: 23-156300. SOLD TO PLAINTIFF FOR \$86,667.00.

RUSSELL TOWNSHIP

Case No. 09-F-001248 — CitiMortgage, Inc., etc. vs. John A. Maher, et al., 14975 Surrey Downs (1.82 acres). PPN: 26-093990. SOLD TO HUNTINGTON NATIONAL BANK FOR \$218,378.48.

Case No. 10-F-001045 — MorEquity, Inc. vs. Denise Musgrave, aka Denise C. Musgrave, aka Denise Carol Musgrave, et al., 8398 Riverside Drive (1.51 acres). PPN: 26-122700. WITHDRAWN — ORDER OF COURT.

Case No. 09-F-001503 — First Place Bank vs. Georg Abakumov, et al., 14880 Trappers Trail (5.00 acres). PPN: 26-203549. SOLD TO PLAINTIFF FOR \$313,334.00.

been determined that publication of the complete legal description is not necessary to provide reasonable notice of the foreclosure sale to potential bidders. The complete legal description can be located in the Court's file located at the Geauga County Clerk of Court's office, located on the 2nd floor of the Geauga County Courthouse, 100 Short Court, Chardon, Ohio 44024."

Last known owner: BEVERLY CUSTIS, 12497 SPERRY ROAD, CHESTERLAND, OH 44026.

MINIMUM BID: \$25,162.84

Whereas, such judgment orders such real property to be sold by the undersigned to satisfy the total amount of said judgment;

Now, therefore, public notice is hereby given that Daniel C. McClelland, Sheriff of Geauga County, Ohio, will sell such real property at public auction, for cash to the highest bidder of an amount sufficient to satisfy the judgment against each parcel at 10:00 o'clock A.M. at the door of the Court House in the City of Chardon, Ohio on **THURSDAY, THE 3RD DAY OF NOVEMBER, 2011** and if any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms and conditions of the first sale and at the same time of day and at the same place, on **THURSDAY, THE 17TH DAY OF NOVEMBER, 2011** for an amount sufficient to satisfy the judgment against the parcel.

Public notice is hereby given that all such real property to be sold at public auction may be subject to a federal tax lien that may not be extinguished by the sale, and purchasers of any such real property are urged to search the Federal Tax Lien index that is kept by the County Recorder to determine if notice of a federal tax lien has been filed with respect to any such real property.

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

Bridey Matheny, attorney
Oct6-13-20, 2011

LEGAL NOTICES

LEGAL NOTICE

**IN THE COURT OF COMMON PLEAS
GAUGA COUNTY, OHIO**

11-M-000874 - Federal National Mortgage Association, Plaintiff vs. The Unknown Heirs, Devises, Legatees, Executors, Administrators, Spouses and Assigns and the Unknown Guardians of Minor and/or Incompetent Heirs of Louis E. Kovach, et al., Defendants

The Unknown Heirs, Devises, Legatees, Executors, Administrators, Spouses and Assigns and the Unknown Guardians of Minor and/or Incompetent Heirs of Louis E. Kovach, whose last known address is unknown, and cannot by reasonable diligence be ascertained, will take notice that on the 16th day of August, 2011, Federal National Mortgage Association filed its Complaint to Quiet Title in the Common Pleas Court of Geauga County, 100 Short Court, Chardon, OH 44024 in Case No. 11-M-000874, on the docket of the Court, and the object of which pleading is to Quiet Title upon the following described real estate to wit:
Property Address: 8686 Carmichael Drive, Chesterland, OH 44026, and being more particularly described in plaintiff's deed recorded in Book 1899, page 3336, 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 six consecutive weeks, or they might be denied a hearing in this case.

