

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-000972

The State of Ohio, County of Geauga, ss:
THE HOME SAVINGS AND LOAN COMPANY OF YOUNGSTOWN, OHIO, Plaintiff vs. MARISA KENNY, 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 17th 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 Bainbridge to wit:

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

And known as being Sublot No. Nine A (9A) in Resubdivision of a part of Weathervane Subdivision being a part of Original Bainbridge Township Lots No. 16 and 17, Tract No. 2 as shown by the recorded plat in Volume 21, Page 4 of Geauga County Records. Originally shown on Weathervane Subdivision Plat recorded in Volume 20, Page 33, of the Geauga County Records, and containing 5.115 acres of land as appears by said plat.

OR Book 1808 Page 1152
Said Premises Located at: 9541 WEATHERVANE DRIVE, BAINBRIDGE TOWNSHIP, OH. Permanent Parcel Number: 02-419877

Said Premises appraised at (\$800,000.00) and cannot be sold for less than two-thirds of that amount (\$533,334.00). 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. Gause, attorney
Oct20-27Nov3, 2011

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

Case No. 09-F-000308

The State of Ohio, County of Geauga, ss:
DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RAMP 2007-SP3, Plaintiff vs. ROBERT D. GIBSON, 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 17th 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 Thompson to wit:

Situated in the Township of Thompson, County of Geauga, and State of Ohio and known as being a part of Lot No. 17 in said Township and is bounded and described as follows:

Beginning at the southeast corner of Lot No. 17 as established from Field Book 119, Page 57 of the Geauga County Engineers centerline survey of Thompson Road; Thence South 89° 13' 30" West along the centerline of Thompson Road a distance of 125.50 feet to the principal place of beginning of this description; Thence continuing South 89° 13' 30" West along said centerline a distance of 155.00 feet to the southeast corner of land now or formerly owned by M&M Feko as recorded in Volume 220, Page 252, of Geauga County Records of Deeds. Thence North 00° 33' 33" West along the east line of said Feko land and passing through an one inch iron pipe set at 31.00 feet, total distance of 2310.00 feet to an one inch iron pipe set in the south line of land now or formerly owned by J. Colleen as recorded in Volume 320, page 136 of Geauga County Records of Deeds. Thence North 89° 13' 30" East along said south line a distance of 140.25 feet to a one inch iron pipe set; Thence South 00° 33' 33" East a distance of 1794.00 feet to a one inch iron pipe set; Thence North 89° 13' 30" East a distance of 59.75 feet to a one inch iron pipe set; Thence South 00° 33' 33" East a distance of 356.00 feet to a one inch iron pipe set; Thence South 89° 13' 30" West a distance of 45.00 feet to a one inch iron pipe set; Thence South 00° 33' 33" East and passing through an one inch iron pipe set at 130.00 feet, a total distance of 160.00 feet to the principal place of beginning and contains 7.9799 acres of land according to a survey of Schade Surveying Company, Willard F. Schade, Jr., Registered Surveyor S-6008, in July 1983 be the same more or less, but subject to all legal highways. Bearings refer to an assumed meridian and are used to describe angles only.

Prior Deed Reference: Bk. 1754, Pg. 2661
Said Premises Located at: 16340 THOMPSON ROAD, THOMPSON TOWNSHIP, OH.

Permanent Parcel Number: 30-095605

Said Premises appraised at (\$75,000.00) and cannot be sold for less than two-thirds of that amount (\$50,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Maria Divita, attorney
Oct20-27Nov3, 2011

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

Case No. 09-F-000648

The State of Ohio, County of Geauga, ss:
THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., FKA THE BANK OF NEW YORK TRUST COMPANY, N.A., AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, FKA JPMORGAN CHASE BANK, AS TRUSTEE-SURF-BC2, Plaintiff vs. THERESA A. SHAFFER, AKA THERESA MCFAUL, 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 17th 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:

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, NOVEMBER 3, 2011 – 10:00 A.M.

	MINIMUM APPRAISAL	BID
AQUILLA VILLAGE Case No. 10-F-000154 – GMAC Mortgage, LLC vs. Douglas R. Bright, et al., 59 Loring Drive (0.35 acres). PPN: 14-087010, 14-087020, 14-087110, 14-087120, 14-087210. Edward M. Kochalski, atty.	\$95,000.00	\$63,334.00
AUBURN TOWNSHIP Case No. 10-F-000938 – HSBC Bank USA, National Association, etc. vs. Michelle Scacchi, et al., 16350 Messenger Road (1.77 acres). PPN: 01-045840. Kim M. Hammond, atty.	\$145,000.00	\$96,667.00
CHESTER TOWNSHIP Case No. 11-F-000286 – BAC Home Loans Servicing, LP, etc. vs. Gretchen Calabrese, et al., 11164 Caves Road (1.65 acres). PPN: 11-136810. Matthew I. McKelvey, atty.	\$250,000.00	\$166,667.00
Case No. 09-F-000224 – US Bank, National Association, etc. vs. Ramunas C. Vidziunas, et al., 12252 Shiloh Drive (1.50 acres). PPN: 11-385300. Pamela A. Fehring, atty.	\$165,000.00	\$110,000.00
CLARIDON TOWNSHIP Case No. 10-F-000892 – CitiMortgage, Inc., etc. vs. Lisa M. Nowacki, et al., 12432 Claridon Troy Road (0.37 acres). PPN: 12-018250. Jennifer N. Heller, atty.	\$90,000.00	\$60,000.00
Case No. 11-F-000103 – Geauga Savings Bank vs. Mary A. Briggs, et al., 13113 Claridon Troy Road (40.00 acres). PPN: 12-049700. Anthony A. Cox, atty.	\$225,000.00	\$150,000.00
RUSSELL TOWNSHIP Case No. 08-F-001246 – U.S. Bank, N.A., etc. vs. Lindsay Korbonits, et al., 14335 Watt Road (2.00 acres). PPN: 26-002800. Jeffrey R. Jinkens, atty.	\$120,000.00	\$80,000.00
SOUTH RUSSELL VILLAGE Case No. 11-F-000167 – U.S. Bank, National Association, etc. vs. Mark Gleason, et al., 1541 Bell Road (1.00 acres). PPN: 29-064000. F. Peter Costello, atty.	\$165,000.00	\$110,000.00
TROY TOWNSHIP Case No. 10-F-001466 – Third Federal Savings and Loan Association of Cleveland vs. Judy Fisher, et al., 17351 Mumford Road (10.39 acres). PPN: 32-052250. Richard L. McNellie, atty.	\$170,000.00	\$113,334.00

