

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. 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. MAC-NAUGHTON, 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

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 RESULTS - DECEMBER 1, 2011

TAX FORECLOSURE SALES

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.**

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. Christitina 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 con-

veyed 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:
GEAUGA 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 Fencl 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 Fencl 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 Northwest 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

LEGAL NOTICES

NOTICE OF PUBLIC HEARING NEWBURY TOWNSHIP

Newbury Township Zoning Commission will hold a public hearing for Zoning Amendment 2011-1 for signs, parking land-banking, expanded construction trades, etc. on December 21, 2011 at 6:30 p.m. at the Newbury Town Hall.
Dec8, 2011

BID NOTICES

LEGAL NOTICE SEALED BID AUCTION

Chester Township Used Equipment

The Chester Township Board of Trustees will be accepting sealed bids for the Township owned equipment listed below. Bids can be dropped off or mailed to the Township Offices located at 12701 Chillicothe Road, Chesterland, Ohio 44026 between the hours of 9:00 a.m. and 4:00 p.m. from December 9, 2011 until December 28, 2011 at 4:00 p.m. All bids submitted will be opened and read aloud at the Chester Township Board of Trustees meeting, on December 29, 2011 at 7:05 p.m. All bids submitted shall be labeled "Case Tractor Auction" and or "Encore Mower Auction". The equipment is available for inspection, by appointment, Monday through Friday from 8:00 a.m. to 4:00 p.m. throughout the duration of the auction. To schedule an appointment, please contact the Chester Township Road Superintendent at 440-729-9110 ext. 3235. This equipment is being auctioned "as is" with no warranty.

One 1992 Case Model 495 two-wheel drive tractor with an eight (8) speed transmission and 53 HP diesel engine. The tractor includes an attached 74 inch right side mounted Mott Interstater flail mower which is hydraulically powered. This is a fully functional unit in good condition and was used for roadside mowing by the Township. The minimum bid for this equipment is \$2,800.00.

One 2004 Encore Prowler grounds mower with a hydrostatic transmission and 27 HP liquid cooled gas engine with 1,473 hours of use. The mower includes a 61 inch cutting deck. This is a fully functional unit in good condition and was used to mow grass on Township owned properties. The minimum bid for this equipment is \$1,800.00.
Dec8, 2011

ODDS OF A CHILD BECOMING A PROFESSIONAL ATHLETE: 1 in 16,000

ODDS OF A CHILD BEING DIAGNOSED WITH AUTISM: 1 in 166

Ad Council

To learn the signs of autism, visit autismspeaks.org

AUTISM SPEAKS
It's time to listen.