

Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

FIRST RUN

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 07-F-000152

The State of Ohio, County of Geauga, ss:
LASALLE BANK, N.A., AS TRUSTEE FOR THE MLMI TRUST SERIES 2006-FM1, Plaintiff vs. MATTHEW COX, 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 29th day of December, 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 Original Lot No. 19 and No. 9, Tract No. 3, and further described as follows, also known as Sublot No. 1 of Winchester Valley Estates as recorded in Volume 12, Page 108 of Geauga County Records of Plats.

Beginning at a point in the centerline of Sperry Road, said point being the Northwest corner of property owned by I. Schwartz, as recorded in Volume 478, Page 659, Geauga County Deed Records; Thence S. 83 deg. 22' 25" E. 428.51 feet to a point; Thence N. 39 deg. 28' 53" W. 130.83 feet to a point and the principal place of beginning; Thence continuing N. 39 deg. 28' 53" W. 475.50 feet to a point; Thence N. 6 deg. 30' 03" E. 482.06 feet to a point on the center line of Winchester Valley Drive (60 feet wide); Thence S. 83 deg. 21' 57" E. 342.72 feet along the centerline of Winchester Valley Drive to a point; Thence S. 6 deg. 38' 03" W. 811.68 feet to a point and the principal place of beginning and containing 5.088 acres of land, be the same more or less, but subject to all legal highways.

Property Address: 9285 Winchester Way, Chesterland, Ohio 44026

Prior Instrument No.: OR Book 1787, page 512
Said Premises Located at: 9285 WINCHESTER VALLEY DRIVE, CHESTER TOWNSHIP, OH.

Permanent Parcel Number: 11-281880
Said Premises appraised at (\$290,000.00) and cannot be sold for less than two-thirds of that amount (\$193,334.00). 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

Elizabeth A. Carullo, attorney
Decl-8-15, 2011

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 08-F-000739

The State of Ohio, County of Geauga, ss:
COUNTRYWIDE HOME LOANS, INC., Plaintiff vs. ALLISON BENCOS, 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 29th day of December, 2011, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Bainbridge to wit:

Situated in the Township of Bainbridge, County of Geauga and State of Ohio:
And known as being part of Sublot No. 27 in W.A. Eaton's Dalebrook Estates Subdivision of Original Bainbridge Township Lot No. 24, Tract No. 1 as shown by the recorded plat in Volume 7 of Plats, Page 8 of Geauga County Records and bounded and described as follows:

Beginning at the Southwesterly corner of said Sublot No. 27 and the Northerly margin of Tulip Lane (60 feet wide); Thence North 1 deg. 04' 08" West a distance of 479.48 feet to a point in the Westerly line of said Sublot No. 27; Thence North 88 deg. 55' 51" East a distance of 159.17 feet to a point in the Easterly line of said Sublot No. 27; Thence South 1 deg. 04' 08" East a distance of 438.37 feet to the Southeasterly corner of said Sublot No. 27 and the Northerly margin of Tulip Lane; Thence Southwesterly along the margin of Tulip Lane as are distance of 164.52 feet, to the place of beginning and containing 1.671 acres of land, be the same more or less, but subject to all legal highways.

Prior Instrument No.: Instrument No. 200500732921 - OR Book 1783, Page 1111
Said Premises Located at: 8210 TULIP LANE, BAINBRIDGE TOWNSHIP, OH.

Permanent Parcel Number: 02-095100
Said Premises appraised at (\$150,000.00) and cannot be sold for less than two-thirds of that amount (\$100,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. MCCLELLAND,
Sheriff Geauga County, Ohio

Rachel K. Pearson, attorney
Decl-8-15, 2011

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000681

The State of Ohio, County of Geauga, ss:
BAC HOME LOANS SERVICING, L.P., FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., Plaintiff vs. ESTHER M. MACNAUGHTON, 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 29th day of December, 2011, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chester to wit:

Situated in the Township of Chester, County of Geauga and State of Ohio:
And known as being Sublot No. 23 in Harold Drive Allotment of a part of Original Chester Township Lot No. 35 Tract No. 3 as shown by the recorded plat in Volume 5 of Maps, Page 43 of Geauga County Records and being 134.90

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, DECEMBER 15, 2011 — 10:00 A.M.

	APPRAISAL	MINIMUM BID
AUBURN TOWNSHIP		
Case No. 08-F-000196 — The Mortgage Corp., aka The Mortgage Banc vs. Roger B. Buxton, et al., 16644 Munn Road (2.00 acres). PPN: 01-085110. Neil C. Sander, atty.	\$190,000.00	\$126,667.00
Case No. 10-F-001329 — Aurora Loan Services LLC vs. Byron J. Horn, et al., 11560 Lancaster Drive (2.04 acres). PPN: 01-118136. Kevin L. Williams, atty.	\$375,000.00	\$250,000.00
BAINBRIDGE TOWNSHIP		
Case No. 09-F-001074 — Wells Fargo Bank, N.A., etc. vs. Jeffrey Kasunic, aka Jeffrey J. Kasunic, et al., 8778 Beacon Hill Drive (1.55 acres). PPN: 02-223200. S. Scott Martin, atty.	\$120,000.00	\$80,000.00
BURTON TOWNSHIP		
Case No. 11-F-000285 — Chase Home Finance, LLC, etc. vs. Robert J. Zaverl, et al., 15190 Rider Road (7.21 acres). PPN: 04-135982. Kirk Sampson, atty.	\$50,000.00	\$33,334.00
CHARDON CITY		
Case No. 09-F-000445 — Countrywide Home Loans Servicing, L.P. vs. Elizabeth B. Paradise, et al., 142 Court Street (0.25 acres). PPN: 10-102700. Ashley R. Carnes, atty.	\$115,000.00	\$76,667.00
CHARDON TOWNSHIP		
Case No. 09-F-001080 — The Bank of New York Mellon, fka The Bank of New York, etc. vs. Ralph A. Perry, et al., 11001 Olmar Drive (1.00 acres). PPN: 06-003100. Robert R. Hoose, atty.	\$135,000.00	\$90,000.00
Case No. 11-F-000335 — Third Federal Savings and Loan Association of Cleveland vs. Daniel R. Farizel, et al., 11345 Stratford Ridge Lane (2.00 acres). PPN: 06-120977. Dean K. Hegyes, atty.	\$240,000.00	\$160,000.00
CLARIDON TOWNSHIP		
Case No. 10-F-001095 — CitiMortgage, Inc., etc. vs. William Todd Bartholomew, et al., 14100 Ensign Road (4.21 acres). PPN: 12-082332. Jennifer N. Heller, atty.	\$165,000.00	\$110,000.00
HAMBDEN TOWNSHIP		
Case No. 10-F-000800 — BAC Home Loans Servicing, L.P., etc. vs. Gary C. Cappelucci, et al., 13019 Woodin Road (2.00 acres). PPN: 15-009800, 15-009700. Robert R. Hoose, atty.	\$40,000.00	\$26,667.00
MUNSON TOWNSHIP		
Case No. 10-F-001337 — Federal Home Loan Mortgage Corporation vs. Anne M. DiLillo, aka Anne DiLillo, et al., 11590 Auburn Road (4.46 acres). PPN: 21-152200, 21-152400. Kriss D. Felty, atty.	\$240,000.00	\$160,000.00
NEWBURY TOWNSHIP		
Case No. 09-F-001505 — CitiMortgage, Inc., etc. vs. Robert X. Pastor, Individually and as surviving Trustee of the Pastor Family Trust, et al., 12090 Kinsman Road (1.51 acres). PPN: 23-283000, 23-282900. Pamela A. Fehring, atty.	\$165,000.00	\$110,000.00
PARKMAN TOWNSHIP		
Case No. 10-F-000733 — US Bank, National Association, etc. vs. Richard G. Karasek, et al., 15260 Main Market Road (1.50 acres). PPN: 25-015050. Maria Divita, atty.	\$67,000.00	\$44,667.00