TAX FORECLOSURE SALES

The following parcels will be offered for sale on Thursday, November 3, 2011. If any parcel does not sell it will be re-offered for sale on Thursday, November 17, 2011.

CHESTER TOWNSHIP

Case No. 09-F-000347 – Christopher P. Hitchcock, Treasurer of Geauga County vs. Beverly Custis, et al., 12947 Sperry Road (11.58 acres). PPN: 11-293300. Bridey Matheny, atty.

Minimum Bid: \$25,162.84

THOMPSON TOWNSHIP

Case No. 09-F-000299 – Christopher P. Hitchcock, Treasurer of Geauga County vs. Joseph Douaihy, et al., 7071 Ledge Road (36.78 acres). PPN: 30-010100. Bridey Matheny, atty.

Minimum Bid: \$23,724.24

ing 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 No. 37 in Walnut Ridge Allotment No. 3 of part of Original Chester Township Lot No. 2, Tract 1, as shown by the recorded plat in Volume 8, Page 21 of Geauga County Records and being 150.00 feet front on the centerline of Walnut Ridge Road and extending back 301.12 feet on the Northerly line, 301.00 feet on the Southerly line, and having a rear line of 150.83 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Property Address: 11180 Walnut Ridge Road, Chesterland, OH 44026

Prior Deed Reference: Book 1392, Page 427
Said Premises Located at: 11180 WALNUT RIDGE ROAD, CHESTER TOWNSHIP, OH.

Permanent Parcel Number: 11-363500

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

Matthew I. McKelvey, attorney
Oct20-27Nov3, 2011

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 Sublot No. 20 in Windmill Point Estates of part of Original Township Lot No. 62 as shown by the recorded plat in Volume 13 of Maps, Pages 52-53 of Geauga County Records, be the same more or less, but subject to all legal highways.

Property Address: 15686 Stillwell Road, Huntsburg, OH 44046

Prior Deed Reference: O.R. Book 1706, Page 436

Said Premises Located at: 15686 STILLWELL ROAD, HUNTSBURG TOWNSHIP, OH.

Permanent Parcel Number: 16-078045

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

Jennifer N. Heller, attorney
Oct20-27Nov3, 2011

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 Bainbridge to wit:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio: And known as being Sublot Nos. 107, 108, 109, 110, 111 and 112 as shown on a certain plat entitled "Map of Chagrin Falls Park" which map is recorded in the office of the recorder of Geauga County, Ohio in Vol. 1 Pages 60-61 of Geauga County Records of Plats and Surveys, but subject to all legal highways and easements, conditions and restrictions of record, be the same more or less.

Address: 16687 Akron Street, Chagrin Falls, OH 44023

Said Premises Located at: 16687 AKRON STREET, BAINBRIDGE TOWNSHIP, OH.

Permanent Parcel Number: 02-107100, 02-106900, 02-107000, 02-107180, 02-107190, 02-107200

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

Kim M. Hammond, attorney
Oct20-27Nov3, 2011

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

Case No. 09-F-001511

The State of Ohio, County of Geauga, ss:
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE ON BEHALF OF LSF6 MERCURY REO INVESTMENTS TRUST, SERIES 2008-1, Plaintiff vs. LEONARD STANLEY, 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 17th day of November, 2011, at 10:00 o'clock A.M.** the following described real

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

Case No. 10-F-000171

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., Plaintiff vs. PAUL PLISKO, 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 17th 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 Parkman to wit:

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

Known as being Sublot 12 in the Henry H. Frey Subdivision as recorded in Volume 17, Page 37 of Geauga County Records of Plats. Said Sublot has a frontage of 175.00 feet, a northerly side line of 435.60 feet, a rear line of 175.00 feet and a southerly side line of 435.60 feet and containing 1.750 acres as appears by said plat, be the same more or less, but subject to all legal highways.

Said Premises Located at: 16425 HOSMER ROAD, PARKMAN TOWNSHIP, OH.

Permanent Parcel Number: 25-188999

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

Scott P. Ciupak, attorney
Oct20-27Nov3, 2011

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 10-F-000475

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., Plaintiff vs. GEORGE E. NEWCOMB, 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 17th 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 Munson to wit:

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

And known as being Sublot No. 16 in Hidden Springs Estates Subdivision of part of Original Munson Township Lot Nos. 3, 4 and 10 in the West Division of Tract No. 1, as shown by the recorded plat in Volume 10 of Maps, Page 94 of Geauga County Records and containing 2.8485 acres, as appears by said plat, be the same more or less, but subject to all legal highways.

