

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. 09-F-000215

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE MLMI TRUST SERIES 2005-WMC2, Plaintiff vs. ASHLEY G. HESS, 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 26th day of January, 2012, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the City of Chardon to wit:

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

And known as being Sublot No. 55 in Chardon Park Estates No. 1, as shown by the recorded plat in Volume 7, Page 6 of Geauga County Records. And being 45 feet front on the westerly side of Cynthia Drive, 47.12 feet on the curved turnout between the westerly side of Cynthia Drive and the southerly side of Hilltop Drive; And extending back 135 feet on the northerly line, which is also the southerly side of Hilltop Drive, 165 feet on the southerly line, and having a rear line of 75 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Property Address: 300 Cynthia Drive, Chardon, OH 44024

Prior Deed Reference: OR 1655, Page 182
Said Premises Located at: 300 CYNTHIA DRIVE, CITY OF CHARDON, OH.
Permanent Parcel Number: 10-036000

Said Premises appraised at (\$123,000.00) and cannot be sold for less than two-thirds of that amount (\$82,000.00). 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

Tina R. Edmondson, attorney
Dec29, 2011Jan5-12, 2012

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000602

The State of Ohio, County of Geauga, ss:
BAC HOME LOANS SERVICING, L.P., FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., Plaintiff vs. JOHN IGNAS, 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 26th day of January, 2012, 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:

Parcel No. 1:
And known as being part of Original Bainbridge Township Lots Nos. 35 and 42, Tract No. 1 and bounded and described as follows: Beginning at a point in the center line of Catsden Road (60 feet wide) at its intersection with the Westerly line of Original Lot No. 35, said point of intersection being distant North 0 degrees 59' 35" West 825 feet, measured along said center line, from the Southwesterly corner of Original Lot No. 35; Thence North 22 degrees 50' 25" West, and along the center line of Catsden Road, a distance of 155.83 feet to a point therein the principal place of beginning of land herein described by the following courses: Thence North 89 degrees 00' 25" East, and passing through an iron pin set in the Easterly line of Catsden Road, a distance of 556.29 feet to an iron pin set; Thence North 00 degrees 59' 35" West, a distance of 144.64 feet to an iron pin set; Thence South 89 degrees 00' 25" West, and passing through an iron pin set in the Easterly line of Catsden Road, a distance of 614.13 feet to a point in the center line of Catsden Road; Thence South 22 degrees 50' 25" East and along the center line of Catsden Road, a distance of 155.83 feet to the principal place of beginning and containing 1.951 acres of land according to the survey of September 29, 1954 by Frank B. Krause, Jr., Registered Surveyor No. 567, State of Ohio, be the same more or less, but subject to all legal highways.

(Recorded in Volume 265, Page 198 of the Geauga County Deed Records).

Parcel No. 2:
Situated in the Township of Bainbridge, County of Geauga and State of Ohio; and known as being part of Original Bainbridge Township Lots Nos. 35 and 42, Tract No. 1 and bounded and described as follows:

Beginning at a point in the Center line of Catsden Road (60 feet wide) at its intersection with the Westerly line of Original Lot No. 3, said point of intersection being distant North 0 degrees 59' 35" West 825.00 feet, measured along said center line, from the Southwesterly corner of Original Lot No. 35; Thence North 22 degrees 50' 25" West, and along the center line of Catsden Road, a distance of 311.66 feet to a point therein; Thence North 89 degrees 00' 25" East a distance of 99.34 feet to a drill hole and cross set and to the principal place of beginning of the land herein described by the following courses and distance; Thence continuing North 89 degrees 00' 25" East a distance of 61.81 feet to a point; Thence North 55 degrees 38' 24" West a distance of 15.71 feet to an iron pin; Thence South 78 degrees 29' 36" West a distance of 49.83 feet to the principal place of beginning and containing 0.0064 acres of land according to the survey of August 5, 1957 by Frank B. Krause, Jr., Registered Surveyor No. 567, State of Ohio, be the same more or less, but subject to all legal highways.

