

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. 08-F-000372

The State of Ohio, County of Geauga, ss:
BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2006-6CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6CB, Plaintiff vs. THOMAS J. SYKORA, ET AL., Defendants

In pursuance of a Pluries Order of Sale in the above entitled action, I will offer for sale at public auction, at the door of the Court House, in the City of Chardon, in the above named County, on **Thursday, the 23rd day of February, 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 Hamden to wit:

Situated in the Township of Hamden, County of Geauga and State of Ohio, and being part of Original Lot No. 24, Bond Tract within said Township and further described as follows:

Beginning in the centerline of Woodin Road at the southeast corner of land conveyed to Natalie H. Sykora by deed recorded in Volume 851, Page 297 of Geauga County Records of Deeds; Thence North 04° 39' 20" East along the east line of said Sykora land a distance of 365.00 feet to the northeast corner thereof; Thence North 86° 00' 00" West along the north line of the said Sykora land a distance of 289.00 feet to a point in the east line of land conveyed to R.M. and L.F. McMillan by deed recorded in Volume 949, Page 28 of the Geauga County Records of Deeds; thence North 04° 39' 20" East along the east line of said McMillan land a distance of 374.46 feet to a point; Thence South 86° 00' 00" East a distance of 349.00 feet to a point; Thence South 04° 39' 20" West a distance of 739.46 feet to a point in the centerline of Woodin Road; Thence North 86° 00' 00" West along the centerline of Woodin Road a distance of 60.00 feet to the place of beginning, containing within said bounds 3.503 acres of land according to the survey of J. Arthur Temple, Registered Surveyor No. 4761 dated September 1, 1993. Be the same more or less, but subject to all legal highways.

More commonly known as: 13260 Woodin Road, Chardon, OH 44024

Said Premises Located at: 13260 WOODIN ROAD, HAMB DEN TOWNSHIP, OH.

Permanent Parcel Number: 15-101889

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

Erin M. Laurito, attorney
Jan26Feb2-9, 2012

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

Case No. 08-F-001038

The State of Ohio, County of Geauga, ss:
CHASE HOME FINANCE, LLC, Plaintiff vs. ANDREJ MENTSCHUKOFF, 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 23rd day of February, 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. 37 in Tanglewood Reserve Subdivision No. 1, as shown by the recorded plat in Volume 9, Page 3 of Geauga County Records, and being 141.62 feet front on the southerly side of Tanglewood Trail, and extending back 200.76 feet on the westerly line, 248.93 feet on the southwesterly line, and having a rear line of 80.35 feet, as appears by said plat, be the same more or less.

Subject to all legal highways.
Excepting therefrom .006 acres of land conveyed to Dominick A. Flora et al., by deed recorded in Volume 477, Page 230 of Geauga Records.

Property Address: 8625 Tanglewood Trail Chagrin Falls, OH 44023

Prior Deed Reference: OR 1812, Page 983

Said Premises Located at: 8625 TANGLEWOOD TRAIL, BAINBRIDGE TOWNSHIP, OH.

Permanent Parcel Number: 02-111800

Said Premises appraised at (\$215,000.00) and cannot be sold for less than two-thirds of that amount (\$143,334.00). 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

Susana E. Lykins, attorney
Jan26Feb2-9, 2012

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

Case No. 09-F-000203

The State of Ohio, County of Geauga, ss:
COUNTRYWIDE HOME LOANS SERVICING, L.P., Plaintiff vs. LARRY S. DOBSON, 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 23rd day of February, 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:

And being known and designated as being a part of Original Lot Nos. 154 and 160 of Tract No. 3 within the said Township, and described as follows: Beginning at a point in the center-

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, FEBRUARY 23, 2012 — 10:00 A.M.