TAX FORECLOSURE SALES

The following parcel was offered for sale on Thursday, November 17, 2011. If the parcel did not sell it will be re-offered for sale on Thursday, December 1, 2011.

HUNTSBURG TOWNSHIP

Case No. 10-F-000829 — Christopher P. Hitchcock, Treasurer of Geauga County vs. Gordon Byrne, et al., 12455 Eastpoint Drive (5.55 acres). PPN: 16-078511. NO BID. NO SALE.

feet front on the westerly side of Harold Drive and extending back 161.92 feet on the southerly line, 161.98 feet on the northerly line, and having a rear line of 134.90 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Property Address: 12600 Harold Drive, Chesterland, OH 44026
Prior Deed Reference: Book 1831, Page 231
Said Premises Located at: 12600 HAROLD DRIVE, CHESTER TOWNSHIP, OH.
Permanent Parcel Number: 11-034300

Said Premises appraised at (\$115,000.00) and cannot be sold for less than two-thirds of that amount (\$76,667.00). 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

Channing L. Ulbrich, attorney
Decl-8-15, 2011

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000849

The State of Ohio, County of Geauga, ss:

BAC HOME LOANS SERVICING, L.P., FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., Plaintiff vs. RAYMOND D. MATRAY, 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 29th day of December, 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. 38 in Tract No. 3 in said Township and Sublot No. 2 in L.S. Mapes Subdivision in said Township, bounded and described as follows:

Beginning in the center of the East and West road at a point 426 feet West of the South-West corner of B.A. Herrick's land and at the South-West corner of land of Mrs. Christina H. Voracheck, thence North on the West line of said Voracheck's land 242 feet passing over an iron stake on the North margin of said road and extending back to an iron stake on the West line of said Voracheck's land 242 feet from the center of said road. Thence westerly on the North line of Sublot No. 2, 80 feet to an iron stake at the Northwest corner of said Lot No. 2; thence South on the West line of Sublot No. 2, 242 feet to the center of said East and West road passing over an iron stake on the North

margin of the road. Thence Easterly in the center of said road 80 feet to the place of beginning, containing 19360 sq. ft. of land.

Subject to restrictions of record.
Also a parcel situated in the Township of Chester, County of Geauga and State of Ohio; Being part of Lot No. 38 in Tract No. 3 of said Township and is bounded and described as follows:

Beginning in the centerline of the East and West highway running along the South line of said lot at the South West corner of a 0.44 acre parcel of land conveyed to William C. Bierman, et al. by deed recorded in Vol. 173, Page 440 of Geauga County Records; thence Westerly along the center line of said highway a distance of 50 feet; thence Northerly on a line parallel to the West line of a parcel of land conveyed to Dallas E. Bierman by deed recorded in Vol. 226, Page 73 of Geauga County Records to a point in the North line of said parcel so conveyed to Dallas E. Bierman; thence Easterly along the Northerly line of said parcel so conveyed to Dallas E. Bierman approximately 130 feet to the Northeasterly corner of said parcel so conveyed to Dallas E. Bierman thence Southerly along the Easterly line of said parcel so conveyed to Dallas Bierman 242 feet to the North-East corner of land conveyed to William C. Bierman, et al.; thence Westerly along the Northerly line of said parcel conveyed to William C. Bierman, et al. 80 feet to the North-West corner of said parcel so conveyed to William C. Bierman, et al. thence South along

the West line of said parcel of land conveyed to William C. Bierman, et al. a distance of 242 feet to the place of beginning. Containing approximately One acre of land, be the same more or less, but subject to all legal highways.

Excepting therefrom 17424 square feet of land deeded to W.C. & S.M. Bierman by deed recorded in Vol. 259, Page 532, Geauga County Records of Deeds.

Property Address: 7550 Mayfield Road, Chesterland, OH 44026

Prior Deed Reference: O.R. Volume 1275, Page 1054

Said Premises Located at: 7550 MAYFIELD ROAD, CHESTER TOWNSHIP, OH.

Permanent Parcel Number: 11-029000, 11-389044

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

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Miranda S. Hamrick, attorney
Dec1-8-15, 2011

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

Revised Code, Sec. 2329.26
Case No. 10-F-000458

The State of Ohio, County of Geauga, ss:
U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR HARBORVIEW 2006-1 TRUST FUND, Plaintiff vs. MARK RYCHIK, 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 29th day of December, 2011, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Russell to wit:

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

And known as Sublot No. 24 in Hemlock Hill Development No. 1 as recorded in Volume 6, Page 5 to 10 inclusive, Geauga County Records of Plats, be the same more or less, but subject to all legal highways.

Commonly known as: 14949 Hook Hollow Road, Novelty, OH 44072.

Said Premises Located at: 14949 HOOK HOLLOW ROAD, RUSSELL TOWNSHIP, OH.

