

<b>Tax Ease PSO Auction Bid Sheet</b>		
Name:	JOSHUA A. TRESPOTT	
Property Address:	2418 ENDROW AVE NE	
WWR#:	10148060	
Case Number:	2019CV00247	
County:	STARK	
Parcel #	205464	
Parcel #		
Parcel #		
Bid Sheet Prepared by:	ANGIE	
	<b>Fees/Costs</b>	<b>Sale 1 Date:</b>
		SEPT 2020
	Total Tax Lien Payoff per MTAG (includes Atty Fees)	17,082.96
	PSO Redemption Fee	750.00
	PSO Escrow Officer Fee	500.00
	Publication Fee	
	Transfer Tax / Conveyance Fee (\$ .50 per parcel)	0.50
	Estimated Additional Costs (Post Sale)	500.00
	County Clerk Costs - Balance	1,382.28
	Treasurer's additional amount due - Taxes	3,343.24
	<b>Total:</b>	<b>\$23,558.98</b>
	\$738.00 WAS ADDED TO COURT COSTS	

<b>Sale 2 Date:</b>			
OCT 2020			
17,251.48			
750.00			
500.00			
0.50			
500.00			
1,382.28			
3,419.44			
\$23,803.70			
\$738.00			
\$644.28			
\$1,382.28			

200  


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24,003.70

CLERK OF COURTS  
STARK COUNTY, OHIO

2020 AUG -5 PM 3:17

TAX VALUE \$17,440.00 TOTAL

THE STATE OF OHIO  
STARK COUNTY, SS.  
TAX BASE OHIO LLC

CASE No. 2019CV00247

vs.  
JOSHUA A. TRESCOTT, et al



COURT OF COMMON PLEAS

We the undersigned, freeholders and residents of said County, having been summoned by GEORGE T. MAIER, Sheriff of Stark County, aforesaid, by virtue of an order issued from the Court of Common Pleas of said County, to him directed, in the above cause impartially to appraise, and return to him the real value in money, of the following described Real Estate, situated in said County, to wit:

SITUATED IN THE CITY OF CANTON, COUNTY OF STARK, STATE OF OHIO: KNOWN AS PERMANENT PARCEL # 02-05464 AT 2418 ENDROW AVENUE N.E., AND FURTHER DESCRIBED IN THE PRELIMINARY JUDICIAL REPORT FILED WITH THE STARK COUNTY CLERK OF COURTS.

Parcel# 02-05464  
LOCATED: 2418 ENDROW AVENUE N.E., CANTON, OHIO 44705

And having been duly sworn by said GEORGE T. MAIER, Sheriff according to law, estimate and appraise said Real Estate, upon actual view thereof at the sum of

Forty-Five Thousand Dollars  
( \$ 45,000.<sup>00</sup> )

Given under our hands and seal this 3RD day of August A.D., 2020

Don B.A.

2151 CAPITOL ST.  
LOUISVILLE, OH 44641 SEAL

John Budner

11871 LINCOLN WAY NW  
MASSILLON, OH 44647 SEAL

John G. Walsh

617 PIKE AVENUE, S.W. SEAL  
MASSILLON, OHIO 44646

**LEGAL DESCRIPTION**

Situated in the City of Canton, County of Stark, State of Ohio

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Property Address: 2418 Endrow Avenue Northeast, Canton, OH 44705

Parcel Number: 205464

Prior Deed Reference: Deed from American Home Mortgage, to Joshua A Trescott, filed April 25, 2012, as Instrument No. 201204250017759 of Stark County Records.

**ALAN HAROLD**  
STARK COUNTY AUDITOR  
DEPUTY JMM

APR 08 2019

**APPROVED**

IN COMPLIANCE WITH HB 538

Parcel: 205464  
 TRESMOTT JOSHUA A

19/297/PS

2418 ENDROW AVE NE 4905

W of Highway

E/S 2ND S of 25TH ST NE

Card 1  
 Stories 1  
 Construction 1 - FRAME - TAN VINYL  
 Style 1 - RANCH  
 Square Feet 1,270  
 Year Built 1952  
 Effective Year  
 Year Remodeled  
 % Complete 100  
 Dwelling Value \$38,500 + 9,800 LAND + 3,400 OUTBLOS = \$49,800.  
 M/V 17,440.

EXTERIOR + WINDOWS

Physical Condition FAIR + 1 - GOOD / AVE -  
 CDU OD - GOOD

Bedrooms 3  
 Basement 1 - FULL  
 Basement Quality 0 - NONE  
 Rec Room 0  
 Finished Basement 0  
 Full Baths 2  
 Half Baths 0  
 Central-Air ~~Table AC~~  
 Heating Fuel Type 1 - GAS  
 WBFP Stacks 0  
 Fireplace Openings 0  
 Rental Units 0

Monthly Rents NEED MUCH TLC - CLEAN UP  
 OVERGROWN LANDSCAPING

4/25/2012 SOLD \$21,000.  
 # 3298644 - 38 DOM  
 SOLD "AS IS"  
 PRIOR CASE # 2009 EV 513:  
 12/16/2011 SOLD \$36,000.  
 "SHERIFF SALE" APPRAISED  
 4/1/09 \$69,000 + 3/24/11  
 \$54,000. + 8/26/11 \$54,000.