	APPRAISAL	MINIMUM BID
BAINBRIDGE TOWNSHIP		
Case No. 08-F-001038 — Chase Home Finance, LLC vs. Andrej Mentschukoff, et al., 8625 Tanglewood Trail (0.57 acres). PPN: 02-111800. Susana E. Lykins, atty.	\$215,000.00	\$143,334.00
CHARDON CITY		
Case No. 10-F-000875 — CB 2010 LLC vs. Marla Parkway, LTD, et al., 521 Fifth Avenue (1.76 acres). PPN: 10-165642. Peter D. Brosse, atty.	\$1,200,000.00	\$800,000.00
Case No. 10-F-000875 — CB 2010 LLC vs. Marla Parkway, LTD, et al., 520 Fifth Avenue (1.65 acres). PPN: 10-165647. Peter D. Brosse, atty.	\$900,000.00	\$600,000.00
Case No. 10-F-000875 — CB 2010 LLC vs. Marla Parkway, LTD, et al., 510 Fifth Avenue (2.84 acres). PPN: 10-165648. Peter D. Brosse, atty.	\$1,400,000.00	\$933,334.00
CHARDON TOWNSHIP		
Case No. 09-F-000203 — Countrywide Home Loans Servicing, L.P. vs. Larry S. Dobson, et al., 11227 Chardon Road (10.99 acres). PPN: 06-028800. Holly A. Seidel, atty.	\$175,000.00	\$116,667.00
Case No. 11-F-000223 — The Huntington National Bank, etc. vs. Carol W. Negin, et al., 11540 Glenmora Drive (3.58 acres). PPN: 06-120471. Richard L. McNellie, atty.	\$290,000.00	\$193,334.00
CHESTER TOWNSHIP		
Case No. 10-F-000223 — BAC Home Loans Servicing, L.P., etc. vs. Leonard O. Eaton, et al., 8346 Mulberry Road (0.42 acres). PPN: 11-141900. Brian L. Bly, atty.	\$50,000.00	\$33,334.00
HAMB DEN TOWNSHIP		
Case No. 10-F-000348 — Wells Fargo Bank, N.A. vs. Samuel Frontino, et al., 10550 Sawmill Drive (3.49 acres). PPN: 15-101724. Christopher M. Schwieterman, atty.	\$290,000.00	\$193,334.00
Case No. 08-F-000372 — Bank of New York, etc. vs. Thomas J. Sykora, et al., 13260 Woodin Road (3.50 acres). PPN: 15-101889. Erin M. Laurito, atty.	\$190,000.00	\$126,667.00
MIDDLEFIELD VILLAGE		
Case No. 10-F-000890 — BAC Home Loans Servicing, L.P., etc. vs. Robert A. Skomrock, et al., 15038 Woodsong Drive (High Pointe Of Geauga Condominium, Building No. 5) (condo). PPN: 19-071245. Holly A. Seidel, atty.	\$110,000.00	\$73,334.00
MUNSON TOWNSHIP		
Case No. 11-F-000205 — Financial Freedom Acquisition, LLC vs. Gerald F. Mramor, et al., 11505 Bass Lake Road (1.72 acres). PPN: 21-117200. Bill L. Purtell, atty.	\$120,000.00	\$80,000.00
NEWBURY TOWNSHIP		
Case No. 09-F-001528 — U.S. Bank National Association, etc. vs. Jamie J. Cascone, et al., 14699 Ashwood Drive (0.14 acres). PPN: 23-299700, 23-299800. Kelly A. Long, atty.	\$30,000.00	\$20,000.00
Case No. 10-F-001116 — Park View Federal Savings Bank vs. Hubert C. Brown, et al., 10115 Charlton Lane (2.67 acres). PPN: 23-385803. Kriss D. Felty, atty.	\$265,000.00	\$176,667.00
PARKMAN TOWNSHIP		
Case No. 09-F-000950 — CitiMortgage, Inc. vs. John David Bratnick, et al., 18753 Hobart Road (2.37 acres). PPN: 25-114000. Erin M. Laurito, atty.	\$45,000.00	\$30,000.00
THOMPSON TOWNSHIP		
Case No. 09-F-000382 — CitiMortgage, Inc. vs. Douglas E. Gibson, et al., 6428 Madison Road (0.67 acres). PPN: 30-004800. Scott P. Ciupak, atty.	\$52,000.00	\$34,667.00
Case No. 10-F-000134 — HSBC Mortgage Services, Inc. vs. Jacqueline C. Storms, et al., 6956 Dewey Road (8.24 acres). PPN: 30-054600. Robert R. Hoose, atty.	\$130,000.00	\$86,667.00
Case No. 10-F-000993 — The Bank of New York Mellon, fka The Bank of New York, etc. vs. Brenda K. Widger, et al., 6667 Madison Road (0.25 acres). PPN: 30-075900. Edward M. Kochalski, atty.	\$30,000.00	\$20,000.00

line of the Chardon-Euclid Road, so-called and North 87 deg. 15 min. West (along the said road centerline) a distance of 475 feet from the Northwesterly corner of lands conveyed August 7, 1941, to Leo L. Lynn by Deed recorded at Volume 210, Page 180 of Geauga County Records of Deeds; Thence South 2 deg. 41 min. West and thru an iron pipe 30 feet therefrom, a total distance of 2131 feet to an iron pipe on the Northerly line of lands (Parcel No. 1) conveyed February 28, 1920, to Helen W. Sanborn by Deed recorded at Volume 156, Page 341, of Geauga County Records of Deeds; thence North 87 deg. 42 min. West along the said Sanborn Line a distance of 224.65 feet; thence North 2 deg. 41 min. East a distance of 2132.8 feet to the aforementioned road centerline; thence South 87 deg. 15 min. East long the said road centerline, a distance of 224.65 feet to the place of beginning and containing 10.99 acres, according to the survey of F.R. Zethmayr June, 1943, be the same more or less, but subject to all legal highways.

Premises commonly known as: 11227 Chardon Road, Chardon, Ohio 44024

Prior Deed Reference: Deed Volume 1261, Page 272. Deed Volume 1724, Page 1169

Said Premises Located at: 11227 CHARDON ROAD, CHARDON TOWNSHIP, OH.

Permanent Parcel Number: 06-028800

Said Premises appraised at (\$175,000.00) and cannot be sold for less than two-thirds of that amount (\$116,667.00). 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

Holly A. Seidel, attorney
Jan26Feb2-9, 2012

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

Case No. 09-F-000382

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., Plaintiff vs. DOUGLAS E. GIBSON, 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 23rd day of February, 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 Thompson to wit:

Situated in the Township of Thompson, County of Geauga and State of Ohio: Being part of Lot 20 in said township and is bounded and described as follows:

Beginning in the center of Thompson-Madison Road at the Southeast corner of land of Ralph and Helen Stone as recorded in Vol. 213 Page 508 of Geauga County Record of Deeds; thence along the center of the Thompson-Madison Road, South 06 degrees 12 minutes 30 seconds East, a distance of 144.34 feet; Thence by a line which bears South 83 degrees 47 minutes 30 seconds West a distance of 180.00 feet; Thence by a line which bears North 06 degrees 12 minutes and 30 seconds West a distance of 178.29 feet to a point in the Southerly line of land of Ralph and Helen Stone; Thence along the Southerly line of land of the said Stone, South 85 degrees 31 minutes and 40 seconds East, a distance of 183.17 feet to the place of beginning and containing 0.667 acres of land as calculated and described by R.D. Green, Reg. Surveyor No. 3257 be the same more or less.

Said Premises Located at: 6428 MADISON ROAD, THOMPSON TOWNSHIP, OH.

Permanent Parcel Number: 30-004800

Said Premises appraised at (\$52,000.00) and cannot be sold for less than two-thirds of that amount (\$34,667.00). 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
 Scott P. Ciupak, attorney
 Jan26Feb2-9, 2012

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 09-F-000950

The State of Ohio, County of Geauga, ss:
CITIMORTGAGE, INC., Plaintiff vs. JOHN DAVID BRATNICK, 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 23rd day of February, 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 Parkman to wit:

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

And known as being in and a part of Lot No. 1, Section No. 25 of the original survey of said Township, more fully described as follows: Beginning a point in the center line of the Hobart Road as now located in said Township, said point is S. 83 deg. 58' E. a distance of 7.19 feet from an iron pin set at an angle point in the old enter line of said Hobart Road, and said iron pin also marks the division between land of J.A. Fink and land of B. and S. Kuhns; thence S. 83 deg. 58' E. along Grantor's northerly line a distance of 349.00 feet to an iron pin; Thence S. 6 deg. 09' E. on a line severing grantor's property a distance of 300.00 feet to an iron pin; thence N. 83 deg. 58' W. on a line severing grantor's property a distance of 351.30 feet to a point in the center line of the said Hobart Road; thence N. 7 deg. 05' W. along the center line of said Road, a distance of 178.70 feet to a point of curve in said Road; thence northerly along said curve, bearing to the right, having a central angle of 13 deg. 25' 20" a radius of 1041.74 feet and tangents of 122.58 feet a distance of 121.30 feet to a point, being the place of beginning, 2.37 acres.