Permanent Parcel Number: 26-051180

Said Premises appraised at (\$140,000.00) and cannot be sold for less than two-thirds of that amount (\$93,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Jeffrey R. Jinkens, attorney
Dec1-8-15, 2011

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

Revised Code, Sec. 2329.26
Case No. 10-F-000666

The State of Ohio, County of Geauga, ss:
GAUGA SAVINGS BANK, Plaintiff vs. WILLIAM G. SKUSKI, JR., AKA WILLIAM SKUSKI, 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 29th day of December, 2011, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Russell to wit:

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

And known as being Sublot No. 7 in Sleepy Hollow Estates Subdivision of a part of Original Russell Township Lot 1, Tract 2, and Lot 4, Tract 1, as shown by the recorded plat of said Subdivision in Volume 10 of Maps, Page 150 of Geauga County Records. Be the same more or less, but subject to all legal highways.

Street Address: 14630 Sleepy Hollow Drive, Novelty, OH 44072.

Said Premises Located at: 14630 SLEEPY HOLLOW DRIVE, RUSSELL TOWNSHIP, OH.

Permanent Parcel Number: 26-206114

Said Premises appraised at (\$290,000.00) and cannot be sold for less than two-thirds of that amount (\$193,334.00). 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

Larry R. Rothenberg, attorney
Dec1-8-15, 2011

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

Revised Code, Sec. 2329.26
Case No. 10-F-000551

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff vs. JEFFREY V. ZYZANSKI, 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 29th day of December, 2011, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chester to wit:

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

And known as being Sublot No. 27 in Chester Estates Subdivision No. 1 of part of Original Chester Township Lot Nos. 14 and 24, Tract No. 3, as shown by the recorded plat in Volume 7, Page 32 of Geauga County Records and being 100.00 feet front on the easterly side of Caves Road and extending back of equal width 435.60 feet as appears by said plat, be the same more or less, but subject to all legal highways.

Said Premises Located at: 13035 CAVES ROAD, CHESTER TOWNSHIP, OH.

Permanent Parcel Number: 11-060500

Said Premises appraised at (\$55,000.00) and cannot be sold for less than two-thirds of that amount (\$36,667.00). 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

Douglas A. Haessig, attorney
Dec1-8-15, 2011

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

Revised Code, Sec. 2329.26
Case No. 11-F-000259

The State of Ohio, County of Geauga, ss:
PARK VIEW FEDERAL SAVINGS BANK, Plaintiff vs. KELLI COLEMAN, AKA KELLI A. COLEMAN, AKA KELLI ANN COLEMAN, 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 29th day of December, 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 City of Chester, County of Geauga and State of Ohio, and known as being Sublot No. 9 in the Chester Estates Subdivision No. 1 being a part of Original Chester Township Lots 14 and 24 in Tract 3, as shown by the recorded plat of said Allotment recorded in Volume 7, Page 32 of Geauga County, Ohio Records.

Said Premises Located at: 12859 CAVES ROAD, CHESTER TOWNSHIP, OH.

Permanent Parcel Number: 11-121700

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

Kriss D. Felty, attorney
Dec1-8-15, 2011

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

Revised Code, Sec. 2329.26
Case No. 11-F-000287

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLEY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2010-7T, Plaintiff vs. RONALD KORFANT, 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 29th day of December, 2011, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Bainbridge to wit:

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

And known as being part of Original Bainbridge Township Lot No. 43, Tract No. 1 and further described as follows: Beginning in the centerline of Holbrook Road, 60 feet wide, at a point which is distant North 89 degrees 50' 43" West (measured along said centerline of Holbrook Road) 2600.37 feet from the Northeast corner of said Original Lot No. 43, said point also being the Northwest corner of land conveyed to Harold F. and Betty C. James by deed dated August 16, 1955 and recorded in Volume 278, Page 282 of Geauga County Records of Deeds; thence South 0 degrees 05' 12" East a distance of 1176.17 feet along the Westerly line of the said James land to a point in the southerly line of a parcel of land conveyed to Mary Fencil by deed dated January 27, 1933, and recorded in Volume 189, Page 514 of Geauga County Records; thence North 89 degrees 50' 45" West along the Southerly line of the said land conveyed to Mary Fencil for a distance of 359.21 feet to a point in the westerly line of said Original Lot No. 43; thence North 0 degrees 05' 12" West along said Westerly line of Original Lot No. 43 for a distance of 1052.51 feet to a point; thence South 89 degrees 50' 45" East for a distance of 214.00 feet to a point; thence due North along a line parallel with the Westerly line of said Original Lot No. 43 for a distance of 123.66 feet to a point in the centerline of the said Holbrook Road; thence Easterly along said centerline of Holbrook Road for a distance of 145.21 feet to the place of beginning, and containing approximately 9.15 acres of land, according to a survey in November 1948 by Frank B. Krause, Jr. Be the same more or less, but subject to all legal highways.

EXCEPTING THE FOLLOWING: (Book 750, Page 595)

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

And being a part of Original Lot Nos. 42 and 43 of Tract No. 1 in said Township and further described as follows:

Beginning at an iron stake in the center line of Holbrook Road which is South 89 degrees 50' 45" East, a distance of 214.00 feet from the Northwesterly corner of said Original Lot No. 43; Thence due South, parallel with the Westerly line of Original Lot No. 43, passing through an iron pin in the Southerly line of said Holbrook Road, a distance of 123.66 feet to an iron pin set at the principal place of beginning; Thence South 34 degrees 15' 52" West, a distance of 211.36 feet to an iron pin; Thence North 89 degrees 50' 45" West, a distance of 95.00 feet to an iron pin; Thence due North, a distance of 175.00 feet to a point; Thence South 89 degrees 50' 45" East, a distance of 214.00 feet to the principal point of beginning, containing 0.62 acres of land, be the same more or less, but subject to all legal highways.

Prior Deed Info: Warranty Deed, Book 700, Page 472, recorded July 1, 1983.

Said Premises Located at: 7335 COUNTRY LANE, BAINBRIDGE TOWNSHIP, OH.