Said Premises Located at: 11270 HIDDEN SPRINGS DRIVE, MUNSON TOWNSHIP, OH.

Permanent Parcel Number: 21-086928

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

Scott P. Ciupak, attorney
Oct20-27Nov3, 2011

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 10-F-000707

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff vs. MARVIN M. YODER, JR., AKA MARVIN L. YODER, JR., 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 17th 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 Middlefield to wit:

Situated in the Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot No. 50 within said Township and bounded and described as follows:

Beginning at a point on the centerline of Shedd Road (60 feet wide). Said point being the southwesterly corner of a parcel of land conveyed to A. and S. Byler as recorded in Volume 589, Page 174 of Geauga County Records and Deeds. Thence South 89 degrees 59' 00" West along said centerline a distance of 16.38 feet to a point. Said point being the principal place of beginning of this survey. Thence North 00 degrees 27' 00" West and passing through an iron pin set at 30.00 feet a total distance of 196.24 feet to an iron pin set. Thence North 22 degrees 58' 30" West a distance of 99.61 feet to an iron pin set. Thence North 06 degrees 11' 00" West a distance of 263.97 feet to an iron pin set. Thence North 89 degrees 59' 00" East a distance of 86.71 feet to an iron pin set on the westerly line of the aforesaid A. and S. Byler's land. Thence North 00 degrees 09' 15" East along said Byler's westerly line a distance of 352.00 feet to an iron pin set. Thence South 89 degrees 59' 00" West a distance of 107.50 feet to an iron pin set. Thence South 00 degrees 09' 15" West a distance of 352.00 feet to an iron pin set. Thence North 89 degrees 59' 00" East a distance of 8.72 feet to an iron pin set. Thence South 06 degrees 11' 00" East a distance of 267.04 feet to an iron pin set. Thence South 22 degrees 58' 30" East a distance of 98.99 feet to an iron pin set. Thence South 00 degrees 27' 00" East and passing through an iron pin set at 163.76 feet a total distance of 193.76 feet to a point on the centerline of the aforesaid Shedd Road. Thence North 89 degrees 59' 00" East along said centerline a distance of 12.00 feet to the principal place of beginning and containing 1.023 acres of land according to a survey made by Delmar B. Kosie and Associates (Delmar B. Kosie, Registered Surveyor No. 5276) February, 1993.

Said Premises Located at: 15310 SHEDD ROAD, MIDDLEFIELD TOWNSHIP, OH.

Permanent Parcel Number: 18-090824, 18-090826

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

Richard J. LaCivita, attorney
Oct20-27Nov3, 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. 10-F-000829

CHRISTOPHER P. HITCHCOCK, TREASURER OF GEAUGA COUNTY, OHIO, Plaintiff vs. GORDON BYRNE, 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): 16-078511 - 5.55 acres.
Address: known on the tax duplicate as 12455 EASTPOINT DRIVE, HUNTSBURG 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: GORDON E. BYRNE AND GRETCHEN LOOK, P.O. BOX 7272, EASTLAKE, OH 44095.
MINIMUM BID: \$30,226.28

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 17TH 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 1ST DAY OF DECEMBER, 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 Matheney, attorney
Oct20-27 Nov3, 2011

ELECTION NOTICES

ISSUE # 4
NOTICE OF ELECTION
On Tax Levy in Excess of the Ten Mill Limitation
Revised Code Sections 3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Auburn Township, Ohio, passed on the 6th day of June, 2011, there will be submitted to a vote of the people at the General Election to be held at the regular places of voting on Tuesday, the 8th day of November, 2011, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Auburn Township for the purpose of:

THE GENERAL CONSTRUCTION, RECONSTRUCTION, RESURFACING, AND REPAIR OF STREETS, ROADS AND BRIDGES

Said tax being: a renewal of a tax at a rate not exceeding 1 mill for each one dollar of valuation, which amounts to \$0.10 for each one hundred dollars of valuation, for five years.
The polls for the election will open at 6:30 a.m. and remain open until 7:30 p.m. on election day.

BY ORDER OF THE BOARD OF ELECTIONS, OF GEAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director

Oct20-27, 2011

ISSUE # 5
NOTICE OF ELECTION
On Tax Levy in Excess of the Ten Mill Limitation
Revised Code Sections 3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Bainbridge Township, Ohio, passed on the 11th day of July, 2011, there will be submitted to a vote of the people at the General Election to be held at the regular places of voting on Tuesday, the 8th day of November, 2011, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Bainbridge Township for the purpose of:

FIRE

Said tax being: an additional tax at a rate not exceeding 1.85 mills for each one dollar of valuation, which amounts to \$0.185 for each one hundred dollars of valuation, for a continuing period of time.
The polls for the election will open at 6:30 a.m. and remain open until 7:30 p.m. on election day.