More commonly known as : 18753 Hobart Road, West Farmington, Ohio 44491

Said Premises Located at: 18753 HOBART ROAD, PARKMAN TOWNSHIP, OH.

Permanent Parcel Number: 25-114000

Said Premises appraised at (\$45,000.00) and cannot be sold for less than two-thirds of that amount (\$30,000.00). 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

Erin M. Laurito, attorney
 Jan26Feb2-9, 2012

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 09-F-001528

The State of Ohio, County of Geauga, ss:
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS FOR CITIGROUP MORTGAGE LOAN TRUST INC. 2006-AMC1, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-AMC1, Plaintiff vs. JAMIE J. CASONE, 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 23rd day of February, 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 Newbury to wit:

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

And known as being Sublot Nos. 248 and 249, in Tuxedo Land Company's Kiwanis Lake Subdivision No. 2 of part of Original Newbury Township Lot No. 24, Tract No. 1 and part of Original Newbury Township Lot Nos. 3 and 4, Tract No. 2, as shown by the recorded plat in Volume 1, Page 48 of Geauga County Records.

Property Address: 14699 Ashwood Drive, Newbury, OH 44065

Deed Reference Number: dated April 23, 2006, filed May 4, 2006, recorded in Official Records Volume 1793, Page 817, Recorder's Office, Geauga County, Ohio

Said Premises located at: 14699 ASHWOOD DRIVE, NEWBURY TOWNSHIP, OH.

Permanent Parcel Number: 23-299700, 23-299800

Said Premises appraised at (\$30,000.00) and cannot be sold for less than two-thirds of that amount (\$20,000.00). 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

Kelly A. Long, attorney
 Jan26Feb2-9, 2012

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 10-F-000134

The State of Ohio, County of Geauga, ss:
HSBC MORTGAGE SERVICES, INC., Plaintiff vs. JACQUELINE C. STORMS, 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 23rd day of February, 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 Thompson to wit:

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

And known as being a part of Lots 9 and 16 in said Township and bounded and described as follows:

Beginning at a point in the centerline of Dewey Road, said point being the Northeast corner of that part of land of Rose Miklavcic lying West of the centerline of said road, as recorded in Vol. 212, Page 47, Geauga County Records of Deeds. Thence along the North line of land of said Miklavcic and along the North line of land of Mary Hotckiss westerly distance of about 1260.00 feet to a point in the southeast corner of land of J.F. Strava. Thence along the East line of land of said Strava, northerly a distance of 285.00 feet to a point. Thence easterly parallel with the North line of lands of

Miklavcic and Hotckiss a distance of about 1260 feet to a point in the centerline of Dewey Road. Thence along the centerline of Dewey Road southerly a distance of 285.00 feet to the place of beginning and containing 8.244 acres of land, be the same more or less.

Note: Legal Description of Warranty Deed, OR Book 1768, Page 3111 contains a Scrivener's error. The text should indicate "...land of said Miklavcic and along the North..." instead of "...land of said Miklavcic and along the North...". Said error does not materially affect the integrity or insurability of the transfer of title to the grantee.

Prior Deed Info: Warranty Deed, OR Book 1768, Page 3111, filed July 26, 2005

Said Premises Located at: 6956 DEWEY ROAD, THOMPSON TOWNSHIP, OH.

Permanent Parcel Number: 30-054600

Said Premises appraised at (\$130,000.00) and cannot be sold for less than two-thirds of that amount (\$86,667.00). 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
 Jan26Feb2-9, 2012

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 10-F-000223

The State of Ohio, County of Geauga, ss:
BAC HOME LOANS SERVICING, L.P., FKA COUNTRYWIDE HOME LOAN SERVICING, L.P., Plaintiff vs. LEONARD O. EATON, 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 23rd day of February, 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 Chester to wit:

Situated in the Township of Chester in the County of Geauga and State of Ohio to wit: And known as part of Lot No. 16 in Tract No. 1 in said Township, bounded:

Beginning at the southwest corner of said Lot No. 16 in the center of the highway; Thence North along the west line of said Lot 9 rods; Thence East 9 rods; Thence South 9 rods to the center of the said highway; Thence West in the center of said highway 9 rods to the place of beginning. Containing 81 square rods of land, containing .42 acre according to the tax records of Geauga County, be the same more or less.

Property commonly known as: 8346 Mulberry Road, Chesterland, OH 44026

Prior Deed Reference: OR Volume 1275, Page 226

Said Premises Located at: 8346 MULBERRY ROAD, CHESTER TOWNSHIP, OH.

Permanent Parcel Number: 11-141900
 Said Premises appraised at (\$50,000.00) and cannot be sold for less than two-thirds of that amount (\$33,334.00). Please note: The appraisals are based on an exterior appraisal of property only, unless otherwise noted.