Permanent Parcel Number: 02-404200

Said Premises appraised at (\$300,000.00) and cannot be sold for less than two-thirds of that amount (\$200,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Robert R. Hoose, attorney
Dec1-8-15, 2011

THIRD RUN

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

Revised Code, Sec. 2329.26
Case No. 08-F-000196

The State of Ohio, County of Geauga, ss:
THE MORTGAGE CORP., AKA THE MORTGAGE BANC, Plaintiff vs. ROGER B. BUXTON, ET AL., Defendants

In pursuance of a Pluries Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 15th day of December, 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, bounded and described as follows:

Known as being part of Original Auburn Township Lot No. 2, Section 2, Tract One, and bounded and described as follows:

Beginning in the center line of Munn Road (60 feet wide) at a point which is distant due South 477.62 feet from an iron monument at the apparent Northeasterly corner of said Original Lot No. 2;

1) thence due South along the center line of Munn Road a distance of 200.00 feet;

2) thence due West passing through an iron pin set in the Westerly line of Munn Road, a total distance of 465.60 feet to an iron pin set;

3) thence due North a distance of 200.00 feet to an iron pin set;

4) thence due East, passing through an iron pin set in the Westerly line of Munn Road, a total distance of 465.60 feet to the place of beginning and containing 2.00 acres of land, exclusive of land within the right of way of Munn Road, according to the survey of December 1976 by Braun-Prenosil Associates, Inc., be the same more or less, but subject to all legal highways.

Property Address: 16644 Munn Road, Chagrin Falls, Ohio 44023

Said Premises Located at: 16644 MUNN ROAD, AUBURN TOWNSHIP, OH.

Permanent Parcel Number: 01-085110

Said Premises appraised at (\$190,000.00) and cannot be sold for less than two-thirds of that amount (\$126,667.00). 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

Neil C. Sander, attorney
Nov17-24Dec1, 2011

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

Revised Code, Sec. 2329.26
Case No. 09-F-000445

The State of Ohio, County of Geauga, ss:
COUNTRYWIDE HOME LOANS SERVICING, L.P., Plaintiff vs. ELIZABETH B. PARADISE, 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 15th day of December, 2011, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the City of Chardon to wit:

Situated in the City of Chardon, County of Geauga and State of Ohio; and known as part of Lot No. 63 in the Incorporated Village of Chardon, and bounded and described as follows:

On the west by property owned by Charles Chase, on the north by land owned by F. Phipps, on the East by property owned by F. Whitney and on the south by Court Street, be the same more or less, but subject to all legal highways.

Prior Deed Reference: O.R. Book 1502, Page 261

Said Premises Located at: 142 COURT STREET, CITY OF CHARDON, OH.

Permanent Parcel Number: 10-102700

Said Premises appraised at (\$115,000.00) and cannot be sold for less than two-thirds of that amount (\$76,667.00). 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

Ashley R. Carnes, attorney
Nov17-24Dec1, 2011

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

Revised Code, Sec. 2329.26
Case No. 09-F-001074

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME MORTGAGE, INC., Plaintiff vs. JEFFREY KASUNIC, AKA JEFFREY J. KASUNIC, 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 15th day of December, 2011, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Bainbridge to wit:

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

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

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

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

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

Permanent Parcel Number: 02-23200

Said Premises appraised at (\$120,000.00) and cannot be sold for less than two-thirds of that amount (\$80,000.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

TERMS OF SALE: "Cash if Purchase Price is \$300.00 or less. If more than \$300.00 Purchase

Price is to be paid in accordance with the Rule of Court of Common Pleas, Geauga County, Ohio, governing Sheriff's Sales."

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

S. Scott Martin, attorney
Nov17-24Dec1, 2011

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

Revised Code, Sec. 2329.26
Case No. 09-F-001080

The State of Ohio, County of Geauga, ss:
THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-81 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-81, Plaintiff vs. RALPH A. PERRY, 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 15th day of December, 2011, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Chardon to wit:

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

And being Sublot No. 85 on Olmar Drive of the Berkshire Heights Estates Subdivision No. 1 as recorded in Volume 7, Page 67 of Geauga County Records of Plats, December 15, 1956. Containing 1.00 acres of land, be the same more or less, but subject to all legal highways.

Property commonly known as: 11001 Olmar Drive, Chardon, Ohio 44024

Prior Deed Info: QuitClaim Deed, Book 1852 Page 2696 recorded on 12/12/2008

Said Premises Located at: 11001 OLMAR DRIVE, CHARDON TOWNSHIP, OH.

Permanent Parcel Number: 06-003100

Said Premises appraised at (\$135,000.00) and cannot be sold for less than two-thirds of that amount (\$90,000.00). 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

Robert R. Hoose, attorney
Nov17-24Dec1, 2011

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

Revised Code, Sec. 2329.26
Case No. 09-F-001505

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC., Plaintiff vs. ROBERT X. PAS-TOR, INDIVIDUALLY AND AS SURVIVING TRUSTEE OF THE PASTOR FAMILY TRUST, 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 15th day of December, 2011, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Newbury to wit:

Situated in the Township of Newbury in the County of Geauga and State of Ohio; and known as being part of Original Lot No. 2, Tract 2, and bounded and described as follows: Beginning at a point in the Northerly line of Tract 2 distance South 88 degrees 51 minutes 41 seconds West 825.00 feet from the point of intersection with the Easterly line of said Original Lot 2, said point being the Northwest corner of land conveyed to L.M. & E.B. Bertok by deed recorded in Volume 242, Page 467 of Geauga County Records, thence South 1 degrees 08 minutes 19 seconds East along the Westerly line of land so conveyed to L.M. & E.B. Bertok 673.08 feet to the principal place of beginning of the land hereintended to be described; thence, continuing South 1 degree 08 minutes 19 seconds east, along the Westerly line of land so conveyed to L.M. & E.N. Bertok, 826.21 feet to the center line of Kinsman Road, SR 87; thence North 59 degrees 03 minutes East along the centerline of Kinsman Road, 35.00 feet; thence North 1 degree 08 minutes 19 seconds West, 808.81 feet; thence South 88 degrees 51 degrees 41 minutes West 30.37 feet to the principal place of beginning and containing 0.570 acres of land be same more or less.

Parcel No. 2: Situated in the County of Geauga in the State of Ohio and in the Township of Newbury; and known as being part of Original Lot No. 2, Tract 2 and bounded and described as follows: Beginning at an iron pin in the center line of Hillview Road proposes 60 feet wide at its point of intersection with the center

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

Case No. 10-F-000733

The State of Ohio, County of Geauga, ss:
US BANK, NATIONAL ASSOCIATION, AS
TRUSTEE FOR CMLTI 2007-WFHE3, Plaintiff
vs. RICHARD G. KARASEK, 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 15th day of December, 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: And
known as being a part of Lot 1, Section 20 in
said Township and is further bounded and
described as follows:

Beginning in the centerline of U.S. Route 422
at the Southwesterly corner of land conveyed to
Ethel Kilby by deed recorded in Volume 484,
Page 520 of Geauga County Records of Deeds;
Thence North 0 degrees 01' 20" East along a
Westerly line of said Kilby and passing
through an iron pin at 79.14 feet, a distance of
332.31 feet to an iron pin at an angle in said
line; Thence South 88 degrees 57' East along a
Northerly line of said Kilby, a distance of 26.40
feet to an iron pin at an angle in said line;
Thence North 7 degrees 29' East along a
Westerly line of said land of said Kilby, a distance
of 146.00 feet to a point; Thence North 89
degrees 58' 40" West a distance of 178.03 feet to
a point; Thence South 0 degrees 01' 20" West
and passing through an iron pipe stake at
352.79 feet, a distance of 431.93 feet to a center-
line of U.S. Route 422; Thence South 71 degrees
22' East along the centerline of U.S. Route 422,
a distance of 140.00 feet to the place of begin-
ning and containing 1.502 acres of land as sur-
veyed by Milton A. Boomhower, Registered
Surveyor No. 4247, be the same more or less, but
subject to all legal highways.