BY ORDER OF THE BOARD OF ELECTIONS, OF GEAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director

Oct20-27, 2011

ISSUE # 6
NOTICE OF ELECTION
On Tax Levy in Excess of the Ten Mill Limitation
Revised Code Sections 3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees

of Bainbridge Township, Ohio, passed on the 13th day of June, 2011, there will be submitted to a vote of the people at the General Election to be held at the regular places of voting on Tuesday, the 8th day of November, 2011, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Bainbridge Township for the purpose of:

THE GENERAL CONSTRUCTION, RECONSTRUCTION, RESURFACING, AND REPAIR OF STREETS, ROADS AND BRIDGES

Said tax being: a renewal of a tax at a rate not exceeding 2 mills for each one dollar of valuation, which amounts to \$0.20 for each one hundred dollars of valuation, for five years.
The polls for the election will open at 6:30 a.m. and remain open until 7:30 p.m. on election day.

BY ORDER OF THE BOARD OF ELECTIONS, OF GEAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director

Oct20-27, 2011

ISSUE # 7
NOTICE OF ELECTION
On Tax Levy in Excess of the Ten Mill Limitation
Revised Code Sections 3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Burton Township, Ohio, passed on the 1st day of August, 2011, there will be submitted to a vote of the people at the General Election to be held at the regular places of voting on Tuesday, the 8th day of November, 2011, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Burton Township for the purpose of:

FIRE

Said tax being: a renewal of a tax at a rate not exceeding 0.9 mill for each one dollar of valuation, which amounts to \$0.09 for each one hundred dollars of valuation, for five years.
The polls for the election will open at 6:30 a.m. and remain open until 7:30 p.m. on election day.

BY ORDER OF THE BOARD OF ELECTIONS, OF GEAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director

Oct20-27, 2011

ISSUE # 8
NOTICE OF ELECTION
On Tax Levy in Excess of the Ten Mill Limitation
Revised Code Sections 3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Burton Township, Ohio, passed on the 1st day of August, 2011, there will be submitted to a vote of the people at the General Election to be held at the regular places of voting on Tuesday, the 8th day of November, 2011, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Burton Township for the purpose of:

THE GENERAL CONSTRUCTION, RECONSTRUCTION, RESURFACING, AND REPAIR OF STREETS, ROADS AND BRIDGES

Said tax being: a renewal of a tax at a rate not exceeding 1.1 mills for each one dollar of valuation, which amounts to \$0.11 for each one hundred dollars of valuation, for five years.
The polls for the election will open at 6:30 a.m. and remain open until 7:30 p.m. on election day.

BY ORDER OF THE BOARD OF ELECTIONS, OF GEAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director

Oct20-27, 2011

ISSUE # 9
NOTICE OF ELECTION
On Tax Levy in Excess of the Ten Mill Limitation
Revised Code Sections 3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Chester Township, Ohio, passed on the 14th day of July, 2011, there will be submitted to a vote of the people at the General Election to be held at the regular places of voting on Tuesday, the 8th day of November, 2011, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Chester Township for the purpose of:

POLICE

Said tax being: a renewal of a tax at a rate not exceeding 0.5 mill for each one dollar of valuation, which amounts to \$0.05 for each one hundred dollars of valuation, for five years.
The polls for the election will open at 6:30 a.m. and remain open until 7:30 p.m. on election day.

BY ORDER OF THE BOARD OF ELECTIONS, OF GEAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director

Oct20-27, 2011

ISSUE # 10
NOTICE OF ELECTION
On Tax Levy in Excess of the Ten Mill Limitation
Revised Code Sections 3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Claridon Township, Ohio, passed on the 25th day of July, 2011, there will be submitted to a vote of the people at the General Election to be held at the regular places of voting on Tuesday, the 8th day of November, 2011, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Claridon Township for the purpose of:

THE GENERAL CONSTRUCTION, RECONSTRUCTION, RESURFACING, AND REPAIR OF STREETS, ROADS AND BRIDGES

Said tax being: a renewal of a tax at a rate not exceeding 2.4 mills for each one dollar of valuation, which amounts to \$0.24

for each one hundred dollars of valuation, for five years.
The polls for the election will open at 6:30 a.m. and remain open until 7:30 p.m. on election day.

BY ORDER OF THE BOARD OF ELECTIONS, OF GEAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director

Oct20-27, 2011

ISSUE # 11
NOTICE OF ELECTION
On Tax Levy in Excess of the Ten Mill Limitation
Revised Code Sections 3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Claridon Township, Ohio, passed on the 25th day of July, 2011, there will be submitted to a vote of the people at the General Election to be held at the regular places of voting on Tuesday, the 8th day of November, 2011, the question of levying a tax, in excess of the ten mill limitation, for the purpose of:

FIRE

Said tax being: a replacement of a portion of an existing levy, being a reduction of 0.25 mill to constitute a tax at a rate not exceeding 1.75 mills for each one dollar of valuation, which amounts to \$0.175 for each one hundred dollars of valuation, for five years.
The polls for the election will open at 6:30 a.m. and remain open until 7:30 p.m. on election day.

BY ORDER OF THE BOARD OF ELECTIONS, OF GEAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director

Oct20-27, 2011

ISSUE # 12
NOTICE OF ELECTION
On Tax Levy in Excess of the Ten Mill Limitation
Revised Code Sections 3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Hambden Township, Ohio, passed on the 18th day of May, 2011, there will be submitted to a vote of the people at the General Election to be held at the regular places of voting on Tuesday, the 8th day of November, 2011, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Hambden Township for the purpose of:

FIRE

Said tax being: a renewal of a tax at a rate not exceeding 1.5 mills for each one dollar of valuation, which amounts to \$0.15 for each one hundred dollars of valuation, for five years.
The polls for the election will open at 6:30 a.m. and remain open until 7:30 p.m. on election day.