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

DANIEL C. McCLELLAND,
Sheriff Geauga County, Ohio

Brian L. Bly, attorney
 Jan26Feb2-9, 2012

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 10-F-000348

The State of Ohio, County of Geauga, ss:
WELLS FARGO BANK, N.A., Plaintiff vs. SAMUEL FRONTINO, 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 23rd day of February, 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 Hambden to wit:

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

And known as being a part of Original Township Lot 21 Bond Tract and further known as being part of former Sublot Nos. 20 and 21 in Fox Glen Subdivision, subsequently vacated and further described as follows:

Beginning in the southerly margin of the cul de sac at the south end of Sawmill Drive at the northwesterly corner of Sublot 19 within said Fox Glen Subdivision; Thence South 25' 24' 06" East along the westerly line of said Sublot 19, a distance of 319.32 feet to a point in the north line of Holl-Dale Estates Subdivision as recorded in Volume 12, Pages 137 thru 139 of the Geauga County Records of Plats; Thence North 87° 09' 29" West along the north line of the said Holl-Dale Estates Subdivision and along the north line of land conveyed to S. Woodin by deed recorded in Volume 212, Page 53 of the Geauga County Records of Deeds, a distance of 1017.80 feet to the southeast corner of land conveyed to R. Farinacci by deed recorded in Volume 430, Page 723 of the Geauga County Records of Deeds; Thence North 02° 48' 40" East, along the east line of the said Farinacci land, a distance of 50.00 feet to a point; Thence North 75° 22' 03" East, a distance of 320.00 feet to a point; Thence South 87° 31' 20" East, a distance of 375.00 feet to a point; Thence North 43° 13' 42" East, a distance of 200.00 feet to a point in the southerly margin of said cul de sac; Thence Southeasterly along the southerly margin of said cul de sac by the arc of a curve deflecting to the left, an arc distance of 61.73 feet, said curve having a radius of 75.00 feet with a chord bearing South 68° 15' 25" East, a chord distance of 60.00 feet to the place of beginning, containing within said bounds 3.485 acres, be the same more or less, but subject to all legal highways.

Property Address: 10550 Sawmill Drive, Chardon, OH 44024

Prior Deed Reference: OR Book 1752, Page 3391

Said Premises Located at: 10550 SAWMILL DRIVE, HAMB DEN TOWNSHIP, OH.

Permanent Parcel Number: 15-101724

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

Christopher M. Schwieterman, attorney
 Jan26Feb2-9, 2012

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 10-F-000875

The State of Ohio, County of Geauga, ss:
CB 2010 LLC, Plaintiff vs. MARLA PARK-WAY, LTD, 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 23rd day of February, 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 Sublots 2, 7 and 8 in Chardon Park Subdivision as recorded in Plat Volume 36, Page 103 of Geauga County Records, be the same more or less, but subject to all legal highways.

Said Premises Located at: 521 FIFTH AVENUE, CITY OF CHARDON, OH.

Permanent Parcel Number: 10-165642

Said Premises appraised at (\$1,200,000.00) and cannot be sold for less than two-thirds of that amount (\$800,000.00). 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

Peter D. Brosse, attorney
 Jan26Feb2-9, 2012

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 10-F-000875

The State of Ohio, County of Geauga, ss:
CB 2010 LLC, Plaintiff vs. MARLA PARK-WAY, LTD, 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 23rd day of February, 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 Sublots 2, 7 and 8 in Chardon Park Subdivision as recorded in Plat Volume 36, Page 103 of Geauga County Records, be the same more or less, but subject to all legal highways.

Said Premises Located at: 520 FIFTH AVENUE, CITY OF CHARDON, OH.

Permanent Parcel Number: 10-165647

Said Premises appraised at (\$900,000.00) and cannot be sold for less than two-thirds of that amount (\$600,000.00). 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

Peter D. Brosse, attorney
 Jan26Feb2-9, 2012

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 10-F-000875

The State of Ohio, County of Geauga, ss:
CB 2010 LLC, Plaintiff vs. MARLA PARK-WAY, LTD, 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 23rd day of February, 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 Sublots 2, 7 and 8 in Chardon Park Subdivision as recorded in Plat Volume 36, Page 103 of Geauga County Records, be the same more or less, but subject to all legal highways.

Said Premises Located at: 510 FIFTH AVENUE, CITY OF CHARDON, OH.

Permanent Parcel Number: 10-165648

Said Premises appraised at (\$1,400,000.00) and cannot be sold for less than two-thirds of that amount (\$933,334.00). 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

Peter D. Brosse, attorney
 Jan26Feb2-9, 2012

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 10-F-000890

The State of Ohio, County of Geauga, ss:
BAC HOME LOANS SERVICING, L.P., FKA COUNTRYWIDE HOME LOANS SERVICING, L.P., Plaintiff vs. ROBERT A. SKOMROCK, 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 23rd day of February, 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 Village of Middlefield to wit:

Situated in the Village of Middlefield, County of Geauga and State of Ohio and known as part of Original Middlefield Township Lot No. 30, now being Building No. 5 in the High Pointe of Geauga Condominium, Phase No. 31 whose Drawings are recorded in Volume 39 of Condominium Maps, Page 51-52 of Geauga County Records, and as further described by the Declaration of Condominium Ownership and Bylaws attached thereto recorded in Volume 1218, Page 211 of Geauga County Records, together with an undivided percent-

age interest in and to all the Common Elements (Areas) and Facilities appurtenant to said Unit as set forth in the Declaration of Condominium Ownership, as the same may be amended from time to time, which percentage shall automatically change in accordance with the Amendments to the Declaration as the same are filed of record pursuant to the provisions of said Amendments and will attach to the Common Elements (Areas) and Facilities in the percentages set forth in such Amendments to the Declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of each such Amendments to the Declaration as though conveyed hereby, be the same more or less, but subject to all legal highways.

Premises commonly known as: 15038 Woodsong Drive, Middlefield, Ohio 44062

Prior Deed Reference: OR Book 1798, Page 1617

Said Premises Located at: 15038 WOODSONG DRIVE (HIGH POINTE OF GEAUGA CONDOMINIUM, BUILDING NO. 5), VILLAGE OF MIDDLEFIELD, OH.