Property Address: 17095 Catsden Road, Chagrin Falls, OH 44023

Prior Deed Reference: O.R. Book 1698 Page 349

Said Premises Located at: 17095 CATSDEN ROAD, BAINBRIDGE TOWNSHIP, OH.
Permanent Parcel Number: 02-027400, 02-027600

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

Anita L. Maddix, attorney
Dec29, 2011Jan5-12, 2012

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-001178

The State of Ohio, County of Geauga, ss:
BAC HOME LOANS SERVICING, L.P., FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., Plaintiff vs. DAWN BAYNES, AKA DAWN MARIE BOLDIN, 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 26th day of January, 2012, 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 in the State of Ohio and being more particularly described as follows:

Parcel No. 1:
And known as being part of Lot No. 1 within said township, and described as follows:

Beginning in the centerline of Aquilla Road and the southeasterly corner of lands conveyed to Willa Helmick by deed recorded in Volume 245, Page 473 of Geauga County Records of Deeds; Thence westerly along the southerly line of said Helmick lands about 216 feet to the southwesterly corner thereof; Thence southerly along a prolongation of the westerly line of said Helmick lands 185.0 feet; Thence easterly parallel to the southerly line of said Helmick lands to the centerline of Aquilla Road; Thence northerly along said road centerline to the place of beginning, containing about 0.91 acres. Be the same more or less.

Parcel No. 2:
Being a part of Lot No.1 in said Township and bounded and described as follows:

Beginning at a point in the centerline of Aquilla Road, so called and at the northeasterly corner of land conveyed to Lloyd G. Behner, et al., as recorded in Volume 281, Page 67 of Geauga County Record of Deeds; Thence westerly along the northerly line of the Behners Land about 414.5 feet to a point in the easterly line of land of Zeil Pfouts as recorded in Volume 147, Page 455 of Geauga County Records of Deeds; Thence northerly along the easterly line of land of the said Zell Pfouts to a point in the southerly line of land of M. Maukonen as recorded in Volume 266, Page 60 of Geauga County Records of Deeds; Thence southerly along the westerly line of the said Stimson's land to the southwesterly corner thereof; Thence easterly along the southerly line of the said Stimson's land to a point in the centerline of Aquilla Road; Thence southerly along the centerline of Aquilla Road to the place of beginning, containing about 1.80 acres of land, be the same more or less.

Excepting and reserving therefrom 0.505 acres as conveyed to Simon Yoder, Jr. and Shirley Mae Yoder, by deed recorded in Volume 355, Page 214 of Geauga County Deed Records.

Also excepting and reserving therefrom 0.542 acres as conveyed to Arthur L. Mitchell and Helen M. Mitchell by deed recorded in Volume 538, Page 575 of Geauga County Deed Records. Be the same more or less, but subject to all legal highways.

Property Address: 13714 Aquilla Road, Burton, OH 44021

Prior Deed Reference: O.R. Book 1763, Page 354 and 1821, 2273

Said Premises Located at: 13714 AQUILLA ROAD, BURTON TOWNSHIP, OH.
Permanent Parcel Number: 04-149100, 04-149000

Said Premises appraised at (\$70,000.00) and cannot be sold for less than two-thirds of that amount (\$46,667.00). 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

Jill L. Fealko, attorney
Dec29, 2011Jan5-12, 2012

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, JANUARY 26, 2012 — 10:00 A.M.

	APPRAISAL	MINIMUM BID
BAINBRIDGE TOWNSHIP		
Case No. 09-F-000602 — BAC Home Loans Servicing, L.P., etc. vs. John Ignas, et al., 17095 Catsden Road (1.96 acres). PPN: 02-027400, 02-027600. Jeffrey A. Tobe, atty.	\$190,000.00	\$126,667.00
Case No. 09-F-001337 — Deutsche Bank National Trust Company, etc. vs. Geraldine L. Dukles, et al., 8890 Tanglewood Trail (0.63 acres). PPN: 02-085550. Robert R. Hoose, atty.	\$190,000.00	\$126,667.00
BURTON TOWNSHIP		
Case No. 09-F-001178 — BAC Home Loans Servicing, L.P., etc. vs. Dawn Baynes, aka Dawn Marie Baynes, aka Dawn Marie Boldin, et al., 13714 Aquilla Road (1.67 acres). PPN: 04-149100, 04-149000. Jill L. Fealko, atty.	\$70,000.00	\$46,667.00
CHARDON CITY		
Case No. 09-F-000215 — Wells Fargo Bank, National Association, etc. vs. Ashley G. Hess, et al., 300 Cynthia Drive (0.26 acres). PPN: 10-036000. Tina R. Edmondson, atty.	\$123,000.00	\$82,000.00
CHARDON TOWNSHIP		
Case No. 10-F-001324 — CitiMortgage, Inc. vs. Teresa L. Edgington, et al., 11078 Thwing Road (1.03 acres). PPN: 06-053100. Jeffrey A. Tobe, atty.	\$135,000.00	\$90,000.00
MUNSON TOWNSHIP		
Case No. 09-F-000804 — BAC Home Loans Servicing, L.P., etc. vs. Mark A. Mallon, et al., 11600 Twin Mills Lane (2.58 acres). PPN: 21-102300. Anita L. Maddix, atty.	\$310,000.00	\$206,667.00
Case No. 09-F-001312 — U.S. Bank, National Association, etc. vs. Gary R. Schofield, et al., 12348 Carroll Drive (1.56 acres). PPN: 21-139700. Maria Divita, atty.	\$160,000.00	\$106,667.00