FEDERAL NATIONAL MORTGAGE ASSOCIATION
By Lerner, Sampson & Rothfuss, Attorneys

for Plaintiff, P.O. Box 5480, Cincinnati, Ohio 45201-5480, (513) 241-3100.
Sep15-22-29 Oct6-13-20, 2011

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

11-DC-001013 - Nicelita Dela Cruz, Plaintiff vs. Reynaldo Dela Cruz, Defendant
Reynaldo Dela Cruz, whose last known address and whose current address are unknown, will take notice that on the 20th day of September 2011, Nicelita Dela Cruz filed her Complaint for Divorce in the Court of Common Pleas, Geauga County, Ohio, 100 Short Court Street, Chardon, Ohio 44024, Case No. 11-DC-001013, on the docket of the Court, praying for a complete and absolute divorce, equitable distribution of assets and debts, full custody of child and child support and other relief on the grounds of incompatibility, gross neglect of duty and extreme mental cruelty.

The above named defendant is required to answer on or before December 1, 2011 or he might be denied a hearing in this case.

NICELITA DELA CRUZ
By Ronald E. Falconi, attorney for Plaintiff, 5509 Ridge Road, Parma, OH 44129, (440) 842-0455.
Sep29 Oct6-13-20-27 Nov3, 2011

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

11-M-000431 - The Cleveland Electric Illuminating Company, et al., Plaintiffs vs. William H. Jonath, et al., Defendants

Lomak Petroleum 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-000431. The litigation is an appropriation action whereby plaintiffs seek to obtain an easement and right-of-way upon, over, under and across PPN: 16-032250 and PPN: 16-032200 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 William H. Jonath and Patricia M. Jonath. 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.
Sep29 Oct6-13, 2011

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

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

Lomak Petroleum 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.
 Sep29 Oct6-13, 2011

LEGAL NOTICE
IN THE GEAUGA COUNTY COURT OF COMMON PLEAS
11-M-000785 - The Cleveland Electric Illuminating Company, et al., Plaintiffs vs. Montville Township Trustees, et al., Defendants
 Lomak Petroleum 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 Court of Common Pleas, 100 Short Court Street, Chardon, Ohio 44024, Case No. 11-M-000785. The litigation is an appropriation action whereby plaintiffs seek to obtain an easement and right-of-way upon, over, under and across PPN: 20-701969 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 Montville Township Trustees. 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.
 Sep29 Oct6-13, 2011

LEGAL NOTICE
IN THE GEAUGA COUNTY COURT OF COMMON PLEAS
11-M-000786 - The Cleveland Electric Illuminating Company, et al., Plaintiffs vs. Anthony Jude Asher, et al., Defendants
 Lomak Petroleum 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 Court of Common Pleas, 100 Short Court Street, Chardon, Ohio 44024, Case No. 11-M-000786. The litigation is an appropriation action whereby plaintiffs seek to obtain an easement and right-of-way upon, over, under and across PPN: 20-070969 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 Anthony Jude Asher. 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.
 Sep29 Oct6-13, 2011

LEGAL NOTICE
IN THE COURT OF COMMON PLEAS GEAUGA COUNTY, OHIO
11-F-000780 - The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, Plaintiff vs. Beverly Coreno Moss, et al., Defendant
 The Unknown Heirs at Law, Legatees, Devisees, Next of Kin of Joanne Moss, whose last known places of residences and current places of residence are unknown, will take notice that on July 26, 2011, The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, filed its Complaint in Case No. 11-F-000780 in the Court of Common Pleas Geauga County, Ohio, 100 Short Court, Chardon, Ohio 44024 alleging that the Defendants, The Unknown Heirs at Law, Legatees, Devisees, Next of Kin of Joanne Moss have or claim to have an interest in the real estate described below:
 Permanent Parcel Number: 11-233300; Property Address: 12879 Caves Road, Chesterland, OH 44026. 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 Loy L. Moss in the 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 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 further relief as is just and equitable.
 The Defendants named above are required to answer on or before the 10th day of November, 2011.
THE BANK OF NEW YORK MELLON, AS TRUSTEE FOR CIT MORTGAGE LOAN TRUST 2007-1
By Keith D. Weiner & Associates Co., L.P.A., Kim M. Hammond, Attorney at Law, Attorney for Plaintiff-Petitioner, 75 Public Square, 4th Floor, Cleveland, OH 44113. (216) 771-6500.
 Sep29 Oct6-13, 2011