Permanent Parcel Number: 19-071245

Said Premises appraised at (\$110,000.00) and cannot be sold for less than two-thirds of that amount (\$73,334.00). 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

Holly A. Seidel, attorney
 Jan26Feb2-9, 2012

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 10-F-000993

The State of Ohio, County of Geauga, ss:

THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF THE EQCC ASSET-BACKED CERTIFICATES, SERIES 2001-1F, Plaintiff vs. BRENDA K. WIDGER, 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 23rd day of February, 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 Thompson to wit:

Situated in the Township of Thompson, County of Geauga and State of Ohio, and known as being part of Lot No. 20 in Thompson, and known as the South half of One-half acre of land, which one-half acre is bounded as follows:

Beginning at the Northwest corner of One Half acre of land owned and occupied by former Sub. District No. 5, now Special District No.1 in said Lot No. 20; thence East along the North line of said One Half acre of land 9 rods to land formerly owned by Maria Holman; thence North to the Southeast corner of land formerly owned by H.B. Malin; thence West on the South line of said Malin's land 9 rods to the margin of the road; thence South along the East margin of the road to the place of beginning. Said South half to contain One Fourth acre of land.

Property Address: 6667 Madison Thompson, OH 44086

Deed Reference Number: dated August 19, 1999, filed August 20, 1999, recorded in Official Records Volume 1254, Page 466, Recorder's Office, Geauga County, Ohio

Said Premises Located at: 6667 MADISON ROAD, THOMPSON TOWNSHIP, OH.

Permanent Parcel Number: 30-075900

Said Premises appraised at (\$30,000.00) and cannot be sold for less than two-thirds of that amount (\$20,000.00). 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

Edward M. Kochalski, attorney
 Jan26Feb2-9, 2012

Sheriff's Sale of Real Estate
 General Code, Sec. 11661
 Revised Code, Sec. 2329.26
Case No. 10-F-001116

The State of Ohio, County of Geauga, ss:
PARK VIEW FEDERAL SAVINGS BANK, Plaintiff vs. HUBERT C. BROWN, 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 23rd day of February, 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 Newbury to wit:

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

And further known as being part of Lot No. 8, in Tract No. 2 of said Township and further described as being Sublot No. 31 in the Chatham Glen Subdivision, as shown on the recorded plat in Volume 29, Pages 34 through 36, of the Geauga County Records of Plats, be the same more or less.

Property Address: 10115 Charlton Lane, Newbury, OH 44065

Said Premises Located at: 10115 CHARLTON LANE, NEWBURY TOWNSHIP, OH.

Permanent Parcel Number: 23-385803

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 23rd day of February, 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 part of Original Lot No. 7, in Section No. 4, East Division of Tract No. 1, within said Township and bounded and described as follows:

Beginning at a point on the centerline of Bass Lake Road (60 feet wide) at its intersection with the southerly line of Original Lot No. 7. Said point being a northwesterly corner of a parcel of land conveyed to J.R. and J.S. Stephen as recorded in Volume 1146, Page 944 of Geauga County Records and Deeds. Thence N. 33° 45' 00" E. along said centerline, a distance of 572.94 feet to a point. Said point being the northwesterly corner of a parcel of land conveyed to R.S. and K.M. Praetzel as recorded in Vol. 1011, Page 1107 of Geauga County Records and Deeds. Said point also the southwesterly corner of the parcel herein described and the principal place of beginning of this survey. Thence S. 56° 15' 00" E. along the northerly line of said Praetzel's land and passing through a 5/8" (Diameter) x 30 (long) iron pin with yellow plastic cap bearing "Kosie P.S. 5276" set (1995 survey) at 30.00 feet, a total distance of 500.00 feet to a 5/8" (Diameter) x 30 (long) iron pin with yellow plastic cap bearing "Kosie P.S. 5276" set (1995 survey). Said point being the southeasterly corner of the parcel herein described. Thence N. 33° 45' 00" E. along the easterly line of the parcel herein described, a distance of 150.00 feet to a 5/8" (Diameter) x 30 (long) iron pin with yellow plastic cap bearing "Kosie P.S. 5276" set (1995 survey) on the southerly line of a parcel of land conveyed to H.M. Mramor as recorded in Vol. 1369, Page 730 of Geauga County Records and Deeds. Said point being the northeasterly corner of the parcel herein described. Thence N. 56° 15' 00" W. along said Mramor's southerly line and passing through a 5/8" (Diameter) x 30 (long) iron pin with yellow plastic cap bearing "Kosie P.S. 5276" set (1995 survey) at 470.00 feet a total distance of 500.00 feet to a point on the centerline of the aforesaid Bass Lake Road. Said point being the northwesterly corner of the parcel herein described. Thence S. 33° 45' 00" W. along said centerline, a distance of 150.00 feet to the principal place of beginning of this survey and containing 1.7218 acres of land as surveyed by Delmar B. Kosie and Associates (Delmar B. Kosie, Registered Surveyor No. 5276). Bearings are to an assumed meridian and indicate angles only, be the same more or less, but subject to all legal highways.

Property Address: 11505 Bass Lake Road, Chardon, OH 44024

Prior Deed Reference: OR Book 1898 Page 1113

Said Premises Located at: 11505 BASS LAKE ROAD, MUNSON TOWNSHIP, OH.

Permanent Parcel Number: 21-117200

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

Bill L. Purtell, attorney
Jan26Feb2-9, 2012

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

Revised Code, Sec. 2329.26

Case No. 11-F-000223

The State of Ohio, County of Geauga, ss:
THE HUNTINGTON NATIONAL BANK, SUCCESSOR BY MERGER TO SKY BANK, Plaintiff vs. CAROL W. NEGIN, 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 23rd day of February, 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 and known as being part of Lot No. 17 and 18 in Tract No. 1, within said Township and further described as being Sublot No. 21, in Rory Glen Subdivision, as recorded in Volume 25, Page 118 of the Geauga County Records of Plats, be the same more or less.

Premises commonly known as: 11540 Glenmora Drive, Chardon, OH 44024

Prior Deed Reference: Volume 1209, Page 467
Said Premises Located at: 11540 GLENMORA DRIVE, CHARDON TOWNSHIP, OH.

Permanent Parcel Number: 06-120471

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

Richard L. McNellie, attorney
Jan26Feb2-9, 2012

LEGAL NOTICES

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

The 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.