BY ORDER OF THE BOARD OF ELECTIONS, OF GEAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director

Oct20-27, 2011

ISSUE # 13
NOTICE OF ELECTION
On Tax Levy in Excess of the Ten Mill Limitation
Revised Code Sections 3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Trustees of Huntsburg Township, Ohio, passed on the 5th day of July, 2011, there will be submitted to a vote of the people at the General Election to be held at the regular places of voting on Tuesday, the 8th day of November, 2011, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Huntsburg Township for the purpose of:

CURRENT EXPENSES

Said tax being: an additional tax at a rate not exceeding 1.5 mills for each one dollar of valuation, which amounts to \$0.15 for each one hundred dollars of valuation, for five years.
The polls for the election will open at 6:30 a.m. and remain open until 7:30 p.m. on election day.

BY ORDER OF THE BOARD OF ELECTIONS, OF GEAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director

Oct20-27, 2011

ISSUE # 15
NOTICE OF ELECTION
On Tax Levy in Excess of the Ten Mill Limitation
Revised Code Sections 3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Russell Township Park Commission, Ohio, passed on the 14th day of March, 2011, there will be submitted to a vote of the people at the General Election to be held at the regular places of voting on Tuesday, the 8th day of November, 2011, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Russell Township Park District for the purpose of:

ACQUIRING LANDS IN RUSSELL TOWNSHIP FOR CONSERVATION AND FOR THE PRESERVATION OF WATER QUALITY, WILDLIFE HABITATS AND WOODLANDS

Said tax being: a renewal of a tax at a rate not exceeding 1 mill for each one dollar of valuation, which amounts to \$0.10 for each one hundred dollars of valuation, for five years.
The polls for the election will open at 6:30 a.m. and remain open until 7:30 p.m. on election day.

BY ORDER OF THE BOARD OF ELECTIONS, OF GEAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director

Oct20-27, 2011

**ISSUE # 16
NOTICE OF ELECTION**
On Tax Levy in Excess of
the Ten Mill Limitation
Revised Code Sections
3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Thompson Township, Ohio, passed on the 6th day of July, 2011, there will be submitted to a vote of the people at the General Election to be held at the regular places of voting on Tuesday, the 8th day of November, 2011, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Thompson Township for the purpose of:

POLICE

Said tax being: a renewal of a tax at a rate not exceeding 1.5 mills for each one dollar of valuation, which amounts to \$0.15 for each one hundred dollars of valuation, for four years.

The polls for the election will open at 6:30 a.m. and remain open until 7:30 p.m. on election day.

**BY ORDER OF THE
BOARD OF ELECTIONS,
OF GEAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director**

Oct20-27, 2011

**ISSUE # 17
NOTICE OF ELECTION**
On Tax Levy in Excess of
the Ten Mill Limitation
Revised Code Sections
3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Trustees of Thompson Township, Ohio, passed on the 6th day of July, 2011, there will be submitted to a vote of the people at the General Election to be held at the regular places of voting on Tuesday, the 8th day of November, 2011, the question of levying a tax, in excess of the ten mill limitation, for the benefit of Thompson Township for the purpose of:

THE GENERAL CONSTRUCTION, RECONSTRUCTION, RESURFACING, AND REPAIR OF STREETS, ROADS AND BRIDGES

Said tax being: a replacement of a tax at a rate not exceeding 2.35 mills for each one dollar of valuation, which amounts to \$0.235 for each one hundred dollars of valuation, for five years.

The polls for the election will open at 6:30 a.m. and remain open until 7:30 p.m. on election day.

**BY ORDER OF THE
BOARD OF ELECTIONS,
OF GEAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director**

Oct20-27, 2011

**ISSUE # 18
NOTICE OF ELECTION**
On Tax Levy in Excess of
the Ten Mill Limitation
Revised Code Sections
3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Education of the Cardinal Local School District, Ohio, passed on the 27th day of July, 2011, there will be submitted to a vote of the people at the General Election to be held at the regular places of voting on Tuesday, the 8th day of November, 2011, the question of levying a tax, in excess of the ten mill limitation, for the benefit of the Cardinal Local School District for the purpose of:

PROVIDING FOR THE EMERGENCY REQUIREMENTS OF THE SCHOOL DISTRICT

Said tax being: an additional tax at a rate not exceeding 4.5 mills for each one dollar of valuation, which amounts to \$0.45 for each one hundred dollars of valuation, for three years.

The polls for the election will open at 6:30 a.m. and remain open until 7:30 p.m. on election day.

**BY ORDER OF THE
BOARD OF ELECTIONS,
OF GEAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director**

Oct20-27, 2011

**ISSUE # 21
NOTICE OF ELECTION**
On Tax Levy in Excess of
the Ten Mill Limitation
Revised Code Sections
3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Education of the Newbury Local School District, Ohio, passed on the 1st day of August, 2011, there will be submitted to a vote of the people at the General Election to be held at the regular places of voting on Tuesday, the 8th day of November, 2011, the question of levying a tax, in excess of the ten mill limitation, for the benefit of the Newbury Local School District for the purpose of:

PROVIDING FOR THE EMERGENCY REQUIREMENTS OF THE SCHOOL DISTRICT

Said tax being: a renewal of an existing tax at a rate not exceeding 4.5 mills for each one dollar of valuation, which amounts to \$0.45 for each one hundred dollars of valuation, for five years.