LEGAL NOTICE
IN THE COURT OF COMMON PLEAS GEAUGA COUNTY, OHIO
11-F-000734 - Provident Funding Associates, L.P., Plaintiff vs. Todd C. Bliss, et al., Defendant
 Denise L. Bliss, whose last known and current address is unknown, will take notice that on July 15, 2011, Provident Funding Associates, L.P., filed its Complaint in Case No. 11-F-000734 in the Court of Common Pleas Geauga County, Ohio, 100 Short Court, Chardon, Ohio 44024. The object of, and demand for relief in, the Complaint and/or

LEGAL NOTICE
IN THE COURT OF COMMON PLEAS GEAUGA COUNTY, OHIO
11-F-000734 - Provident Funding Associates, L.P., Plaintiff vs. Todd C. Bliss, et al., Defendant
 Denise L. Bliss, whose last known and current address is unknown, will take notice that on July 15, 2011, Provident Funding Associates, L.P., filed its Complaint in Case No. 11-F-000734 in the Court of Common Pleas Geauga County, Ohio, 100 Short Court, Chardon, Ohio 44024. The object of, and demand for relief in, the Complaint and/or

Amended Complaint is to foreclose upon Plaintiff's Mortgage recorded upon the real estate described below and in which Plaintiff alleges that the foregoing defendants have or claim to have an interest.
 Situated in the Township of Bainbridge, County of Geauga, and State of Ohio: And known as being Sublot No. 177 in Tanglewood Reserve Subdivision No. 8, of part of Original Bainbridge Township Lot No. 11, Tract No. 1, as shown by the recorded plat in Volume 9, Page 141 of Geauga County Records, and being 100 feet on the Western side of North Brook Trail, and extending back 242.04 feet on the Northernly line, 276.04 feet on the Southerly line, and having a rear line of 135.13 feet, as appears by said plat, be the same more or less, but subject to all legal highways.
 Property Address: 17208 Northbrook Trail, Chagrin Falls, OH 44023. Permanent Parcel Number: 02-054550.
 The Defendants named above are required to answer on or before the 28th day of November, 2011.
PROVIDENT FUNDING ASSOCIATES, L.P. By Gerner & Kearns Co., LPA, Sarah A. Okrzynski, Attorney at Law, Attorney for Plaintiff, 215 West Ninth Street, Cincinnati, OH 45202. (513) 241-7722.
 Oct13-20-27, 2011

LEGAL NOTICE
ADVANCE NOTICE OF PUBLICATION OF DELINQUENT LAND TAX LIST
 Pursuant to Ohio Revised Code, Section 5721.03, notice is hereby given of the forthcoming publication on November 10 and November 17, 2011 of the delinquent land tax list of Geauga County.
 Said list will contain the name of the most current owner and any unpaid tax, penalty, or assessments.
 Delinquent taxes may be paid at the office of the Geauga County Treasurer, 211 Main Street, Chardon, OH, 44024, Monday through Friday, (except holidays) between the hours of 8:00 A.M. and 4:30 P.M. on or before Monday, October 31, 2011, to avoid publication.
 Taxpayers who are unable to make full payments may enter into a written agreement (installment plan) with the County Treasurer to pay unpaid taxes.
 Beginning December 1, 2011 an interest charge will begin accruing on all unpaid taxes not having a written agreement with the Treasurer.
Frank J. Gliha
Gauga County Auditor
 Oct13-20, 2011

LEGAL NOTICE
ADVANCE NOTICE OF PUBLICATION OF DELINQUENT VACANT LAND TAX LIST
 Pursuant to Ohio Revised Code, Section 5721.03, notice is hereby given of the forthcoming publication on November 10 and November 17, 2011 of the delinquent vacant land tax list of Geauga County.
 Said list are lots and lands on which taxes have remained unpaid for two (2) years after being certified delinquent, and that are now subject to foreclosure and forfeiture proceedings as provided in Ohio Revised Code, Section 5721.14 within twenty-eight (28) days after final publication of said list.
 Delinquent taxes may be paid at the office of the Geauga County Treasurer, 211 Main Street, Chardon, OH, 44024, Monday through Friday, (except holidays) between the hours of 8:00 A.M. and 4:30 P.M. on or before Monday, October 31, 2011, to avoid publication.
 Taxpayers who are unable to make full payments may enter into a written agreement (installment plan) with the County Treasurer to pay unpaid taxes.
 Said list will contain the names of the most current owner and any unpaid taxes, assessments, penalties, and interest.
Frank J. Gliha
Gauga County Auditor
 Oct13-20, 2011