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 IN THE COURT OF COMMON PLEAS GEAUGA COUNTY, OHIO

10-F-001529 - EverBank, Plaintiff vs. Jane Wooden, aka Jane L. Wooden, et al., Defendants

The Defendants, Jeffery G. Jarvis, aka Jeffrey G. Jarvis, Unknown Heirs, Legatees, Devisees, Executors, Administrators and Assigns and their Spouses, if any, of Jeffery G. Jarvis, aka Jeffrey G. Jarvis, and Unknown Spouse, if any, of Jeffery G. Jarvis, aka Jeffrey G. Jarvis, but whose current addresses are unknown, will take notice that on December 29, 2010, the Plaintiff, EverBank, filed its Complaint in Case No. 10-F-001529, in the Court of Common Pleas of Geauga County, Ohio, 100 Short Court, Chardon, OH 44024, seeking a foreclosure of its mortgage interest in the real property located at 17523 Fairlawn Drive, Unit C-2, Chagrin Falls, OH 44023, Permanent Parcel No. 02-259700 ("Real Estate"), and alleged that the Defendants, have or may have an interest in this Real Estate. A complete legal description of the parcel may be obtained from the County Auditor.

The Defendants, Jeffery G. Jarvis, aka Jeffrey G. Jarvis, Unknown Heirs, Legatees, Devisees, Executors, Administrators and Assigns and their Spouses, if any, of Jeffery G. Jarvis, aka Jeffrey G. Jarvis, and Unknown Spouse, if any, of Jeffery G. Jarvis, aka Jeffrey G. Jarvis, are required to answer the Plaintiff's Complaint within twenty-eight (28) days after the last date of publication of this notice. In the event that The Defendants, Jeffery G. Jarvis, aka Jeffrey G. Jarvis, Unknown Heirs, Legatees, Devisees, Executors, Administrators and Assigns and their Spouses, if any, of Jeffery G. Jarvis, aka Jeffrey G. Jarvis, and Unknown Spouse, if any, of Jeffery G. Jarvis, aka Jeffrey G. Jarvis, fail to respond in the allotted time, judgment by default can be entered against them for the relief requested in the Plaintiff's Complaint.

EVERBANK

By Carrie L. Rouse (0083251), Attorney for Plaintiff, Reisenfeld & Associates, LPA LLC, 3962 Red Bank Road, Cincinnati, OH 45227. (513) 322-7000.
Jan26 Feb2-9, 2012

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

11-F-001041 - CitiMortgage, Inc., Plaintiff vs. Allan R. Goldstein, et al., Defendants

Fox Run Estates Homeowners' Association, Inc., whose last known address is unknown, and the unknown successors, assigns and surviving entities of Fox Run Estates Homeowners' Association, Inc., all of whose residences are unknown and cannot by reasonable diligence be ascertained, will take notice that on the 29th day of September, 2011, CitiMortgage, Inc. filed its Complaint in the Common Pleas Court of Geauga County, Ohio, 100 Short Court, Chardon, OH 44024, in Case No. 11-F-001041, 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: 12224 Fox Run Trail, Chesterland, OH 44026, and being more particularly described in plaintiff's mortgage recorded in Mortgage Book No. 1856, page 2613, of this County Recorder's Office.

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

CITIMORTGAGE, INC.

By Lerner, Sampson & Rothfuss, Attorneys for Plaintiff, P.O. Box 5480, Cincinnati, Ohio 45201-5480. (513) 241-3100.
Feb2-9-16, 2012

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

12-F-000010 - Fifth Third Mortgage Company, Plaintiff vs. The Unknown Heirs, Devisees, Legatees, Executors, Administrators, Spouses and Assigns and the Unknown Guardians of Minor and/or Incompetent Heirs of David V. Mastro, et al., Defendants

The Unknown Heirs, Devisees, Legatees, Executors, Administrators, Spouses and Assigns and the Unknown Guardians of Minor and/or Incompetent Heirs of David V. Mastro, whose last known address is unknown, and cannot by reasonable diligence be ascertained, will take notice that on the 5th day of January, 2012, Fifth Third Mortgage Company filed its Complaint in the Common Pleas Court of Geauga County, 100 Short Court, Chardon, OH 44024, in Case No. 12-F-000010, 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:

SHERIFF RESULTS

DATE OF SALE: THURSDAY, JANUARY 26, 2012

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. SOLD TO PLAINTIFF FOR \$209,000.00.

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. SOLD TO PLAINTIFF FOR \$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. SOLD TO PLAINTIFF FOR \$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. SOLD TO PLAINTIFF FOR \$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. WITHDRAWN — ORDER OF COURT.

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. SOLD TO PLAINTIFF FOR \$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. SOLD TO PLAINTIFF FOR \$106,667.00.

Property Address: 6503 Madison Road, Thompson, OH 44086, and being more particularly described in plaintiff's mortgage recorded in Mortgage Book 1869, page 2029, 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.

FIFTH THIRD MORTGAGE COMPANY
By Lerner, Sampson & Rothfuss, Attorneys for Plaintiff, P.O. Box 5480, Cincinnati, Ohio 45201-5480. (513) 241-3100.
Feb2-9-16, 2012

LEGAL NOTICE

Notice of Receipt of Plans

Bass Lake Road, CH 23, Sections F & G

Notice is hereby given that the Geauga County Board of Commissioners has adopted a resolution providing for the asphalt resurfacing of Bass Lake Road (CH 23) from Mayfield Road (US 322) to Woodiebrook Road (TR 100) in Munson Township, Geauga County. Copies of the surveys, plans, profiles, cross sections and estimates for the improvement are on file for inspection by interested persons in the Office of the Board located at 470 Center Street, Building 4, Chardon, Ohio. A public hearing for this proposed project will be held on February 7, 2012 at 10:10 A.M. in the Commissioners' Chambers to hear objections from any interested persons.

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

Jan26 Feb2, 2012

LEGAL NOTICE

VILLAGE OF BURTON

The 2011 Unaudited Annual Financial Statement for the Village of Burton is available for review at the Village Office, 2nd Floor of the Burton Public Library, 14588 West Park Street, Burton, OH Monday through Friday 9:00 A.M. to 4:00 P.M.