Property Address: 15260 Main Market Road,
Burton, OH 44021

Prior Deed Reference: Book 1743 Page 2264
Said Premises Located at: 15260 MAIN MAR-
KET ROAD, PARKMAN TOWNSHIP, OH.

Permanent Parcel Number: 25-015050
Said Premises appraised at (\$67,000.00) and
cannot be sold for less than two-thirds of that
amount (\$44,667.00). Please note: The appraisals
are based on an exterior appraisal
of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Maria Divita, attorney
Nov17-24Dec1, 2011

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

Case No. 10-F-000800

The State of Ohio, County of Geauga, ss:
BAC HOME LOANS SERVICING, L.P., FKA

COUNTRYWIDE HOME LOANS SERVICING,
L.P., Plaintiff vs. GARY C. CAPPELUCCI, 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 15th day of December, 2011, at
10:00 o'clock A.M. the following described real
estate, situated in the County of Geauga and
State of Ohio, and in the Township of Hambden
to wit:

Situated in the Township of Hambden,
County of Geauga, and State of Ohio: and being
part of Lot No. 28 and being situated in the said
Township and being Sublot No. 5 in the Merwin
F. Collier and Lillian A. Collier Sub-Division of
Lot No. 28, being situated as shown by the
recorded plat thereof in Volume 6, at Page 111,
of Geauga County Records of Plats and
Surveys.

Also a parcel situated in the Township of
Hambden, County of Geauga and State of Ohio,
and being part of Lot No. 28 and being situated
in said Township and being Sublot No. 4 in the
Merwin F. Collier and Lillian A. Collier Sub-
Division of Lot No. 28, being situated as shown
by the recorded plat thereof in Volume 6, Page
111, of Geauga County Records of Plats and
Surveys.

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

Prior Deed Info.: Warranty Deed, Book 764,
Page 353, recorded July 31, 1986

Said Premises Located at: 13019 WOODIN
ROAD, HAMB DEN TOWNSHIP, OH.

Permanent Parcel Number: 15-009800, 15-
009700

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

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Robert R. Hoose, attorney
Nov17-24Dec1, 2011

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

Case No. 10-F-001095

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., SUCCESSOR BY
MERGER TO ABN AMRO MORTGAGE, INC.,
Plaintiff vs. WILLIAM TODD
BARTHOLOMEW, 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 15th day of December, 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. 2 of Section No. 12 in the East Survey
within said Township and further described as

follows: Beginning in the center line of Ensign
Road at the Southeasterly corner of land con-
veyed to Emil V. and Viola R. Hess by deed
recorded in Volume 613, Page 619 of the Geauga
County Deed Records; thence North 03 degrees
46 minutes 54 seconds East along the Easterly
line of said Hess Land Northerly prolongation
thereof; through an iron pipe found at 29.93 feet
and an iron pipe set at 217.80 feet from said center
line, a total distance of 458.70 feet to an iron
pipe set in a Southerly line of land conveyed to
Stephen Rajkl, Jr. and Walter Rajkl by deed
recorded in Volume 709, Page 540 of the afore-
said deed records; thence South 86 degrees 14
minutes 06 seconds East, along said Southerly
line 399.46 feet to an iron pipe at the
Northwesterly corner of a 2.00 acres parcel of
land conveyed to William and Constance E.
Bartholomew, Jr. by deed recorded in Volume
484, Page 334 of the Geauga County Deed
Records; thence South 03 degrees 45 minutes 34
seconds West, along the Westerly line of said
Bartholomew 458.70 feet to the center line of
said Ensign Road and through an iron pipe at
30.00 feet therefrom; thence North 86 degrees
141 minutes 06 seconds West, along said center
line 399.46 feet to the place of beginning, con-
taining 4.206 acres as surveyed in 1985 by
Lawrence Wilson, Registered Surveyor No.
5807, be the same more or less.

Property Address: 14100 Ensign Road,
Burton, OH 44021

Prior Deed Reference: O.R. Book 1840, Page
566

Said Premises Located at: 14100 ENSIGN
ROAD, CLARIDON TOWNSHIP, OH.

Permanent Parcel Number: 12-082332

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

Jennifer N. Heller, attorney
Nov17-24Dec1, 2011

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

Case No. 10-F-001329

The State of Ohio, County of Geauga, ss:
AURORA LOAN SERVICES LLC, Plaintiff
vs. BYRON J. HORN, 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 15th day of December, 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 in the State of Ohio, and known
as being Sublot No. 43 in the Derbyshire
Subdivision Phase II in said Township, as
shown on the plat of said Subdivision recorded
in Volume 23, Pages 55 to 57 of Geauga County
Plat Records.

Property Address: 11560 Lancaster Drive,
Burton, OH 44021

Deed Reference Number: dated July 17, 1996,
filed August 28, 1996, recorded in Official
Records Volume 1066, Page 934, Recorder's
Office, Geauga County, Ohio.

Said Premises Located at: 11560 LANCASTER
DRIVE, AUBURN TOWNSHIP, OH.