of property only, unless otherwise noted.

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

DANIEL C. MCCLELLAND,
Sheriff Geauga County, Ohio

Jeffrey A. Tobe, attorney
Dec29, 2011Jan5-12, 2012

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-000804

The State of Ohio, County of Geauga, ss:
BAC HOME LOANS SERVICING, L.P., FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., Plaintiff vs. MARK A. MALLON, 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 26th day of January, 2012, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Munson to wit:

Situated in the Township of Munson, County of Geauga and State of Ohio; and known as being Sublot No. 23 in Twin Mills Subdivision, as shown by the recorded plat in Volume 11, Page 59 of Geauga County Records, and being 150 feet front on the westerly side of Twin Mills Lane; and extending back 559.14 feet on the northerly line, 631.63 feet on the broken southerly line, and having a rear line of 190.00 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Property Address: 11600 Twin Mills Lane, Chardon, OH 44024

Prior Deed Reference: O.R. Book 1546, Page 554

Said Premises Located at: 11600 TWIN MILLS LANE, MUNSON TOWNSHIP, OH.

Permanent Parcel Number: 21-102300
Said Premises appraised at (\$310,000.00) and cannot be sold for less than two-thirds of that amount (\$206,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. MCCLELLAND,
Sheriff Geauga County, Ohio

Anita L. Maddix, attorney
Dec29, 2011Jan5-12, 2012

Geauga and State of Ohio, and in the Township of Burton to wit:

Situated in the Township of Burton, County of Geauga and in the State of Ohio and being more particularly described as follows:

Parcel No. 1:
And known as being part of Lot No. 1 within said township, and described as follows:

Beginning in the centerline of Aquilla Road and the southeasterly corner of lands conveyed to Willa Helmick by deed recorded in Volume 245, Page 473 of Geauga County Records of Deeds; Thence westerly along the southerly line of said Helmick lands about 216 feet to the southwesterly corner thereof; Thence southerly along a prolongation of the westerly line of said Helmick lands 185.0 feet; Thence easterly parallel to the southerly line of said Helmick lands to the centerline of Aquilla Road; Thence northerly along said road centerline to the place of beginning, containing about 0.91 acres. Be the same more or less.

Parcel No. 2:
Being a part of Lot No.1 in said Township and bounded and described as follows:

Beginning at a point in the centerline of Aquilla Road, so called and at the northeasterly corner of land conveyed to Lloyd G. Behner, et al., as recorded in Volume 281, Page 67 of Geauga County Record of Deeds; Thence westerly along the northerly line of the Behners Land about 414.5 feet to a point in the easterly line of land of Zeil Pfouts as recorded in Volume 147, Page 455 of Geauga County Records of Deeds; Thence northerly along the easterly line of land of the said Zell Pfouts to a point in the southerly line of land of M. Maukonen as recorded in Volume 266, Page 60 of Geauga County Records of Deeds; Thence southerly along the westerly line of the said Stimson's land to the southwesterly corner thereof; Thence easterly along the southerly line of the said Stimson's land to a point in the centerline of Aquilla Road; Thence southerly along the centerline of Aquilla Road to the place of beginning, containing about 1.80 acres of land, be the same more or less.

Excepting and reserving therefrom 0.505 acres as conveyed to Simon Yoder, Jr. and Shirley Mae Yoder, by deed recorded in Volume 355, Page 214 of Geauga County Deed Records.

