

# Sheriff's Sales

# Geauga County Sheriff's Office

Geauga County Sheriff – Daniel C. McClelland

## 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 IN THE COURT OF COMMON PLEAS GEAUGA COUNTY, OHIO

**11-F-001169 - Citifinancial, Inc. successor by merger to Associates First Capital Corp. successor by merger to Associates Financial Services Company, Inc., Plaintiff vs. Sylvia K. McKenna, et al., Defendants**

Unknown Heirs and Devisees of Sylvia K. McKenna, Deceased, whose last known addresses are unknown and whose residences are unknown and, if married, the unknown spouses and, if deceased, their unknown heirs and devisees, whose addresses are unknown, will hereby take notice that the 4th day of November, 2011, Citifinancial, Inc. successor by merger to Associates First Capital Corp. successor by merger to Associates Financial Services Company, Inc. filed its Complaint in the Common Pleas Court of Geauga County, Ohio, 100 Short Court, Chardon, OH 44024, being Case No. 11-F-001169 in said Court against Sylvia K. McKenna, et al. praying for Judgment of \$120,899.38 with interest at the rate of 2.808% per annum from May 25, 2011, until paid and for foreclosure of a mortgage on the following described real estate, to wit:

PARCEL NO.: 11-217500  
STREET ADDRESS: 9115 Ranch Drive, Chesterland, OH 44026

A COMPLETE LEGAL DESCRIPTION OF THE PARCEL MAY BE OBTAINED FROM THE COUNTY AUDITOR.

and that Defendants be required to set up any interest they may have in said premises or be forever barred, that upon failure of said Defendants to pay or cause to be paid said Judgment within three days from its rendition that an Order of Sale be issued to the Sheriff of Geauga County, Ohio, to appraise, advertise, and sell said real estate, that the premises be sold free and clear of all claims, liens and interest of any parties herein, that the proceeds from the sale of said premises be applied to Plaintiff's Judgment and for such other relief to which Plaintiff is entitled.

Said Defendant(s) will take notice that they will be required to answer said Complaint on or before the 1st day of March, 2012, or judgment will be rendered accordingly.

## 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](http://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.

### BAINBRIDGE TOWNSHIP

Case No. 09-F-000602 — BAC Home Loans Servicing, L.P., etc. vs. John Ignas, et al., 17095

	APPRAISAL	MINIMUM BID
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
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### 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
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### 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
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### 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
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### MUNSTON 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
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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
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**CITIFINANCIAL, INC. SUCCESSOR BY MERGER TO ASSOCIATES FIRST CAPITAL CORP. SUCCESSOR BY MERGER TO ASSOCIATES FINANCIAL SERVICES COMPANY, INC.**

By **Colette S. Carr, Attorney for Plaintiff, Laurito & Laurito, L.L.C., 7550 Paragon Road, Dayton, Ohio 45459, (937) 743-4878.**  
Jan19-26 Feb2, 2012

### LEGAL NOTICE 2011 FINANCIAL REPORT CLARIDON TOWNSHIP GEAUGA COUNTY, OHIO

Notice is hereby given that the 2011 annual financial report for Claridon Township is completed and available for public inspection at the Claridon Township Administrative Building, 13932 Mayfield Road. Hours are Mondays and Wednesdays from 8:00 a.m. to 12:00 p.m. For any other times please call for an appointment at 440-635-0648.

**Lisa Millet, Fiscal Officer**

Jan19, 2012

### LEGAL NOTICE NOTICE OF INTENT TO DISPOSE OF UNNEEDED, OBSOLETE, OR UNFIT COUNTY PERSONAL PROPERTY VIA INTERNET AUCTION

Resolution, adopted by the Geauga County Board of Commissioners on January 12, 2012 authorizing the disposal of unneeded, obsolete or unfit county personal property including motor vehicles by Internet Auction in accordance with O.R.C. Sec. 307.12(E), as amended by H.B. 226.

Internet auctions will be conducted through the county's website located at [www.co.geauga.oh.us](http://www.co.geauga.oh.us). The County may also contract with GovDeals to conduct some auctions on the county's behalf at [www.govdeals.com](http://www.govdeals.com).