Permanent Parcel Number: 01-118136

Said Premises appraised at (\$375,000.00) and
cannot be sold for less than two-thirds of that
amount (\$250,000.00). Please note: The appraisals
are based on an exterior appraisal
of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Kevin L. Williams, attorney
Nov17-24Dec1, 2011

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

Case No. 10-F-001337

The State of Ohio, County of Geauga, ss:
FEDERAL HOME LOAN MORTGAGE COR-
PORATION, Plaintiff vs. ANNE M. DILILLO,
AKA ANNE DILILLO, 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 15th day of December, 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 is described
as follows:

Parcel No. 1:

Situated in the Township of Munson, County
of Geauga and State of Ohio: Known as being
part of Lot 6, Hathaway Tract and bounded and
described as follows:

Beginning at the intersection of the center
lines of Wilson Mills Road and Auburn Road;
Thence Northerly along the centerline of
Auburn Road 520.00 feet to a point, the princi-
pal place of beginning; Thence Westerly paral-
lel to the centerline of Wilson Mills Road 528.25
feet to a point in the easterly line of land con-
veyed to C. Fritz by deed recorded in Volume
247, Page 144 of Geauga County Records of
Deeds; Thence Northerly along the easterly
line of the said Fritz land and a prolongation
thereof 175.00 feet to a point; Thence Easterly
parallel to the centerline of Wilson Mills Road
528.25 feet to a point in the centerline of
Auburn Road; Thence Southerly along the cen-
terline of Auburn Road 175.00 feet to the princi-
pal place of beginning, containing 2.13 acres
with dwelling house, be the same more or less,
but subject to all legal highways.

Parcel No. 2:

Known as being part of Lot 6, Hathaway
Tract and bounded and described as follows:

Beginning at the intersection of the center
lines of Wilson Mills Road and Auburn Road;
thence Northerly along the center line of
Auburn Road 695.00 feet to a point, the princi-
pal place of beginning; thence Westerly paral-
lel to the centerline of Wilson Mills Road 528.25
feet to a point in the northerly prolongation of
the easterly line of land conveyed to C. Fritz by
deed recorded in Volume 247, Page 144 of
Gaugua County Records of Deeds; thence
Northerly along said easterly line of C. Fritz,
and continuing 192.15 feet to a point; thence
Easterly parallel to Wilson Mills Road 528.25
feet to a point in the centerline of Auburn
Road; thence Southerly along the centerline of
Auburn Road 192.15 feet to the principal place
of beginning, containing 2.33 acres, be the same
more or less, but subject to all legal highways.

Said Premises Located at: 11590 AUBURN
ROAD, MUNSON TOWNSHIP, OH.

Permanent Parcel Number: 21-152200, 21-
152400

Said Premises appraised at (\$240,000.00) and
cannot be sold for less than two-thirds of that
amount (\$160,000.00). Please note: The appraisals
are based on an exterior appraisal
of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Kriss D. Felty, attorney
Nov17-24Dec1, 2011

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

Case No. 11-F-000285

The State of Ohio, County of Geauga, ss:
CHASE HOME FINANCE, LLC, SUCCESSOR
BY MERGER TO CHASE MANHATTAN
MORTGAGE CORPORATION, Plaintiff vs.
ROBERT J. ZAVERL, 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 15th day of December, 2011, at
10:00 o'clock A.M. the following described real
estate, situated in the County of Geauga and
State of Ohio, and in the Township of Burton to
wit:

Situated in the Township of Burton, County
of Geauga and State of Ohio and known as part
of the Original Burton Township Lot 61 and
bounded and described as follows:

Beginning in the centerline of Rider Road
(60 feet wide), said centerline being the
Easterly line of said Original Lot 61, at a point
which is distant South 3 deg. 01' 11" West
100.02 feet, measured along said centerline,
from the Northeastly corner of said Original
Lot 61; Thence South 3 deg. 01' 11" West, along
the centerline of Rider Road, a distance of
358.11 feet; Thence 85 deg. 48' 28" West, paral-
lel with the Northerly line of said Original Lot
61, passing through an iron pin set in the
Westerly line of Rider Road, a total distance of
851.65 feet to an iron pin set; Thence North 3
deg. 01' 11" East, a distance of 358.11 feet to an
iron pin set; Thence South 85 deg. 48' 28" East
parallel with the Northerly line of said Original
Lot 61, passing through an iron pin set in the
Westerly line of Rider Road, a total distance of
851.65 feet to the place of beginning and con-
taining 7,000 acres of land, according to the sur-
vey of April, 1984 by Braun-Prenoall
Associates, Inc. Engineers and Surveyors.

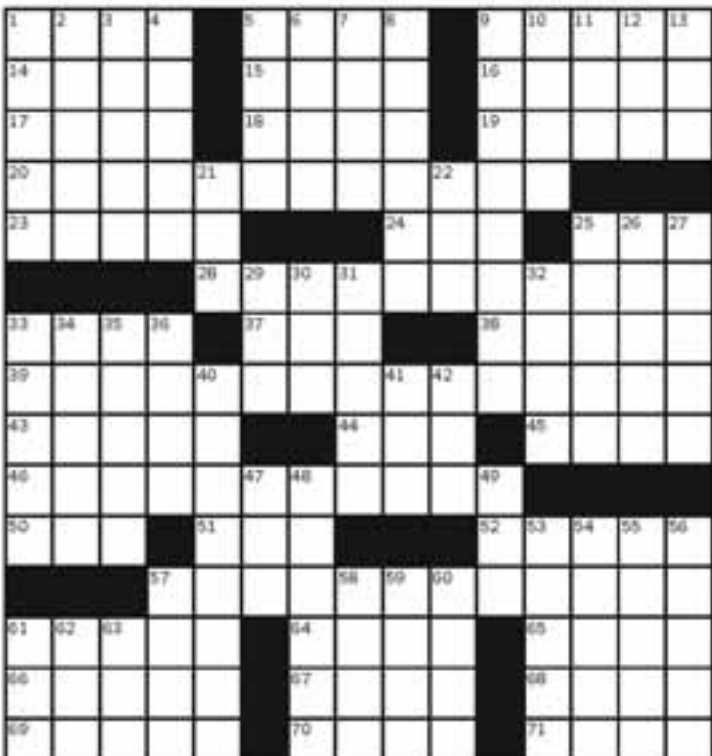
Said parcel is a portion of a twenty-seven
(27) acre parcel of land conveyed to Robert J.
Zaverl and Donna M. Zaverl by Mary Zaverl by
Quit Claim Deed recorded as Volume 706, Page
625 in the Official Records of Geauga County,
Ohio.