Also excepting and reserving therefrom 0.542 acres as conveyed to Arthur L. Mitchell and Helen M. Mitchell by deed recorded in Volume 538, Page 575 of Geauga County Deed Records. Be the same more or less, but subject to all legal highways.

Property Address: 13714 Aquilla Road, Burton, OH 44021

Prior Deed Reference: O.R. Book 1763, Page 354 and 1821, 2273

Said Premises Located at: 13714 AQUILLA ROAD, BURTON TOWNSHIP, OH.
Permanent Parcel Number: 04-149100, 04-149000

Said Premises appraised at (\$70,000.00) and cannot be sold for less than two-thirds of that amount (\$46,667.00). 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

Jill L. Fealko, attorney
Dec29, 2011Jan5-12, 2012

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-001312

The State of Ohio, County of Geauga, ss:
U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-HE3, Plaintiff vs. GARY R. SCHOFIELD, 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 26th day of January, 2012, at 10:00 o'clock A.M.** the following described real estate, situated in the County of Geauga and State of Ohio, and in the Township of Munson to wit:

Situated in the Township of Munson, County of Geauga and State of Ohio and known as being Sublot No. 15 in Parker & Parker Development of a part of Original Munson Township Lot No. 20, Tract No. 2, as shown by the recorded plat of said Subdivision in Volume 7 of Maps, Page 92 of Geauga County Records, be the same more or less, but subject to all legal highways.

Property Address: 12348 Carroll Drive, Chardon, OH 44024

Prior Deed Reference: Volume 1763, Page 2026

Said Premises Located at: 12348 CARROLL DRIVE, MUNSON TOWNSHIP, OH.

Permanent Parcel Number: 21-139700

Said Premises appraised at (\$160,000.00) and cannot be sold for less than two-thirds of that amount (\$106,667.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. MCCLELLAND,
Sheriff Geauga County, Ohio

Maria Divita, attorney
Dec29, 2011Jan5-12, 2012

Sheriff's Sale of Real Estate
General Code, Sec. 11661
Revised Code, Sec. 2329.26
Case No. 09-F-001337

The State of Ohio, County of Geauga, ss:
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1, Plaintiff vs. GERALDINE L. DUKLES, 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 26th day of January, 2012, 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. 163 in Tanglewood Reserve Subdivision No. 6, as shown by the recorded plat in Volume 9, Page 65 of Geauga County Records, and being 165.00 feet front on the Northerly side of Tanglewood Trail, 31.42 feet on the curved turnout between the Northerly side of Tanglewood Trail and the Westerly side of Haskins Road, and extending back 130.00 feet on the Easterly line (which is

also the Westerly side of Haskins Road), 150.00 feet on the Westerly line, and having a rear line of 185.00 feet, as appears by said plat, be the same more or less, but subject to all legal highways.

Prior Deed Info.: Warranty Deed, Book 1081, Page 88, recorded November 15, 1996

Said Premises Located at: 8890 TANGLEWOOD TRAIL, BAINBRIDGE TOWNSHIP, OH. Permanent Parcel Number: 02-085550

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

Robert R. Hoose, attorney
Dec29, 2011Jan5-12, 2012

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

Case No. 10-F-001324

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., Plaintiff vs. TERE-SA L. EDGINGTON, 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 26th day of January, 2012, 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:

Being part of Lot No. 160, Tract No. 3, within the said Township, and described as follows:

Beginning in the center line of Thwing Road at the southeasterly corner of lands conveyed to Anna J. Roseum by deed recorded in Volume 242, Page 161 of Geauga County Records of Deeds; thence N. 3 degrees 30' East, along the easterly line of said Roseum lands, and through an iron pipe 30.0 feet from said place of beginning, a total distance of 300.0 feet to an iron pipe in the southerly line of lands conveyed to Ruth McIntosh by deed recorded in Volume 234, Page 12 of Geauga County Records of Deeds; thence South 86 degrees 10' East, along the southerly line of said McIntosh lands, 150.0 feet to an iron pipe at the northwesterly corner of land conveyed to William M. Krill, Jr., by deed recorded in Volume 234, Page 11 of Geauga County Records of Deeds; thence 3 degrees 30' West, along the Westerly line of said Krill lands, 300.0 feet to the center line of Thwing Road, and through an iron pipe 30.0 feet therefrom; thence North 86 degrees 10' West along said road centerline, 150.0 feet to the place of beginning, containing 1.033 acres, as surveyed in May 1948 by Root & Schoonover, Chardon, Ohio, be the same more or less, but subject to all legal highways.