All items will be offered for sale "as is, where is" with Geauga County making no guarantee as to the condition of said items. Items will be listed for a minimum of ten (10) days.

Buyers will make payment within five (5) business days and be responsible for removal of all items within ten (10) business days of the close of the auction.

By Order of the Geauga County Board of Commissioners  
**Christine Blair, Clerk**

Jan19-26, 2012

### PUBLIC NOTICE PASSAGE OF ORDINANCES/RESOLUTION

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

**ORDINANCE NO. 2704**  
AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT/AGREEMENT WITH PEASE-KERR CANFIELD INSURANCE AGENCY INC. FOR PROPERTY, INLAND MARINE, EDP, CRIME, AUTOMOBILE LIABILITY, COMPREHENSIVE MUNICIPAL LIABILITY, LAW ENFORCEMENT LIABILITY, PUBLIC

OFFICIALS LIABILITY AND UMBRELLA EXCESS LIABILITY COVERAGE, AND DECLARING AN EMERGENCY.

An ordinance authorizing the City Manager to enter into a contract for one year with Pease-Kerr-Canfield Insurance Agency Inc. for insurance coverages in the amount of \$103,231.

PASSED AND ADOPTED THIS 12TH DAY OF JANUARY, 2012.

### ORDINANCE NO. 2705

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT/AGREEMENT WITH GEAUGA MAPLE FESTIVAL, INC. FOR THE 2012 MAPLE FESTIVAL AND DECLARING AN EMERGENCY.

An ordinance authorizing the City Manager to enter into a contract with The Geauga County Maple Festival, Inc. to use Chardon Square for the 2012 Maple Festival.

PASSED AND ADOPTED THIS 12TH DAY OF JANUARY, 2012.

### ORDINANCE NO. 2706

AN ORDINANCE AMENDING §943.01 RECREATION PROGRAM RATE SCHEDULE OF THE CITY OF CHARDON.

An ordinance amending §943.01 Recreation Program Schedule for the City of Chardon allowing the City Manager to approve all recreation programs and program fees less than \$250 recommended by the Park and Recreation Board.

PASSED AND ADOPTED THIS 12TH DAY OF JANUARY, 2012.

### RESOLUTION NO. 3-12

A RESOLUTION REQUESTING THE COUNTY AUDITOR TO MAKE TAX ADVANCES DURING THE YEAR 2012 AND DECLARING AN EMERGENCY.

A resolution requesting the County Auditor to make tax advances during the year 2012 as requested by the Finance Director for deposit in the City's General Fund account.

PASSED AND ADOPTED THIS 12TH DAY OF JANUARY, 2012.

The complete text of these ordinances and resolution may be viewed or obtained at the office of the Clerk of Council, 111 Water Street, Chardon, Ohio, during regular business hours.

By order of the Council of the City of Chardon, Ohio.

**AMY E. DAY  
CLERK OF COUNCIL**

Jan19, 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 an area variance at 7:30 p.m. on the 31st day of January, 2012 at the Newbury Town Hall.

Martin M. Sanders requests an area variance to build a 1200 sq. ft. accessory building 15 ft. from the east side lot line (vs. Art. V, Sec. 505 required 30 ft.) at 11084 Bell Road.

**Marge Hrabak, Secretary**

Jan19, 2012

### LEGAL NOTICE Auburn Township

Notice is hereby given that the 2011 annual financial report for Auburn Township is completed and available for viewing at the Township Administration Building, 11010 Washington Street, Auburn Township, OH 44023 Monday-Friday 7:30 a.m. to 4:00 p.m.

BY THE ORDER OF THE AUBURN TOWNSHIP TRUSTEES  
**Susan Plavean, Fiscal Officer**

Jan19, 2012

### LEGAL NOTICE Burton Public Library

Notice is hereby given that the 2011 Annual Financial Report of the Board of Library Trustees of the Burton Public Library is complete and available for inspection at the office of the Fiscal Officer: Burton Public Library, 14588 West Park St., Burton, OH, Monday-Friday, 10:00 a.m. to 3:00 p.m.

**Rebecca S. Herrick, Fiscal Officer**

Jan19, 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](mailto: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