The remainder of said twenty-seven acre par-
cel (27) was conveyed by Robert J. Zaverl and
Donna M. Zaverl to Donald Haueter by warran-

The New York Times
Crossword

Edited by Will Shortz No. 1025

- Across
1 Nurses at the bar
5 "Pipe down!"
9 Derive logically
14 Bad child's stocking filler
15 Indiana/Kentucky border river
16 Sound from a stable
17 Kendrick of "Up in the Air"
18 ___ contendere
19 North Dakota city
20 Time in the title of a 1965 Wilson Pickett hit
23 Skedaddles
24 Trial fig.
25 Doo-woppers ___ Na Na
28 TV oilman-turned-private eye
33 Doll's cry
37 Aussie bounder
38 Friars Club event
39 Multiple-dwelling buildings
43 Chop finely
44 Light bulb inventor's ints.
45 Light carriage
46 Droopy-eared dog
50 Small bill
51 ___-wolf
52 Perform better than
57 Question that follows "O Brother" in film ... and a hint to this puzzle's theme
61 Grotto isle of Italy
64 Grotto color at 61-Across
65 Java servers
66 Say "#%@"
67 Calls upon
68 20-0 baseball score, say
69 Ill-suited
70 "___ we forget ..."
71 Keeps after taxes



Puzzle by C.W. Stewart

- 35 Parson's home
36 Circle segments
40 Vacation souvenir wear
41 Letter after sigma
42 Old bidy
47 Everyday article
48 Like some teas
49 Part of a pointillist painting
53 Driver's one-eighty
54 Severe pang
55 Glazed or powdered item
56 Gives the boot
57 Cylindrical sandwich
58 Threat-ending word
59 Razor-billed birds
60 Take five
61 CBS drama with DNA testing
62 Bristle on barley
63 Split ___

ANSWER TO PREVIOUS PUZZLE



For answers, call 1-900-285-5656, \$1.49 a minute; or, with a credit card, 1-800-814-5554. Annual subscriptions are available for the best of Sunday crosswords from the last 50 years: 1-888-7-ACROSS. AT&T users: Text NYTX to 386 to download puzzles, or visit nytimes.com/mobilexword for more information. Online subscriptions: Today's puzzle and more than 2,000 past puzzles, nytimes.com/crosswords (\$39.95 a year). Share tips: nytimes.com/wordplay. Crosswords for young solvers: nytimes.com/learning/xwords.

ty deed recorded as Volume 805, Page 730 in the Official Records of Geauga County, Ohio.

Property Address: 15190 Rider Road, Burton, OH 44021

Prior Deed Reference: OR Volume 1714 Page 2934

Said Premises Located at: 15190 RIDER ROAD, BURTON TOWNSHIP, OH.

Permanent Parcel Number: 04-135982

Said Premises appraised at (\$50,000.00) and cannot be sold for less than two-thirds of that amount (\$33,334.00). 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

Kirk Sampson, attorney
Nov17-24Dec1, 2011

Permanent Parcel Number: 06-120977

Said Premises appraised at (\$240,000.00) and cannot be sold for less than two-thirds of that amount (\$160,000.00). 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

Dean K. Hegyes, attorney
Nov17-24Dec1, 2011

LEGAL NOTICES

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

11-F-000833 - CitiMortgage, Inc. successor by merger to ABN AMRO Mortgage Group, Inc., Plaintiff vs. Edward Maniglia, et al., Defendants

Edward Maniglia, whose last known address is 29999 Miles Road, Chagrin Falls, OH 44022 and Kim B. Maniglia aka Kim Maniglia, whose last known address is 17488 Claridon Troy Road, Burton, OH 44021, and the unknown heirs, devisees, legatees, executors, administrators, spouses and assigns and the unknown guardians of minor and/or incompetent heirs of Edward Maniglia and Kim B. Maniglia aka Kim Maniglia, all of whose residences are unknown and cannot be reasonably diligence be ascertained, will take notice that on the 5th day of August, 2011, CitiMortgage, Inc. successor by merger to ABN AMRO Mortgage Group, Inc. filed its Complaint in the Common Pleas Court of Geauga County, 100 Short Court, Chardon, OH 44024 in Case No. 11-F-000833, 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: 9303 Plank Road, Montville, OH 44064, and being more particularly described in plaintiff's mortgage recorded in Mortgage Book 1574, page 1103, of this County Recorder's Office.

The above named defendants are 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.

CITIMORTGAGE, INC. SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, INC.

By Lerner, Sampson & Rothfuss, Attorneys for Plaintiff, P.O. Box 5480, Cincinnati, Ohio 45201-5480. (513) 241-3100.
Nov17-24 Dec1, 2011

LEGAL NOTICE Chester Township

The Chester Township Board of Zoning Appeals will hold a public hearing Monday, December 12, 2011, in the Chester Township Fire Department, 8552 Parkside Drive, at 7:00 p.m., at which time the following appeals will be heard:

Appeal 2011-5 (continuation) - John Cianci requests an area variance to construct an additional 24,000 square feet of parking in the front yard at 8077 Mayfield Road, Chester Township, but fails to meet the requirements of Section 5.02.03 A1, Front Yard Setback, and Section 5.02.06, Maximum Lot Coverage, of the Chester Township Zoning Resolution.

Appeal 2011-9 (continuation) - 1229 Summit LLC, Tracy Barry requests a variance to leave an existing deck in place in front of a home located at 7679 Mayfield Road, Chester Township, but fails to meet the requirements of Section 5.01.17, Table: Dimensional Requirements in R, R3A, R5A Districts - Failure to meet the 100 foot setback from center line (house is grandfathered) of the Chester Township Zoning Resolution.

Appeal 2011-10 - Jeffrey R. Healey requests a variance to construct an accessory building at 13329 Cedar Acres Road, Chester Township, but fails to meet the requirements of Section 5.01.03, Accessory Buildings - Failure to meet the maximum square footage requirement of 1,280 for all accessory buildings on the lot, and Section 5.01.05, Building Height not to exceed 15 feet for mean height, of the Chester Township Zoning Resolution.

Appeal 2011-11 (continued to January 9, 2012 BZA meeting) - Michael Gatto requests a variance to build an accessory building at 9525 Mayfield Road, Chester Township, but fails to meet the requirements of Section 5.01.03, Location of the building in the side yard; Section 5.01.03, Size of the accessory building to exceed the 1,280 square foot limitation (request is for 1,680 square feet); and Section 5.01.17, Mean building height requested is 24 feet rather than the 15 foot maximum height, of the Chester Township Zoning Resolution.

Mary Lou Fende, Secretary
Board of Zoning Appeals

Dec1, 2011

LEGAL NOTICE Auburn Township

Notice is hereby given that the Auburn Township Board of Trustees will hold a special meeting on Monday, December 5, 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 Board of Zoning Appeals and Zoning Commission application interviews.