Property Address: 11078 Thwing Road, Chardon, OH 44024

Prior Deed Reference: O.R. Book 1741 Page 2326

Said Premises Located at: 11078 THWING ROAD, CHARDON TOWNSHIP, OH.

Permanent Parcel Number: 06-053100

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

Jeffrey A. Tobe, attorney
Dec29, 2011Jan5-12, 2012

LEGAL NOTICES

NOTICE OF VOLUNTARY DISSOLUTION OF DOME EXECUTIVE SEARCH, INC. AN OHIO CORPORATION

Notice is hereby given that Dome Executive Search, Inc., an Ohio corporation, whose principal office is located at 9731 Riverwood Lane, Chagrin Falls, Ohio 44023, has filed a Certificate of Voluntary Dissolution with the Secretary of Ohio on December 10, 2011.

Dec29, 2011 Jan5, 2012

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

11-F-001195 - Federal Home Loan Mortgage Corporation, Plaintiff vs. Andrew J. West, et al., Defendants

Anna Margaret West, whose last known address is unknown, and the unknown heirs, devisees, legatees, executors, administrators, spouses and assigns and the unknown guardians of minor and/or incompetent heirs of Anna Margaret West, all of whose residences are unknown and cannot be reasonably diligence be ascertained, will take notice that on the 14th day of November, 2011, Federal Home Loan Mortgage Corporation filed its Complaint in the Common Pleas Court of Geauga County, 100 Short Court, Chardon, OH 44024 in Case No. 11-F-001195, 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: 18091 Tilden Road, Hiram, OH 44234, and being more particularly described in plaintiff's mortgage recorded in Mortgage Book 1408, page 989, of this County Recorder's Office.

The above named defendant is required to answer within twenty-eight (28) days after last publication, which shall be published once a week for three consecutive weeks, or they might be denied a hearing in this case.

FEDERAL HOME LOAN MORTGAGE CORPORATION
By **Lerner, Sampson & Rothfuss, Attorneys for Plaintiff, P.O. Box 5480, Cincinnati, Ohio 45201-5480, (513) 241-3100.**
Jan5-12-19, 2012

NOTICE OF FORFEITURE
To: Magnolia Petroleum Company, Keith Mauser, Socony Mobile Co. Inc., Socony Mobil Oil Co. Inc., N.T. Smith, Fred Morgan, Norman T. Smith, First National Bank of Mount Gilead, Ohio, Douglas Development Company, D.G. Huebner, TWN Petroleum Inc., Buck-

eye Natural Gas Company, Oil and Gas Pipe and Supply, R. Gene Smith, and Bands Company.

You are hereby notified that the Oil and Gas Lease dated June 23, 1958, between Terp Adoni and Vera Adoni, lessors and Magnolia Petroleum Company, as lessee, covering the premises with a street address of 9000 Morgan Road, Montville, Ohio and covering 100 acres, more or less, in Section 6, Montville Township, Geauga County, Ohio, said land being more fully described below and in said lease which is recorded in Book 25, Page 223 of the lease records of Geauga County, Ohio dated June 23, 1958, has been forfeited because there has been no title transaction filed or recorded in the Geauga County Recorder's Office and there has been no actual production or withdrawal of any oil or gas from the land subject to this lease within at least the last twenty years.

Thomas M. Henry and Kathy L. Henry, successors in interest to the original lessor and current owners approximately 97 acres of the subject property intend to file for record an affidavit of forfeiture pursuant to O.R.C. §5301.332 with the County Recorder of Geauga County, Ohio, to have the mineral interest rights abandoned, if you do not have such lease released of record within thirty (30) days from the date of this notice.

Legal description: Said land subject to the lease is located in Montville Township, Geauga County, Ohio in Section 6 and in and on June 28, 1958 were bounded to the North by lands of Laurie Kangas, to the east by land of F.A. Spirka, to the South by lands of Ray Davis and to the West by lands of Dr. Anthony Perko.

By **Robert E. Zulantz, Jr., attorney for Thomas M. Henry and Kathy L. Henry, 114 East Park Street, Chardon, OH 44024. (440) 286-6177.**
Jan5, 2012

LEGAL NOTICE/PUBLIC NOTICE Munson Township

Board of Zoning Appeals
Munson Township Board of Zoning Appeals will conduct a public hearing on Thursday, January 19, 2012 at 6:30 p.m. at the Munson Town Hall, 12210 Auburn Rd., Munson, OH to consider the following appeals for variance.