The polls for the election will open at 6:30 a.m. and remain open until 7:30 p.m. on election day.

**BY ORDER OF THE
BOARD OF ELECTIONS,
OF GEAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director**

Oct20-27, 2011

**ISSUE # 23
NOTICE OF ELECTION**
On Tax Levy in Excess of
the Ten Mill Limitation
Revised Code Sections
3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Board of Education of the West Geauga Local School District, Ohio, passed on the 25th day of July, 2011, there will be submitted to a vote of the people at the General Election to be held at the regular places of voting on Tuesday, the 8th day of November, 2011, the question of levying a tax, in excess of the ten mill limitation, for the benefit of the West Geauga Local School District for the purpose of:

GENERAL PERMANENT IMPROVEMENTS

Said tax being: an additional tax at a rate not exceeding 0.95 mill for each one dollar of valuation, which amounts to \$0.095 for each one hundred dollars of valuation, for five years.

The polls for the election will open at 6:30 a.m. and remain open until 7:30 p.m. on election day.

**BY ORDER OF THE
BOARD OF ELECTIONS,
OF GEAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director**

Oct20-27, 2011

**ISSUE # 30
NOTICE OF ELECTION**
On Tax Levy in Excess of
the Ten Mill Limitation
Revised Code Sections
3501.11(G), 5705.19 - 5705.25

Notice is hereby given that in pursuance of a Resolution of the Council of South Russell Village, Ohio, passed on the 20th day of June, 2011, there will be submitted to a vote of the people at the General Election to be held at the regular places of voting on Tuesday, the 8th day of November, 2011, the question of levying a tax, in excess of the ten mill limitation, for the benefit of South Russell Village for the purpose of:

CURRENT EXPENSES

Said tax being: a renewal of a tax at a rate not exceeding 4.2 mills for each one dollar of valuation, which amounts to \$0.42 for each one hundred dollars of valuation, for five years.

The polls for the election will open at 6:30 a.m. and remain open until 7:30 p.m. on election day.

**BY ORDER OF THE
BOARD OF ELECTIONS,
OF GEAUGA COUNTY, OHIO,
Dorothy M. Stange, Chairman
Arch Kimbrow, Jr., Director**

Oct20-27, 2011

LEGAL NOTICES

**LEGAL NOTICE
IN THE COURT OF COMMON PLEAS
GEAUGA 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 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.
Situating 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. Okrzyński, Attorney at Law, Attorney for Plaintiff, 215 West Ninth Street, Cincinnati, OH 45202. (513) 241-7722.
Oct13-20-27, 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 fka Countrywide 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 plain-

tiff'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 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

LEGAL NOTICE
Notice is hereby given that on Monday, November 7, 2011 at about 10:00 a.m., Western Reserve Mini Storage, will be offering for sale, under the judicial lien process by public auction, the units listed below. Western Reserve Mini Storage has the right to refuse any units listed from sale without notice. The sale will be held at 764 Water St. (Rt. 6) Chardon, OH 44024. www.chardon-storage.com
Unit #16: Shaw, Joseph M., 100 Meadowlands Dr., #A7, Chardon, OH 44024, stored items.
Oct20-27, 2011

LEGAL NOTICE
Notice is hereby given that the valuations for tax year 2011 have been completed and are now open for public inspection. Said valuations may be checked at the Real Estate Department of the Auditor's Office, Courthouse Annex, 231 Main Street, Chardon, OH 44024.
This legal notice is being made to comply with Ohio Revised Code, Section 5715.17 requiring publication in the newspaper and does not change any prior written notification. Taxpayers are advised that any and all changes to valuations have already been made, by mail, to every property owner. No changes to valuations are done without written notification.
Complaints against any valuation or assessment except those fixed by the Department of Taxation will be heard by the Board of Revision on January 9, 2012 at 3:30 p.m. in the Auditor's Office, at 215 Main Street. Further information regarding complaints may be obtained by contacting the Auditor's Office.
**Frank J. Gliha
Gauga County Auditor**
Oct27 Nov3, 2011

**LEGAL NOTICE
Auburn Township**
Notice is hereby given that the Auburn Township Board of Trustees will hold a special meeting on Monday, November 7, 2011 at 6:30 p.m. at the Auburn Township Administration Building, 11010 Washington Street, Auburn Township, OH 44023. The Trustees will immediately go into Executive Session for the purpose of employee yearly reviews.
**BY THE ORDER OF THE AUBURN TOWNSHIP TRUSTEES
Susan Playcan, Fiscal Officer**
Oct27, 2011

**LEGAL NOTICE
IN THE COURT OF COMMON PLEAS
GEAUGA COUNTY, OHIO
11-F-000978 - Citibank, N.A., as trustee for the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE2, Plaintiff vs. Unknown Heirs at Law, Legatees, Devisees, Next of Kin of Michael Hackett, et al., Defendant**
The Unknown Heirs at Law, Legatees, Devisees, Next of Kin of Michael Hackett, whose last known places of residences and current places of residence are unknown, will take notice that on September 12, 2011, Citibank, N.A., as trustee for the Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-HE2, filed its Complaint in Case No. 11-F-000978 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 Michael Hackett have or claim to have an interest in the real estate described below:
Permanent Parcel Number: 12-039000 and 12-038900; Property Address: 13721 Mayfield Road, Chardon, OH 44024. 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 Michael Hackett 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 8th day of December, 2011.
CITIBANK, N.A., AS TRUSTEE FOR THE MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-HE2
By Keith D. Weiner & Associates Co., L.P.A., Stan C. Cwalinski, Attorney at Law, Attorney for Plaintiff-Petitioner, 75 Public Square, 4th Floor, Cleveland, OH 44113. (216) 771-6500.
Oct27 Nov3-10, 2011