Christopher Paquette Fiscal Officer
Feb2, 2012

LEGAL NOTICE

2011 FINANCIAL REPORT

CHARDON TOWNSHIP

GEAUGA COUNTY, OHIO

Notice is hereby given that the 2011 Annual Financial Report for Chardon Township is complete and available for inspection at the Chardon Township Town Hall, 9949 Mentor Road, Chardon, Ohio 44024. Please call 440-286-3711 to schedule an appointment or request a copy.

Joan A. Windnagel, Fiscal Officer
Feb2, 2012

NOTICE OF PUBLIC HEARING

ON MOTION

PROPOSING TO AMEND

THE CHARDON TOWNSHIP

ZONING RESOLUTION

R.C. 519.12 (G)

Notice is hereby given that the Chardon Township Trustees 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 8:00 o'clock p.m. on Wednesday, February 15, 2012.

The motion proposing to amend the zoning resolution will be available for examination at the Chardon Library from 9:00 o'clock a.m. to 9:00 o'clock p.m. from February 2, 2012 through February 15, 2012.

Linda Kerry, Secretary
Feb2, 2012

NOTICE OF PUBLIC HEARING

City of Chardon

Residents of the City of Chardon shall take note that a public hearing shall be conducted by the Council of the City of Chardon in Council Chambers of the Chardon Municipal Center, 111 Water Street, Chardon, OH at 6:00 p.m. on Thursday, March 8, 2012.

Said hearing is to provide the public an opportunity to comment regarding the City of Chardon's proposed text amendment to the Planning & Zoning Code, specifically Sections 1103.03(b) (Definitions) regarding the definition of "Public Safety Facility." A copy

of the text amendment is on file and available for public inspection in the office of the Clerk of Council of said City, weekdays between the hours of 8:00 a.m. and 5:00 p.m.

All interested persons are urged to attend.
Amy E. Day, Clerk of Council

Feb2, 2012

LEGAL NOTICE

Newbury Township

The 2011 Unaudited Financial Report for Newbury Township has been completed by the Township Fiscal Officer and is available for public inspection in the Administrative Office at Newbury Township Town Hall, 14899 Auburn Rd., Newbury, OH, 44065, between the hours of 8:00 a.m. and 12:00 p.m. Tuesday - Thursday. It is also available for viewing at the following website address: <http://www.newburyohio.com/Websites/newbury/Files/Content/578233/2011FinancialReport.pdf>.

Marcia Mansfield, Fiscal Officer
Feb2, 2012

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Village of Middlefield Zoning Board of Appeals: Wednesday, February 15, 2012, 7:00 p.m., Middlefield Municipal Center, 14860 North State Street, Middlefield, Ohio:

To hear an appeal filed by FITNESS PLUS OF 15980 VALPLAST DR., REQUESTING A VARIANCE FROM SECTION 1165.05 OF THE VILLAGE'S CODIFIED ORDINANCES TO EXCEED THE 100 SQ. FT. MAXIMUM SIGN AREA BY 64 SQ. FT. AND TO ALLOW FOUR (4) WALL SIGNS INSTEAD OF ONE (1).

All interested persons are encouraged to make public comment concerning this variance request at the hearing provided.

Daniel A. Weir, Village Administrator
Village of Middlefield

Feb2, 2012

BID NOTICES

NOTICE TO BIDDERS

Sealed Bids will be received no later than 2:00 p.m. local time on Monday, February 20, 2012, and will be opened publicly by the Geauga County Library Fiscal Officer, located at 12701 Ravenwood Drive, Chardon, OH 44024 for furnishing the necessary labor and materials, tools, machinery and appliances for the **Geauga County Public Library Middlefield Branch 2012 Roof Replacement Project:**
Middlefield Library Branch
16167 East High Street
Middlefield, OH 44062

Estimated Cost:
Roof Replacement - \$1,100,000.00
Electrical and Mechanical - \$40,000.00

Bids for the above-described work must be submitted on forms (or copies thereof) furnished with the bid documents and in accordance with the plans and specifications, dated December 2011, authored by Construction Resources, Inc., 33900 Station Street, Solon, OH 44139, Telephone (440) 248-9800. Copies of said plans and specifications may be obtained by bidders for a \$100.00 non-refundable fee, payable to Construction Resources, Inc. They may be reserved for pick-up at the pre-bid meeting or picked up at the office of Construction Resources, Inc. after the pre-bid. The prebid meeting will be at the Middlefield Library Branch, located at 16167 East High Street, on Monday, February 6, 2012, at 11:00 a.m. local time. All bidders should attend the pre-bid meeting in order to submit a proper bid that will be considered by the Owner.

Bids must be addressed to Geauga County Public Library Fiscal Officer, and identify on the outside of the envelope "Bid Documents for the Geauga County Public Library Middlefield Branch 2012 Roof Replacement Project".

Bids must be delivered to the following location:

Geauga County Public Library
12701 Ravenwood Drive
Chardon, OH 44024

It is understood and agreed that work embodied in this Contract for the Base Bids and Alternates as awarded shall start on or about April 16, 2012, and be completed no later than August 17, 2012, unless an exten-

sion of time is granted by the Owner. A fee of \$1,000 per day may be charged for work not complete by August 17, 2012.

Each bid must contain the full name of every person or company interested in the same, shall state the price for labor and materials, and must be accompanied by a BID GUARANTEE meeting the requirements of Section 153.571 of the Ohio Revised Code. The project will also comply with Ohio Prevailing Wage Law, as established by ORC Chapter 4115.

Each bidder must insure that all employees and applicants for employment are not discriminated against because of their race, creed, color, sex or national origin.

The Prime Bidder must be a Commercial Roofing Contractor, whose primary business is commercial roof installation, which has been in business for the last ten consecutive years. Further, the Prime Bidder must submit documentation of past projects that include the successful installation of the designed Vented-R assembly, including project name, address and contact information for the project reference.

No bidder may withdraw his bid within sixty (60) days after the actual date of the opening thereof.