CASE 12-01: Robert McIlroy, 12720 Auburn Rd., Chardon OH - request to keep a 9' x 8' accessory building 11.6 ft. from the south side property line. Violates SEC. 411 - Minimum Dimensional Requirements-the minimum side yard requirement is 25 ft.

CASE 12-02: David Guarnera, 12343 Nantucket Dr., Chardon OH - request to construct a 20' x 12' accessory building in front of the residence. Violates SEC. 509.2 - No garage or other accessory structure shall be erected within the front yard of any district.

Paula A. Frieberthausner, Secretary
Jan5, 2012

NOTICE OF PUBLIC HEARING REQUESTING AN AREA VARIANCE HUNTSBURG TOWNSHIP, GEAGA COUNTY, OHIO

The Huntsburg Township Board of Zoning Appeals will conduct a public hearing on an application, identified as number 2012-01, for an Area Variance, on Monday, the 16th day of January 2012, starting at 8:00 p.m. at the Huntsburg Town Hall, located at 16534 Mayfield Road, Huntsburg Ohio.

The application 2012-01, submitted by Raymond Slaubaugh, requests a 15-foot Area Variance from Article IV, Section 402.6 of the Huntsburg Zoning Resolution for a distance of 100 feet only. The access will be 40 feet at the road as required for a rear lot. The property is located at 12995 Hayes 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
Jan5, 2012

NOTICE OF PUBLIC HEARING

The City of Chardon Planning Commission will hold a public hearing to consider the applications described below on Monday, January 16, 2012 at 6:30 P.M. in Council Chambers at the Municipal Center, 111 Water Street, Chardon, Ohio.

PC Case #11-119: Applicant - Tina Prince (Just 4 Kidz Childcare) has been approved for a conditional use for a Child Day Care Center in the "R-3" Medium Density Residence District under Section 1133.03. The Planning Commission is considering potential screening and buffering requirements along the north property line. The property is located on the east side of South Street (S.R. 44) south of the intersection of Lost Pond Parkway and South St. The address of the property is 651 South Street, Chardon, OH 44024, with Parcel ID#10-164821.

PC Case #11-148: Applicant - Residence of Chardon is requesting a conditional use for a Congregate Care Facility/Nursing Home in the "R-3" Medium Density Residence District under Section 1133.03. The property is located on the north side of Chardon Windsor Road on the northeast corner of the intersection of Chardon Windsor Rd. and Grant St. The address of the property is 501 Chardon Windsor Road, Chardon, OH 44024, with Parcel ID#10-048550.

PC Case #11-083: Applicant - City of Chardon is requesting from Section 1133.11 of the Planning & Zoning Code to increase the maximum height for a fence from 6' to 16' to allow for screening and buffering of the proposed Public Safety Facility from adjacent properties. The property is located in the north side of North Hambden Street (S.R. 6) at the intersection of North Hambden St. and Grant St. The address of the property is 499 North Hambden St., Chardon, OH 44024, with Parcel ID#10-118800.

The meeting is subject to adjournment or recess to a later date without another Notice of Public Hearing (ORC §3115.05(c)).
Bethann Petronio, Clerk
Jan5, 2012

NOTICE OF PUBLIC HEARING ON MOTION PROPOSING TO AMEND THE CHARDON TOWNSHIP ZONING RESOLUTION R.C. 519.12 (D)

Notice is hereby given that the Chardon Township Zoning Commission will conduct a public hearing on a motion, which is an

amendment, identified as number 2011-1, to the Chardon Township Zoning Resolution at the Chardon Township Town Hall at 7:30 o'clock p.m. on Tuesday, January 17, 2012.

The motion proposing to amend the zoning resolution will be available for examination at the Geauga County Library, Chardon Branch, 110 E. Park Street, Chardon, Ohio from 9:00 a.m. to 9:00 p.m. from January 5, 2012 through January 17, 2012.

After the conclusion of the public hearing, the matter will be submitted to the board of township trustees for its action.