NOTICE OF CONSENT JUDGMENT ENTRY AND AGREEMENT
The parties in the case of *Frank Costello, et al. vs. Board of Trustees of Auburn Township, Ohio*, Case No. 11-A-000380, Court of Common Pleas, Geauga County, Ohio, Judge Forrest W. Burt, hereby provide notice of their intention to file a Consent Judgment Entry and Agreement ("Agreement"). The Agreement concerns the property located at 16771 Staffordshire Ct., Auburn Township,

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Ohio 44023 ("Property"). Pursuant to the Agreement, a gazebo, which is an accessory building, shall be permitted to remain in the front yard of the Property for a period of ten years from the date the Agreement is approved by the Court subject to certain terms and conditions. Those include that the Costellos remove the gazebo at the expiration of the ten year time period permitted in the Agreement at their own cost and expense; in the event the Costellos sell or otherwise transfer the Property or the use is discontinued prior to the expiration of the ten year time period, the Costellos shall remove the gazebo at their own cost and expense prior to the closing of the sale/transfer discontinued use; and that the gazebo shall be used solely for the purpose of providing shelter to the Costellos' daughter while she waits for the school bus, as well as an adult caregiver. In addition, the Auburn Township Zoning Inspector shall have access to the gazebo on the Property, with prior notice at an annually, mutually agreeable time to inspect the area to ensure compliance with the Agreement and all other applicable provisions of the Auburn Township Zoning Resolution.
Oct27, 2011

NOTICE OF VOLUNTARY DISSOLUTION OF MIDWEST CONSERVATION SERVICES, INC.

To all creditors and claimants of MIDWEST CONSERVATION SERVICES, INC.:
Notice is hereby given that MIDWEST CONSERVATION SERVICES, INC., Chapter #00936075, an Ohio corporation, which maintains its principal office at: 10166 Queens Way #4, Chagrin Falls, Ohio 44023, filed a Certificate of Voluntary Dissolution with the Secretary of State of Ohio on October 19, 2011 with an effective date for dissolution on December 31, 2011. MIDWEST CONSERVATION SERVICES, INC. is now winding up its affairs.
Laurie Booth, President
Oct27 Nov3, 2011

PROBATE NOTICES

PROBATE COURT OF GEAUGA COUNTY, OHIO 11-PB-000357 — IN RE: CHANGE OF NAME OF ANN MARIE MOCKLER TO ANNEMARIE MOCKLER NEWHOUSE. NOTICE OF HEARING OF NAME CHANGE

Applicant hereby gives notice to all interested persons, that the applicant has filed an Application for Change of Name in the Probate Court of Geauga County, Ohio, requesting the change of name of Ann Marie Mockler to Annemarie Mockler Newhouse.
The hearing on the application will be held on the 6th day of December, 2011 at 8:30 o'clock A.M. in the Probate Court of Geauga County, located on the second floor of the Courthouse Annex, 231 Main Street, Chardon, Ohio 44024.

Ann Marie Mockler
499 Bell Street
Chagrin Falls, OH 44022
Oct27, 2011

PROBATE COURT OF GEAUGA COUNTY, OHIO 11-PB-000445 — IN RE: CHANGE OF NAME OF ERIN TYLER ARNOLD TO AARON TYLER ARNOLD. NOTICE OF HEARING OF NAME CHANGE

Applicant hereby gives notice to all interested persons, that the applicant has filed an Application for Change of Name in the Probate Court of Geauga County, Ohio, requesting the change of name of Erin Tyler Arnold to Aaron Tyler Arnold.
The hearing on the application will be held on the 6th day of December, 2011 at 8:30 o'clock A.M. in the Probate Court of Geauga County, located on the second floor of the Courthouse Annex, 231 Main Street, Chardon, Ohio 44024.

Erin T. Arnold
10540 Sawmill Drive
Chardon, OH 44024
Oct27, 2011

PROBATE COURT OF GEAUGA COUNTY, OHIO 11-PB-000450 — IN RE: CHANGE OF NAME OF LISA VAN HORNE TO LISA LEVINE. NOTICE OF HEARING OF NAME CHANGE

Applicant hereby gives notice to all interested persons, that the applicant has filed an Application for Change of Name in the Probate Court of Geauga County, Ohio, requesting the change of name of Lisa Van Horne to Lisa Levine.
The hearing on the application will be held on the 6th day of December, 2011 at 8:30 o'clock A.M. in the Probate Court of Geauga County, located on the second floor of the Courthouse Annex, 231 Main Street, Chardon, Ohio 44024.

Lisa Van Horne
8328 Sharp Lane
Chesterland, OH 44026
Oct27, 2011

PROBATE COURT OF GEAUGA COUNTY, OHIO 11-PB-000462 — IN RE: CHANGE OF NAME OF MATTHEW LOUIS HEMSATH TO MATHEW LOUIS EGIZIL. NOTICE OF HEARING OF NAME CHANGE

Applicant hereby gives notice to all interested persons, that the applicant has filed an Application for Change of Name in the Probate Court of Geauga County, Ohio, requesting the change of name of Matthew Louis Hemsath to Matthew Louis Egizil.
The hearing on the application will be held on the 6th day of December, 2011 at 8:30 o'clock A.M. in the Probate Court of Geauga County, located on the second floor of the Courthouse Annex, 231 Main Street, Chardon, Ohio 44024.

