

Sheriff's Sales

Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

THIRD 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

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

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 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

SHERIFF'S RESULTS

DATE OF SALE: THURSDAY, DECEMBER 29, 2011

BAINBRIDGE TOWNSHIP

Case No. 08-F-000739 — Countrywide Home Loans, Inc. vs. Allison Bencs, et al., 8210 Tulip Lane (1.68 acres). PPN: 02-095100. SOLD TO PLAINTIFF FOR \$100,000.00.

Case No. 11-F-000287 — Wells Fargo Bank, N.A., not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2010-7T vs. Ronald Korfant, et al., 7335 Country Lane (8.53 acres). PPN: 02-404200. SOLD TO PLAINTIFF FOR \$200,000.00.

CHESTER TOWNSHIP

Case No. 09-F-000849 — BAC Home Loans Servicing, L.P., etc. vs. Raymond D. Matray, et al., 7550 Mayfield Road (1.04 acres). PPN: 11-029000, 11-389044. WITHDRAWN — BANKRUPTCY.

Case No. 09-F-000681 — BAC Home Loans Servicing, L.P., etc. vs. Esther M. MacNaughton, et al., 12600 Harold Drive (0.54 acres). PPN: 11-034300. SOLD TO PLAINTIFF FOR \$85,000.00.

Case No. 10-F-000851 — CitiMortgage, Inc., etc. vs. Jeffrey V. Zyzanski, et al., 13035 Caves Road (1.00 acres). PPN: 11-060500. SOLD TO PLAINTIFF FOR \$47,000.00.

Case No. 11-F-000259 — Park View Federal Savings Bank vs. Kelli Coleman, aka Kelli A. Coleman, aka Kelli Ann Coleman, et al., 12859 Caves Road (1.00 acres). PPN: 11-121700. SOLD TO PLAINTIFF FOR \$80,000.00.

Case No. 07-F-000152 — LaSalle Bank, N.A., etc. vs. Matthew Cox, et al., 9285 Winchester Valley Drive (5.09 acres). PPN: 11-281880. WITHDRAWN — BANKRUPTCY.

RUSSELL TOWNSHIP

Case No. 10-F-000458 — U.S. Bank, National Association, etc. vs. Mark Rychik, et al., 14949 Hook Hollow Road (1.55 acres). PPN: 26-051180. SOLD TO PLAINTIFF FOR \$275,400.00.

Case No. 10-F-000666 — Geauga Savings Bank vs. William G. Skuski, Jr., aka William Skuski, Jr., et al., 14630 Sleepy Hollow Drive (4.41 acres). PPN: 26-206114. SOLD TO PLAINTIFF FOR \$193,334.00.

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

**LEGAL NOTICE
IN THE COURT OF COMMON PLEAS
GEAUGA 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 by reasonable 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**

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

11-F-001196 - Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP, Plaintiff vs. Kathleen M. Neubig, et al., Defendants

Nelson R. Neubig Trust, Beneficiary of the Estate of Nelson R. Neubig and The Unknown Trustee and or successor Trustee of the Nelson R. Neubig Trust, whose last known address is address unknown, and cannot by reasonable diligence be ascertained, will take notice that on the 14th day of November, 2011, Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP filed its Complaint in the Common Pleas Court of Geauga County, 100 Short Court, Chardon, OH 44024 in Case No. 11-F-001196, 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: 7142 Mulberry Road, Chesterland, OH 44026, and being more particularly described in plaintiff's mortgage recorded in Mortgage Book 1881, page 2566, 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.

BANK OF AMERICA, N.A. SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP

**By Lerner, Sampson & Rothfuss, Attorneys for Plaintiff, P.O. Box 5480, Cincinnati, Ohio 45201-5480, (513) 241-3100.
Jan12-19-26, 2012**

**LEGAL NOTICE
BURTON TOWNSHIP**

The Annual Financial Report for Burton Township (2011) is compete and available for viewing at the Burton Township Administration Building, 14821 Rapids Road, Burton, Ohio 44021, or by calling 440-834-1500 for an appointment.

**Shelley McDermott, Deputy Fiscal Officer
Burton Township**

Jan12, 2012

**NOTICE OF PUBLIC HEARING
APPEAL FOR VARIANCE TO
NEWBURY TOWNSHIP
ZONING RESOLUTION**

Notice is hereby given that the Newbury Township Board of Zoning Appeals will conduct a public hearing for use and area variances at 7:30 p.m. on the 24th day of January, 2012 at the Newbury Town Hall.