If in the opinion of the Owner, the acceptance of the lowest bid is not in the best interest of all concerned, the Owner may accept another proposal so opened or reject all proposals and advertise for other bids. The Owner reserves the right to waive any informality or to reject any or all bids. Jan26 Feb2, 2012

LEGAL NOTICE Geauga County

Notice is hereby given that sealed bids will be received by the Board of Commissioners of Geauga County, 470 Center Street, Building 4, Chardon, Ohio 44024 until 1:45 P.M. official local time on Wednesday, February 22, 2012 for The Widening and Asphalt Resurfacing of Sections D & E of Bass Lake Road, CH 23. Bids received will be publicly opened and read aloud the same day at 2:00 P.M. The estimated construction cost for this project is \$885,000.00.

Copies of the plans and/or specifications may be obtained digitally online at http://www.co.geauga.oh.us/Departments/Engineer/OnlinePlans.aspx or a hardcopy is available at the Geauga County Engineer's Office, 470 Center Street, Building 5, Chardon, Ohio 44024.

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/Bids.aspx and click on the project name to view this legal.

A bid guaranty in the amount of one hundred (100%) percent of the bid amount or a certified check, cashier's check or letter of credit pursuant to Chapter 1305 of the Ohio Revised Code in the amount of ten (10%) percent of the total bid amount shall accompany each bid. The bid shall be let upon a unit price basis.

Bids may be held by the Board of County Commissioners for a period not to exceed sixty (60) days from the date of opening, for the purpose of reviewing the bids and investigating the qualifications of bidders, prior to awarding the contract.

The Board of County Commissioners reserves the right to reject any and all bids, to waive any informalities or irregularities in the bids received, and to accept any bid or bids which are deemed most favorable to the Board at the time and under conditions stipulated, all in accord with the applicable provisions of laws of the State of Ohio governing the conduct of the Board of County Commissioners of Geauga County.

BY THE ORDER OF THE GEAUGA COUNTY BOARD OF COMMISSIONERS Christine Blair, Clerk Feb2, 2012

BID NOTICE NEWBURY TOWNSHIP

Sealed bids will be received by the Newbury Board of Trustees for the following: 1 - 2012 cab and chassis 4x4 model 5500

Bid specifications are available at the Newbury Township Garage, 11014 Kinsman Road, Newbury, from 7:30 a.m. to 3:30 p.m. Monday through Friday. Call 216-509-6821 or 440-487-5470.

The Newbury Township Board of Trustees reserves the right to reject any or all bids, waive any informalities or irregularities in the bids received and to accept any bid or bids which are deemed most favorable to the board at that time and under conditions stipulated all in accordance with the Newbury Township Board of Trustees. This legal notice shall be considered part of the bids specifications.

Mail bids to: Marcia Mansfield, Fiscal Officer, P.O. Box 257, Newbury, OH 44065. Bids will be accepted until 2:00 p.m., February 15, 2012. Bids may be delivered to Newbury Town Hall, 14899 Auburn Rd., Newbury, by 2:00 p.m., February 15, 2012.

Bids will be opened at the public meeting at Newbury Town Hall, 14899 Auburn Rd., Newbury, at 7:30 p.m., February 15, 2012.

Jan Blair, Chair Newbury Township Board of Trustees Feb2-9, 2012

PROBATE NOTICES

LEGAL NOTICE IN THE GEAUGA COUNTY COURT OF COMMON PLEAS, PROBATE DIVISION Case No. 03-PG-000426 -- In the Matter of the Guardianship of Sean Michael Behnke.

Notice is hereby given to Mitchel Behnke, Father and Co-Guardian of Sean Michael Behnke, whose address is unknown.

You are hereby notified that on the Court's own Motion a hearing has been set on the Removal of Mitchel Behnke, as Co-Guardian of Sean Michael Behnke. Said matter has been set for hearing on Tuesday, March 13, 2012 at 8:30 o'clock a.m. with the Geauga County Probate Court, located at 231 Main Street, Suite 200, Chardon, OH 44024.

Unless objections to the removal of Mitchel Behnke as Co-Guardian are filed with the Probate Court by the hearing date of March 13, 2012 at 8:30 o'clock a.m., said removal shall be made without further notice.

Given under my hand and the seal of this court on this 31st day of January, 2012. TIMOTHY J. GRENDALL, JUDGE Feb2-9-16, 2012

Boost your sales in Geauga County!

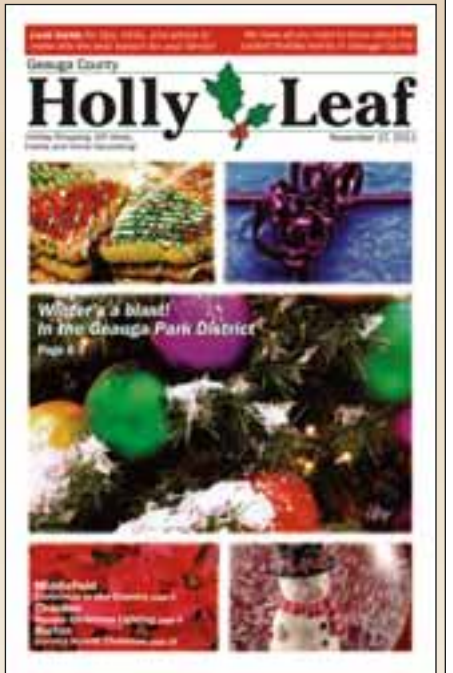
Advertise in these Seasonal Feature Sections and save while targeting specialized markets!



April 26th



September 27th



November 15th

Throughout the year the Geauga County Maple Leaf produces feature sections showcasing, seasonal events in the community, home & garden design and more.

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Geauga County

Maple Leaf

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Fax: (440) 285-2015
www.geugamapleleaf.com

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Be a part of our **Award-Winning** feature sections!

The Geauga County Maple Leaf would like to thank the Ohio Prep Sports Writers Association for recognizing the hard work put in to our unique sports supplemental sections.

The basketball feature, placed first in our division, in just its second year of publication. Our popular football feature placed third.

The staff at the Geauga County Maple Leaf works hard to publish the best product for a county that deserves it.

But we don't do this for the awards. We do it out of our love for journalism and our community.

Isn't it time to advertise with a newspaper that is here for your business and your community?

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1 GEAGA COUNTY HIGH SCHOOLS BASKETBALL PREVIEW '09-'10

3

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