Linda Kerry, Secretary

Jan5, 2012

BID NOTICES

PUBLIC NOTICE

Parkman Township
Parkman Township is accepting bids for **Opening and Closing Graves at Overlook Cemetery for 2012.**

Holder of this contract will work with the Parkman Township Cemetery Sexton for scheduling jobs and Parkman Township Road Department Supervisor for questions and approval of actual work. This contract includes all new and existing graves and cemetery conditions. All graves/conditions are to be leveled, seeded and strawed for grass growth as soon as practical after the funeral. Detailed copy of job requirements available by calling Tom Evers, Road Supervisor 440-548-2904.

Please mail bids to: Parkman Township Trustees, PO Box 688, Parkman, OH 44088. All bids will be opened and reviewed on January 17, 2012 at the Board of Trustees Meeting held at the Parkman Township Community House, 16295 Main Market Road, Parkman, Ohio.
Dec29, 2011Jan5, 2012

LEGAL NOTICE

Request for Proposals
Geauga County Board of Commissioners

The Geauga County Board of Commissioners desires to **lease space for use as the West Geauga Senior Center** and invites interested parties to submit proposals.

The minimum lease term shall be for a period of twenty-four months, and the following criteria will be considered prior to leasing the property:

- desired size: 10,000-25,000 square feet
- open floor space to accommodate 150-200 people for exercise programs
- at least 2 offices to secure client records
- handicap and handicap van accessible
- commercial kitchen facilities
- ample parking
- desired location: West Geauga School System area (Chester, Russell or part of Munson)

Proposals must address the above criteria and are due in any form by 2:45 p.m. on 18th of January 2012 at the Offices of the Geauga County Board of Commissioners, 470 Center Street, Building 4, Chardon, Ohio 44024, and will be opened and read at 3:00 P.M.

The County reserves the right to reject any and all proposals received in response to this request as determined to be in the best interest of the County.

After initial review of the submittals, the County may invite some applicants for an

interview and/or schedule a tour of the proposed lease facilities. It is expressly understood that the County shall incur no costs as a result of this interview and/or tour, nor bear any obligation in further consideration of the submittal.

The County will conduct contract negotiations with the applicant who is selected as most beneficial to the County. The goal of the negotiations is to obtain the best and lowest price reasonably possible considering the fair market value of the property and any relocation and operational costs that may be incurred during the period the lease is in effect. The terms and conditions of this Request will be incorporated into the Contract.

Proposals will be reviewed by the Geauga County Board of Commissioners, the Geauga County Department of Aging, and the Geauga County Prosecutor.

Questions concerning this Request for Proposals should be addressed to Sally Bell at the Geauga County Department of Aging (440) 279-2130.

A copy of this legal notice is posted on the County's internet site on the world wide web. Go to <http://www.co.geauga.oh.us>, click on County Info and then Public Hearings.

A copy of this notice is also posted for at least two weeks preceding the day of the opening of the proposals in the lobby of the Offices of the Geauga County Board of Commissioners, 470 Center Street, Bldg. 4, Chardon, Ohio.
Jan5, 2012

PROBATE NOTICES

LEGAL NOTICE

IN THE GEAGA COUNTY COURT OF COMMON PLEAS

PROBATE DIVISION

TIMOTHY J. GRENDLELL, JUDGE

CASE NO. 10-PE-000423 IN THE MATTER OF THE ESTATE OF LAWANA G. SMITH, DECEASED

Notice is hereby given to Sabrina Smith, Richard Smith, Anthony Smith and Tamika Reeves all of whose last known and current addresses are unknown, are heirs at law of Lawana G. Smith, deceased.

You are hereby notified that the fiduciary of this estate has filed a Representation of Insolvency and a Schedule of Claims in the Probate Court of Geauga County, Ohio. A copy of the Representation of Insolvency and the Schedule of Claims can be secured from the attorney for the estate or at the Probate Court.

The Representation of Insolvency and the Schedule of Claims shall be heard before the Geauga County Probate Court located at 231 Main Street, Suite 200, Chardon, Ohio 44024 on the 7th day of February, 2012 at 1:00 o'clock P.M.

The actions of the fiduciary in allowing and classifying claims will be confirmed at the hearing unless cause to the contrary is shown. Exceptions, if any, to the allowance of classification of any specific claim, must be in writing and must be filed with the Court prior to hearing.

By **R. B. Hanus, Attorney for the Estate of Lawana G. Smith, 8322 Whispering Pines Drive, Novelty, OH 44072. (440) 285-3501**
Jan5, 2012

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