Green Vision Materials Inc. requests: 1) - a use variance to permit a composting operation of green landscaping waste on leased property (formerly occupied by a trucking company) at 11250 Kinsman Road in the B-1 and R-1 zoning districts where composting/material storage, trucks and equipment is not permitted (Art. IV, Sec. 401 A, V, Y) and 2) - area variances with parcel consolidation to correct setbacks; parking lots cross lot lines & are within 25 ft. of side lot lines (Art. VI, Sec. 607B), driveways within 10 ft. & crossing lot lines of parcels 23-242200, 199400, 127150, 200000 & 199500 (Art. XI, Sec. 11.07C), and non-permitted use within 75 ft of active park lot line (Art. VI, Sec. 507G), >50% lot coverage on parcel 23-237150.

Marge Hrabak, Secretary
Jan12, 2012

BID NOTICES

**LEGAL NOTICE
Parkman Township**

The Board of Township Trustees will receive sealed proposals for **One (1) Rescue Pumper** for use by the Township. The Township will receive sealed proposals until 8:00 p.m. on Tuesday, February 21, 2012 at which time proposals will be opened.

Copies of detailed specifications can be obtained by request of the Trustees at P.O. Box 688, Parkman, Ohio 44080, or by calling 440-548-2871, or by e-mail at: ptvfd@windstream.net.

Legal notice shall be considered as part of the bid specifications.

The bidder may state any lease-purchase arrangements and terms. The Bidder may, at the bidder's option, take as trade-in a 1996 International/KME 1250 GPM, 750 Gallon Tank, 12,700+ miles, 1320+ hours Fire Truck and must state the separate trade-in value on the proposal.

The proposal shall have a certified check or bid bond attached in the amount of five percent (5%) of the total bid price, payable to the Parkman Township Board of Trustees, as surety that if the proposal is accepted, a contract will be entered into.

The Board of Parkman Township Trustees reserves the right to reject any and all proposals.

Address proposals to Parkman Township Trustees, P.O. Box 688, Parkman, OH 44080. Mark outside of sealed proposals, "Proposal for Pumper Fire Truck". It is acceptable to bring proposals to the February 21, 2012 meeting and submit before 8:00 p.m. at the Parkman Community House.

By order of the Parkman Township Trustees, Geauga County, Ohio.

Nancy Wheelock, Fiscal Officer
Jan12-19, 2012

PROBATE NOTICES

**LEGAL NOTICE
IN THE GEAUGA COUNTY COURT OF
COMMON PLEAS, PROBATE DIVISION**

10-PE-000070 - IN THE MATTER OF THE ESTATE OF BARBARA A. PIKOVNIK, DECEASED

Notice is hereby given to Lillian Gorjanc, whose last known and current addresses are unknown, and is named as beneficiary under the last will of Barbara A. Pikovnik, deceased.

You are notified that Robert L. Dolan, Executor, has filed a Final Account with the Geauga County Probate Court on July 14, 2011. Said Final Account has been set for hearing in the Geauga County Probate Court, 231 Main Street, Suite 200, Chardon, Ohio 44024 on January 17, 2012 at 9:30 a.m.

**By Heidi M. Cisan, Attorney for the Estate of Barbara A. Pikovnik; Thrasher, Dinsmore & Dolan, 100 7th Avenue, Suite 150, Chardon, Ohio 44024. (440) 285-2242.
Jan12, 2012**

**LEGAL NOTICE
IN THE GEAUGA COUNTY COURT OF
COMMON PLEAS, PROBATE DIVISION**

11-PC-000309 - The Cleveland Electric Illuminating Company, et al., Plaintiffs vs. Joseph Douaihy, et al., Defendants.

Alice Douaihy, whose last known and current addresses are unknown, will take notice that on July 26, 2011, The Cleveland Electric Illuminating Company filed a complaint in the Geauga County Probate Court, Courthouse Annex, 2nd Floor, 231 Main Street, Chardon, Ohio 44024, Case No. 11-PC-000309. The litigation is an appropriation action whereby plaintiffs seek to obtain an easement and right-of-way upon, over, under and across PPN: 30-010100 so as to permit the construction, maintenance and operation of lines for the transmission and distribution of electric current and the necessary towers and appurtenances upon, over, under and across premises owned by Joseph Douaihy and Wasim H. Antoun. The demand for relief seeks the appropriation and assessment of compensation and damages to be paid the owner(s).

The above named Defendant is required to answer the Complaint within twenty-eight (28) days after last publication.

**THE CLEVELAND ELECTRIC ILLUMINATING COMPANY
By Pearce Leary, Attorney for Plaintiff, 401 South Street, Suite 4A, Chardon, OH 44024 (440) 285-5041.
Jan12-19-26, 2012**

got school spirit?

Email tips & photos to Jamie!

prove it!

facts

- What we cover comes from our readers. Email sports editor Jamie Ward at jamie@dln.com
- The only paper to cover all of Geauga County's schools!