BY THE ORDER OF THE AUBURN TOWNSHIP TRUSTEES
Susan Plavcan, Fiscal Officer

Dec1, 2011

LEGAL NOTICE Newbury Township

To all holders of legal or equitable liens of record upon and all owners of record of the real property located at **15806 Arbor Trail, Newbury, Ohio, PP No. 23-219600**, please take note that structures located thereon have been declared insecure, unsafe, and structurally defective by the Geauga County Building Department, and, pursuant to O.R.C. §505.86(B), it is the intention of the Newbury Township Board of Trustees to remove said structures. The owner's address is unknown and cannot reasonably be obtained. The owners of record of this property or the holders of liens of record thereon may enter into an agreement with the Board to perform the removal of the structures. The Board shall contract for the removal of said structures on or after thirty (30) days from the date of this notice, and may collect the total costs of removal by certifying the total costs to the county auditor who shall place the costs on the tax duplicate which shall be a lien on such lands, or by commencing a civil action to recover the total costs from the owner.
Dec1, 2011

PUBLIC NOTICE PASSAGE OF ORDINANCES/ RESOLUTION

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

ORDINANCE NO. 2696
AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT/AGREEMENT WITH CARGILL INCORPORATED DEICING TECHNOLOGY BUSINESS UNIT FOR THE PURCHASE OF ROAD SALT AND DECLARING AN EMERGENCY.

An ordinance authorizing the City Manager to enter into a contract with Cargill Incorporated Deicing Technology Business Unit for the purchase of road salt in the amount of \$49.25 per ton dumped and \$52.75 per ton piled.
PASSED AND ADOPTED THIS 10TH DAY OF NOVEMBER, 2011.

ORDINANCE NO. 2697
AN ORDINANCE AUTHORIZING THE CITY OF CHARDON TO PARTICIPATE IN THE STATE OF OHIO COOPERATIVE PURCHASING PROGRAM.

An ordinance authorizing the City of Chardon to participate in the State of Ohio Cooperative Purchasing Program, §125.04 O.R.C.
PASSED AND ADOPTED THIS 10TH DAY OF NOVEMBER, 2011.

ORDINANCE NO. 2698

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT/AGREEMENT WITH CONCORD ROAD EQUIPMENT MFG., INC. FOR THE PURCHASE OF ONE NEW TOW BEHIND HOT ASPHALT HAULER THROUGH THE OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES AND WITHOUT BID PURSUANT TO SECTION 125.04(B) OF THE OHIO REVISED CODE AND DECLARING AN EMERGENCY.

An ordinance authorizing the City Manager to enter into a contract with Concord Road Equipment Mfg., Inc. for the purchase of one new tow behind hot asphalt hauler in the amount of \$23,907.80 through the Ohio Department of Administrative Services.
PASSED AND ADOPTED THIS 10TH DAY OF NOVEMBER, 2011.

RESOLUTION NO. 26-11
A RESOLUTION TRANSFERRING FUNDS IN THE CITY OF CHARDON TREASURY AND DECLARING AN EMERGENCY.

A resolution transferring funds \$140,000 from the 578 WPCLF Capital Improvement Fund to the 575 WPCLF Debt Service Fund and transferring \$30,000 from the 579 WWP Capital Improvement Fund to the 575 WPCLF Debt Service Fund.

PASSED AND ADOPTED THIS 10TH DAY OF NOVEMBER, 2011.

The complete text of this ordinances and resolution 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

Dec1, 2011

NOTICE OF PUBLIC HEARING REQUESTING A USE VARIANCE HUNTSBURG TOWNSHIP, GAUGA COUNTY, OHIO

The Huntsburg Township Board of Zoning Appeals will conduct a public hearing on an application, identified as number 2011-04, for a Use Variance, on Monday the 12th day of December, 2011 starting at 8:00 p.m. at the Huntsburg Town Hall, located at 16534 Mayfield Road, Huntsburg Ohio.

The application 2011-04, submitted by Henry David Venning, owner of Rustic Pathways, requests a Use Variance from Article IV, Section 402.3 B(j) of the Huntsburg Zoning Resolution for an office facility employing more than two (2) persons plus the owner for the operations of administrative services for the business, Rustic Pathways at 15345 Chardon Windsor Road.

Persons affected or wishing to comment may speak for or against either in person or by an attorney at said hearing.

Gary Fedak, Chairman

Dec1, 2011

LEGAL NOTICE NOTICE OF PUBLIC HEARING VARIANCE TO THE CHARDON TOWNSHIP ZONING RESOLUTION

Notice is hereby given that the Chardon Township Board of Zoning Appeals will conduct a public hearing for a variance to the Chardon Township Zoning Resolution on Monday, December 19, 2011 at 7:00 o'clock p.m. at the Town Hall, 9949 Mentor Road, Chardon, Ohio.

CASE 2011-6 - Todd Suszynski, 17207 Rock Creek Road, Thompson, Ohio, requests to construct a new home and garage on the property located at 9411 Ravenna Road, Chardon, Ohio. The proposed structure would be located thirty (30) feet from the left side lot line, and the lot width would be 230 feet. Section 500.06 Minimum Yards of the Chardon Township Zoning Resolution requires a minimum of fifty (50) feet from the left side lot line, and Section 500.05 Minimum Lot Width requires a 250 foot lot width in the R-1 Residential District.

Linda Kerry, Secretary

Dec1, 2011

LEGAL NOTICE IN THE COURT OF COMMON PLEAS JUVENILE DIVISION GAUGA COUNTY, OHIO 11-JF-000511 - ID NO. 33739 - IN THE MATTER OF B.A.

ALLEGED ABUSED AND DEPENDENT CHILD
To: THE UNKNOWN FATHER OF B.A. whose last known address is unknown.
You are hereby notified that a Complaint has been filed in this Court alleging B.A. (d.o.b. 11/13/2011) to be an abused and dependent child.

WHEREFORE, the Geauga County Job and Family Services (GCJFS) requests an order of protective supervision and/or temporary custody of said child.

You are notified that this matter will be heard before the Geauga County Juvenile Court, Courthouse Annex, 231 Main Street, 2nd Floor, Chardon, OH 44024, on the 22nd day of December, 2011 at 3:00 o'clock p.m. and you are required to appear.

JUDGE TIMOTHY J. GRENNELL
Dec1, 2011

TUMC, DRAMA GROUP PRESENTS:

A Christmas Carol

Performance Dates:
Friday, December 9th 7:00 pm
Saturday, December 10th 3:00 pm
Sunday, December 11th 7:00 pm

Come to see this community production of the classic Christmas tale of redemption and grace at Thompson United Methodist Church. Donations accepted.

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