LEGAL NOTICE
ADVANCE NOTICE OF PUBLICATION OF DELINQUENT MANUFACTURED HOME TAX LIST
 Pursuant to Ohio Revised Code, Section 4503.06, notice is hereby given of the forthcoming publication on November 10 and November 17, 2011 of the delinquent manufactured home tax list of Geauga County.
 Said list will contain the name of the most current owner and any unpaid tax and penalties.
 Delinquent taxes may be paid at the office of the Geauga County Treasurer, 211 Main Street, Chardon, OH 44024, Monday through Friday (except holidays) between the hours of 8:00 A.M. and 4:30 P.M. on or before Monday, October 31, 2011 to avoid publication.
 Taxpayers who were unable to make full payments may enter into a written agreement (installment plan) with the County Treasurer to pay unpaid taxes.
Frank J. Gliha
Gauga County Auditor
 Oct13-20, 2011

LEGAL NOTICE
IN THE COURT OF COMMON PLEAS GEAUGA COUNTY, OHIO
11-F-000697 - Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP, Plaintiff vs. Ronald W. Schuster, et al., Defendants
 Ronald W. Schuster, whose last known address is 1207 Roland Road, Lyndhurst, OH 44124, and the unknown heirs, devisees, legatees, executors, administrators, spouses and assigns and the unknown guardians of minor and/or incompetent heirs of Ronald W. Schuster, all of whose residences are unknown and cannot by reasonable diligence be ascertained, will take notice that on the 5th day of July, 2011, Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, filed its Complaint in the Common Pleas Court of Geauga County, 100 Short Court, Chardon, OH 44024 in Case No. 11-F-000697, 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: 8870 North Spring Valley Park Drive, Chagrin Falls, OH 44023, and being more particularly described in plaintiff's mortgage recorded in Mortgage Book 1800, page 2466, of this County Recorder's Office.
 The above named defendant is required to answer within twenty-eight (28) days after