Matthew Louis Hemsath
7869 Kinsman Road
Novelty, OH 44072
Oct27, 2011

Applicant hereby gives notice to all interested persons, that the applicant has filed an Application for Change of Name in the Probate Court of Geauga County, Ohio, requesting the change of name of Matthew Louis Hemsath to Matthew Louis Egizil.
The hearing on the application will be held on the 6th day of December, 2011 at 8:30 o'clock A.M. in the Probate Court of Geauga County, located on the second floor of the Courthouse Annex, 231 Main Street, Chardon, Ohio 44024.

Matthew Louis Hemsath
7869 Kinsman Road
Novelty, OH 44072
Oct27, 2011

LEGAL NOTICE IN THE GEAUGA COUNTY COURT OF COMMON PLEAS, PROBATE DIVISION CASE NO. 11-PE-000415 - IN THE MATTER OF THE ESTATE OF RAY S. KING, DECEASED

Notice is hereby given to Timothy M. King, Jr., Courtney L. King and the Unknown Heirs, Legatees and Devisees of Ray S. King, deceased, all of whose last known and current addresses are unknown. You are receiving this notice as a person who would be entitled to inherit from the decedent had the decedent died intestate.
You are hereby notified that said decedent died on April 9, 2011, and that the decedent's Will was admitted to Probate by the Geauga County Probate Court, Courthouse Annex, 231 Main Street, Suite 200, Chardon, Ohio 44024, on September 23, 2011, Case No. 11-PE-000415. You are hereby notified that an Application to Relieve Estate from Administration was filed in the Geauga County Probate Court on September 23, 2011.

You must bring an action to contest the validity of the Will within three (3) months after the Applicant files an affidavit stating that the Applicant has given this notice.
By Mark A. Schneider, Attorney for Michele A. Yanosko, Applicant; The DiCello Law Firm, 7556 Mentor Avenue, Mentor, OH 44060. (440) 953-8888.
Oct27 Nov3-10, 2011

LEGAL NOTICE IN THE GEAUGA COUNTY COURT OF COMMON PLEAS, PROBATE DIVISION CASE NO. 11-PE-000422 - IN THE MATTER OF THE ESTATE OF RICHARD A. BLOSSOM, DECEASED

Notice is hereby given to Richard Herbert Blossom, Stephen Blossom, Christine Blossom, Catherine Blossom and Michelle Blossom, all of whose last known and current addresses are unknown, are heirs at law of Richard A. Blossom.
You are notified that said decedent died on September 1, 2011; that the decedent's Last Will and Testament was submitted to Probate in the Probate Division of the Court of Common Pleas of Geauga County, Ohio, Courthouse Annex, 231 Main Street, Suite 200, Chardon, Ohio 44024, on September 28, 2011, Case No. 11-PE-000422. You must bring an action to contest the validity of the Will within three (3) months after the Executrix files an affidavit with said Court stating that the Executrix has given this notice.

By David J. Eardley, Attorney for the Estate of Richard A. Blossom, 109 Court Street, Chardon, OH 44024. (440) 286-1907.
Oct27 Nov3-10, 2011

LEGAL NOTICE IN THE GEAUGA COUNTY COURT OF COMMON PLEAS, PROBATE DIVISION CASE NO. 11-PE-000423 - IN THE MATTER OF THE ESTATE OF MADELINE E. BLOSSOM, DECEASED

Notice is hereby given to James William Sutherland and Jodi Elizabeth DiMarco, all of whose last known and current addresses are unknown, are heirs at law of Madeline E. Blossom.
You are notified that said decedent died on September 1, 2011; that the decedent's Last Will and Testament was submitted to Probate in the Probate Division of the Court of Common Pleas of Geauga County, Ohio, Courthouse Annex, 231 Main Street, Suite 200, Chardon, Ohio 44024, on September 28, 2011, Case No. 11-PE-000423. You must bring an action to contest the validity of the Will within three (3) months after the Executrix files an affidavit with said Court stating that the Executrix has given this notice.

By David J. Eardley, Attorney for the Estate of Madeline E. Blossom, 109 Court Street, Chardon, OH 44024. (440) 286-1907.
Oct27 Nov3-10, 2011

SHERIFF'S RESULTS

DATE OF SALE: THURSDAY, OCTOBER 20, 2011

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. WITHDRAWN — BANKRUPTCY.

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. SOLD TO PLAINTIFF FOR \$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. WITHDRAWN — ORDER OF COURT.

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. SOLD TO PLAINTIFF FOR \$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. WITHDRAWN — ORDER OF COURT.

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. WITHDRAWN — BANKRUPTCY.

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. WITHDRAWN — ORDER OF COURT.

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. SOLD TO PLAINTIFF FOR \$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. SOLD TO PLAINTIFF FOR \$112,000.00.

Case No. 10-F-001476 — CitiMortgage, Inc., etc. vs. Steven Goodlive, et al., 11350 Grey Friar Way (2.86 acres). PPN: 21-176995. SOLD TO PLAINTIFF FOR \$345,000.00.

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. SOLD TO PLAINTIFF FOR \$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. WITHDRAWN — ORDER OF COURT.

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PREPARING FOR COLLEGE MEANS TAKING THE TOUGH CLASSES NOW!
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