

**ORDER OF SALE**

**19 CV 073**

Revised Code, Sec. 2329.09-.17-.53

**The State of Ohio, Miami County,**

**Common Pleas Court**

**To the Private Selling Officer:**

Whereas, at a term of the Common Pleas Court, held at the Safety Building in and for said County, on MAY 13, 2019 TAX EASE OHIO, LLC obtained a judgment and decree against UNKNOWN HEIRS, IF ANY, OF JERRY WAYNE FISHER, et al 322 GORDON STREET PIQUA, OHIO for the sum of TEN THOUSAND ONE HUNDRED FORTY-TWO DOLLARS AND 06/100, and All Court Costs in Case No. 19 CV 073

And whereas, it was then and there by said Court ordered, adjudged and decreed that the said UNKNOWN HEIRS, IF ANY, OF JERRY WAYNE FISHER, et al within ---- days from MAY 13, 2019 pay unto the said TAX EASE OHIO, LLC the said sum of TEN THOUSAND ONE HUNDRED FORTY-TWO DOLLARS AND 06/100, with interest at 18.00 percent from DECEMBER 12, 2014 and costs aforesaid; and upon default pay the same, that an order of sale issue to the Private Selling Officer, commanding him to proceed according to the statutes regulating judgments and executions at law, to sell the real estate described in the Plaintiff's petition, etc.

And whereas, the ---- days aforesaid have fully expired, and the said judgments and costs aforesaid have not been paid, or any part thereof, as appears to us of record:

We Therefore Command You, that you proceed without delay to advertise and sell according to the statutes regulating judgments and executions at law, the following described lands and tenements, situated in Miami County, Ohio, to-wit  
to make the sum of \$ 10,142.06, (TEN THOUSAND ONE HUNDRED FORTY-TWO DOLLARS AND 06/100) judgment with the said interest thereon, and costs aforesaid; and that you also pay the costs of this writ, and all increase and accruing costs; and the residue, if any there be, you bring into this Court to abide the further order of the Court, and that you make return of your proceedings to our said Court within sixty days from this date, and have you then and there this writ.

WITNESS my signature as Clerk of said Court of Common Pleas, and the seal of said Court, at Troy, Ohio, this Monday, June 29, 2020

*Jan A. Mottinger – Clerk of Courts*

By Teresa Patty Deputy

**The State of Ohio, Miami County,**

And on the \_\_\_\_\_ day of \_\_\_\_\_, I caused to be Advertised in the \_\_\_\_\_ said lands and tenements to be sold at public sale on the \_\_\_\_\_ day of \_\_\_\_\_, At \_\_\_\_\_ o'clock \_\_\_\_\_ M. of said day. And having advertised the said lands and tenements for more than thirty days previous to the day of sale, to writ: \_\_\_\_\_ consecutive weeks, on the same day of the week, and in pursuance of said notice I did on said \_\_\_\_\_ day of \_\_\_\_\_, at public sale, and then and there came

\_\_\_\_\_ who bid for the same the sum of \_\_\_\_\_ Dollars; and said sum being \_\_\_\_\_ two-thirds of the appraised value thereof, and said \_\_\_\_\_ being the highest and best bidder therefore, I then and there publicly sold and struck off said lands and tenements to \_\_\_\_\_ for said sum of

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Dollars.

\_\_\_\_\_  
Private Selling Officer

ABB/MM  
17-01983  
N44-014210  
06/23/2020

FILED  
MIAMI COUNTY  
COMMON PLEAS COURT  
20 JUN 29 AM 11:52  
JAN A. FOSTER  
CLERK OF COURTS

IN THE COURT OF COMMON PLEAS  
MIAMI COUNTY, OHIO  
Civil Division

TAX EASE OHIO, LLC  
*Plaintiff*

- vs -

THE UNKNOWN HEIRS, IF ANY, NAMES  
UNKNOWN, NEXT OF KIN, DEVISEES,  
LEGATEES, EXECUTORS, AND/OR  
ADMINISTRATORS OF JERRY WAYNE  
FISHER AKA JERRY W. FISHER, ET AL

*Defendants*

To the Clerk of Courts:

: CASE NO. 19 CV 00073  
: Tax Certificate Foreclosure  
:  
: JUDGE STACY M. WALL  
:  
: PRAECIPE FOR ORDER OF SALE  
: (Tax Certificate Foreclosure)

Please issue an Order of sale to Shaughn T. Daily, at 5254 Ridge Avenue, Cincinnati, OH 45213, the court authorized Private Selling Officer ("PSO"), returnable according to law, directing the PSO to advertise, without appraisal, and sell the following property:

PREMISES COMMONLY KNOWN AS: 322 S. Gordon Street, Piqua, OH 45356  
PERMANENT PARCEL NUMBER: N44-014210  
MINIMUM BID: \$ 34,968.51

Legal Description attached hereto as Exhibit "A."

Respectfully submitted,

\_\_\_\_\_  
David T. Brady (0073127)  
Suzanne M. Godenswager (0086422)  
Austin B. Barnes III (0052130)  
Mark M. Schonhut (0093698)  
Jeffrey A. Panehal (0090293)  
1213 Prospect Avenue, Suite 300  
Cleveland, OH 44115  
Telephone: 216-373-1001  
Facsimile: 216-373-1002  
Email: abarnes@sandhu-law.com  
*Attorneys for Plaintiff*

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Parcel #1: Situate in the City of Piqua in the County of Miami and the State of Ohio: And bounded and described as follows: being parts of Lots Numbered Eight Hundred and Forty-Seven (847) and Eight Hundred and Forty-eight (848) in said City of Piqua, more particularly described as follows: beginning at the southeast corner of Lot Number 848; Thence West along the south line of said Lot Sixty-four (64) feet; Thence North parallel with the East line of said Lot Thirty-two (32) feet; Thence West parallel with the South line of said Lot Fifteen (15); Thence North parallel with the East Lines of Lots 847 and 848 Twenty-seven and seventy-five hundredths (27.75) feet to a point Eight (8) feet North of the South Line of Lot Number 847; Thence East parallel with the South line of said Lot Number 847 to the East Line thereof and Thence South along the East ends of Lots Numbered 847 and 848 Sixty (60) feet to the place of beginning.

Parcel #2: Situate in the City of Piqua in the County of Miami and the State of Ohio: And bounded and described as follows: Being parts of Lots Numbered Eight Hundred and Forty-seven (847) and Eight Hundred and Forty-eight (848), in said City of Piqua, Ohio, more particularly described as follows: Beginning at a point which is on the south line of Lot No. 848, which point is 64 feet West of the Southeast corner of said Lot No. 848; Thence North parallel with the East line of said Lot a distance of 32 feet; Thence West parallel with the south line of said Lot a distance of 15 feet; Thence North parallel with the East lines of Lots Numbered 847 and 848 a distance of 27.75 feet; Thence west parallel with the south line of Lot Number 848 a distance of 11.4 feet; Thence south a distance of 59.8 feet, more or less, to the south line of Lot Numbered 848, which point is 23.5 feet west of the point of beginning; Thence east along and with the south line of Lot No. 848 a distance of 23.5 feet to the place of beginning.

Permanent Parcel Number: N44-014210

More commonly known as: 322 S. Gordon Street, Piqua, OH 45356

Prior Deed: Book 560, Page 137.