PUBLIC NOTICE
NOTICE TO PUBLIC OF A FINDING OF NO SIGNIFICANT IMPACT ON THE ENVIRONMENT (FONSI) COMBINED NOTICE
 October 13, 2011
 Geauga County
 Community & Economic Development
 470 Center Street, Building 1-A
 Chardon, Ohio 44024
 440.279.1790
 To All Interested Persons, Agencies, and Groups:
 The County of Geauga, proposes to request the State of Ohio to release Federal funds under Section 104 (g) of Title I of the Housing and Community Development Act of 1974, as amended; Section 288 of Title II of the Cranston Gonzales National Affordable Housing Act (NAHA), as amended; and/or Title IV of the Stewart B. McKinney Homeless Assistance Act, as amended; to be used for the following project:
Name: Ohio Earth Foods, Inc
Middlefield Village
Source of Federal Funds: CDBG Program Income
Project: Acquisition and renovation
Term: One Year Project
Funds: \$164,000
 It has been determined that such Request for Release of Funds will not constitute an action significantly affecting the quality of the human environment and accordingly the Geauga County, has decided not to prepare an Environmental Impact Statement under the National Environmental Policy Act of 1969, as amended.
 Environmental Review Record (ERR) for each of the Project listed above have been conducted by the County of Geauga. The ERR documents the environmental reviews of the project and more fully sets forth the reasons why such statement is not required. The ERR are on file and available for the public's examination and copying, upon request, between the hours of 8:00 a.m. to 4:30 p.m., Monday through Friday (except holidays) at the above address.
 No further environmental review of such project is proposed to be conducted, prior to the request for release of Federal funds.
 The County of Geauga plans to undertake the project described with the Federal funds cited above. Any interested person, agencies, and/or groups, who have any comments regarding the environment or who disagree with this Finding of No Significant Impact decision, are invited to submit written comments for consideration to the County of Geauga at the address above listed by 4:30 p.m. on October 28, 2011, which is at least 15 days after the publication of this combined notice. A notice regarding the responsible entity's intent to request release of funds is listed immediately below.
NOTICE OF INTENT TO REQUEST A RELEASE OF FUNDS (NOI/ROF)
 To All Interested Persons, Agencies, and Groups:
 On or about, but not before, November 2, 2011, the County of Geauga, will request the State of Ohio to release Federal funds under Section 104 (g) of Title I of the Housing and Community Development Act of 1974, as amended; Section 288 of Title II of the Cranston Gonzales National Affordable Housing Act (NAHA), as amended; and/or Title IV of the Stewart B. McKinney Homeless Assistance Act, as amended; to be used for the project listed above.
 The County of Geauga is certifying to the State of Ohio, that Geauga County and Tracy A. Jemison in his official capacity as President of County Commissioners, consents to accept the jurisdiction of Federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making, and action; and that these responsibilities have been satisfied. The legal effect of the certification is that upon its approval, the County of Geauga may use the Federal funds, and the State of Ohio will have satisfied its responsibilities under the National Environmental Policy Act of 1969, as amended.
 The State of Ohio will accept an objection to its approval of the release of funds and acceptance of the certification only if it is on one of the following grounds: (a) the certification was not, in fact, executed by the responsible entity's Certifying Officer; (b) the responsible entity has failed to make one of the two findings pursuant to Section 58.40 or to make the written determination required by section 58.35, 58.47, or 58.53 for the project, as applicable; (c) the responsible entity has omitted one or more of the steps set forth at subpart E of 24 CFR Part 58 for the preparation, publication and completion of an Environmental Assessment; (d) the responsible entity has omitted on or more of the steps set forth at Subparts F and G of 24 CFR Part 58 for the conduct, preparation, publication and completion of an Environmental Impact Statement, (e) the recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before release of funds and approval of the environmental certification by State, or (f) another federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality.
 Written objections must be prepared and submitted in accordance with the required procedure (24 CFR Part 58), and must be addressed to the: State of Ohio; Environmental Officer; Office of Housing and Community Partnerships; P.O. Box 1001; Columbus, Ohio 43216-1001.
 Objections to the Release of Funds on bases other than those stated above will not be considered by the State of Ohio. No objections received after November 17, 2011, (which is 15 days after it is anticipated that the State will receive a request for release of funds), will be considered by the State of Ohio.
 The address of the certifying officer is: Tracy A. Jemison, President, Geauga County Board of Commissioner, 470 Center Street, Building Four, Chardon, Ohio 44024.
 Oct13, 2011

last publication, which shall be published once a week for three consecutive weeks, or they might be denied a hearing in this case.
BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP.
By Lerner, Sampson & Rothfuss, Attorneys for Plaintiff, P.O. Box 5480, Cincinnati, Ohio 45201-5480. (513) 241-3100.
 Oct13-20-27, 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. 2691
 AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT/AGREEMENT WITH PRESTON SUPERSTORE FOR THE PURCHASE OF ONE (1) NEW 2012 FORD ESCAPE TO REPLACE VEHICLE T#1 THROUGH THE OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES AND WITHOUT BID PURSUANT TO SECTION 125.04(B) OF THE OHIO REVISED CODE FROM A PARTY OTHER THAN THE OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES AND DECLARING AN EMERGENCY.
 An ordinance authorizing the City Manager to enter into a contract/agreement with Preston Superstore for the purchase of one new 2012 Ford Escape in the amount of \$18,005.50 without bid as permitted by \$125.04(c) O.R.C.
PASSED AND ADOPTED THIS 29TH DAY OF SEPTEMBER, 2011.

ORDINANCE NO. 2692
 AN ORDINANCE AMENDING THE 2011 APPROPRIATIONS IN THE CITY OF CHARDON TREASURY AND DECLARING AN EMERGENCY.
 An ordinance amending the 2011 appropriations as follows: 111 General Fund increased in the amount of \$77,050 allocated as follows: 680 Street Administration Capital: \$9,050, 799 General Administration Operating: \$68,000; 560 Water Operating Fund increased in the amount of \$14,525 allocated as follows: 570 Water Administration Operating: \$10,000, Capital: \$4,525; 570 Sewer Operating Fund increased in the amount of \$14,525 allocated as follows: 570 Sewer Administration Operating: \$10,000, Capital: \$4,525.
PASSED AND ADOPTED THIS 29TH DAY OF SEPTEMBER, 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
 Oct13, 2011

NOTICE OF PUBLIC HEARING
 The City of Chardon Planning Commission will hold a public hearing to consider the applications described below on Monday, October 17, 2011 at 6:30 P.M. in Council Chambers at the Municipal Center, 111 Water Street to hear the following:
PC Case #11-107: Applicant - James Love is requesting a variance from Section 1139.07 to reduce the side yard setbacks and Section 1139.27 to allow for an alternate trash receptacle location on the property. The property is located in the west side of Wilson Mills Road at the intersection of Wilson Mills Road and Daniels Drive. The address of the property is Wilson Mills Road, Chardon, OH 44024 with Parcel ID# 10-094200.
 The meeting is subject to adjournment or recess to a later date without another Notice of Public Hearing (ORC §3115.05(c)).
Bethann Petronio, Clerk
 Oct13, 2011

OHIO SOIL AND WATER CONSERVATION COMMISSION ELECTION LEGAL NOTICE CORRECTION
 The Ohio Soil and Water Conservation Commission will cause an election of Supervisors of the Geauga Soil and Water Conservation District to be held in accordance with Chapter 1515 of the Ohio Revised Code.
 Residents or landowners, firms, and corporations that own land or occupy land in Geauga and are 18 years of age and older may vote for Supervisor. A non-resident landowner, firm, or corporation must provide an affidavit of eligibility, which includes designation of a voting representative, prior to casting a ballot.
 There are three ways an eligible voter can cast a ballot: (1) at the annual meeting, which will take place Wednesday, October 19, 2011 at 6:00 p.m.; (2) at the SWCD office until 4:00 p.m. on October 19, 2011; or (3) vote absentee by requesting the proper absentee request forms from the SWCD office at the following address:
 Geauga Soil and Water Conservation District
 PO Box 410
 14269 Claridon-Troy Road
 Burton, OH 44021
 440-834-1122
One (1) Supervisor will be elected. The nominees are: Mary Slingluff and Dee Belew.
 Oct13, 2011

BID NOTICES
NOTICE TO BIDDERS
 The Village of Middlefield, Ohio will be accepting sealed bids for the following materials and supplies necessary to the operation of the village:
 1. Unleaded and Regular Gasoline, diesel fuel per gallon-delivered and picked up. Base your bid off OPIS rack price.
 2. Limestone and gravel in the following gradations: 57, 67, 304, 4, 8 and screening materials as well as bank gravel
 3. Hot and cold mix asphalt
 4. Concrete: 5-sack and 6-sack mix, delivered to the job site.
 Send sealed bids to: Daniel A. Weir, Village Administrator, Middlefield Municipal Center, 14860 North State Avenue, PO Box 1019, Middlefield, Ohio 44062. Bids will be accepted until 11:00 a.m.; October 20, 2011 at which time the bids received will be publicly opened and read. Village Council reserves the right to accept and reject any and all bids and may waive any informalities or irregularities in the bids received.
Daniel A. Weir, Village Administrator
 Oct6-13, 2011

NOTICE TO BIDDERS
 Claridon Township is taking bids for a 1998 GMC one ton pickup truck with snowplow and light bar, "as is" condition. Bids may be mailed to Claridon Township, P.O. Box 66, East Claridon, OH 44033, or delivered to the administration building on Mondays or Wednesdays from 8:00 A.M. - 12:00 NOON. Sealed bids shall include the name of the bidder, and must be received by 6:00 P.M. on Monday, October 31, 2011. Bids will be opened at the Claridon Administration Building located at 13932 Mayfield Road, Claridon Ohio, at 4:30 P.M. on Tuesday, November 1, 2011. The Board of Trustees reserves the right to reject any and all bids. This notice may also be found on the Township website, www.claridontownship.com under the Current Events tab found on the home page.
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