RESTRICTED REPORT FOR STARK CO. SHERIFF Inspection Date: 8/13/2020 Photo # 2941 Turned In 1/1  
 TYPE OF AREA: RESIDENTIAL: Urban XX Suburban X Rural  
 INDUSTRIAL: Heavy 8/3 Light  
 Inspected By: JW-45 DB-36 PO- CA- TB-48 Occupied: X Vacant: XX Posted Boarded: X  
 402-Avg(s): \$ 75,000  
 RE-APPRAISAL DATA: Reason: AVNI: Lo 48 Mid 55 HI 62 % (62) APPRAISED VALUE: (19) = 49 \$ 45,000.00  
 RE-APPRAISAL DATA: Reason: NEW: Date / / Amount: \$  
 RE-APPRAISAL DATA: Reason: NEW: Date / / Amount: \$  
 RE-APPRAISAL DATA: Reason: NEW: Date / / Amount: \$  
 COMMERCIAL: Prime Secondary Nthbrhd  
 AGRICULTURAL: Prime Average Gentleman  
 Turned In 1/1

Card #	Addition #	Lower	First	Second	Third	Year Built	Area	Grade	CDU
1	0						850		
1	1		1AF				420		
1	2		DF				160		
Total:									



087-037-2020-INT-116

19/297/PS

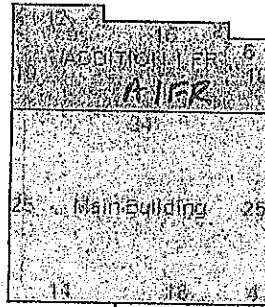
B-F-W

Parcel: 205464  
TRESKOTT JOSHUA A

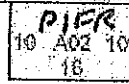
(B)

(A) Pole  
2 CAR

2418 ENDROW AVE NE



FAIR  
CONCRETE  
DRIVE



Item	Area
Main Building 15 FRAME/BSMT	850
GARAGE - 140:GARAGE (A) FAIR+ 27' x 34' =	816
ADDITION 1 FR - 1A:ADDITION 1ST FRAME	420
PORCH, COVER FR - PF:PORCH, COVERED FRAME OMP	160
BARN, SMAL - 104:BARN, SMALL (B) 7' x 21' =	147

Printed on Friday, July 31, 2020, at 2:41:44 PM EST

CASE NO. 2019CV00247

**STARK COMMON  
PLEAS**

TAX BASE OHIO LLC

VS.

JOSHUA A. TRESKOTT, et al

**APPRAISEMENT**

ATTORNEY: Alexander Weinberg  
PHONE NO.: (216) 739-5100

**COPY FILED**

day of \_\_\_\_\_

**A TRUE COPY**

**GEORGE T. MAIER,  
SHERIFF**

**ORDER OF SALE**

The State of Ohio, Stark County,  
To the **SHAUGHN T DAILY**

Stark Common Pleas Court

WHEREAS, at a term of the Common Pleas Court, held at the Court House in and for said County on  
**03-22-19**

**TAX EASE OHIO LLC, 14800 LANDMARK BLVD SUITE 400, DALLAS, TX 75254**

obtained a judgment and decree against

**JOSHUA A TRESKOTT, 2418 ENDROW AVE NE , CANTON, OH 44705**  
**UNKNOWN SPOUSE IF ANY OF JOSHUA A TRESKOTT NAME UNKNOWN, 2418 ENDROW AVE NE , CANTON, OH 44705**  
**TYLER CARRINGTON, 713 BELLFLOWER AVE SW , CANTON, OH 44710**  
**TREASURER OF STARK COUNTY, 110 CENTRAL PLAZA SOUTH SUITE 250, CANTON, OH 44702**

for the sum of

and ALL COSTS Dollars, costs of suit, in Case Number **2019CV00247**

AND WHEREAS, it was then and there by said Court ordered, adjudged and decreed that the said  
**JOSHUA A TRESKOTT, 2418 ENDROW AVE NE , CANTON, OH 44705, et al**  
within three (3) days from **03-22-19** pay unto said  
**TAX EASE OHIO LLC, 14800 LANDMARK BLVD SUITE 400, DALLAS, TX 75254**

the said sum of \_\_\_\_\_ with interest at \_\_\_\_\_ per cent from  
**SEE ATTACHED**

and costs aforesaid; and upon default, to pay the same, that an order of sale issue to the , **SHAUGHN T DAILY** commanding him to proceed according to the statutes regulation judgments and executions at law, to sell the real estate described in the Plaintiff(s) petition, etc.

AND WHEREAS, the three (3) days aforesaid have fully expired, and the said judgment 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 appraise, advertise and sell, according to the statutes regulating judgments and executions at law, the following described lands and tenements, situated in Stark County, Ohio, to-wit: ( SEE LEGAL DESCRIPTION)

\_\_\_\_\_ to make the sum of \_\_\_\_\_ judgment and costs aforesaid, with the interest thereon, as aforesaid; and that you also pay the costs of this writ, and all increases 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 (60) days from this date, and have then and there this writ

WITNESS my signature as Clerk of our said Court of Common Pleas, and the seal of said Court, at Canton, Ohio **07-29-20**

**LOUIS P. GIAVASIS**  
**CLERK OF COURTS**

BY: *M. Hoffnew*  
DEPUTY CLERK

RECEIVED  
STARK COUNTY  
SHERIFF'S OFFICE  
2020 JUL 31 AM 9:42

Treasurer may estimate the amount of taxes, assessments, interest and penalties that will be payable at the time the deed of the property is transferred to the purchaser.

The Court finds that certain Tax Certificates (more specifically identified below) have been duly purchased by the Plaintiff and that the Plaintiff is the vested "certificate holder" as the term is defined in R.C. §5721.30(C) of the Ohio Revised Code. The Court further finds that the "certificate redemption price" as defined at R.C. §5721.30(E) appearing to be due on each certificate is due and unpaid. That pursuant to R.C. 5721.32(E) the delinquent taxes that make up the certificate purchase price have been transferred to the Plaintiff, and that by virtue of R.C. §5721.35(A) the first lien previously held by the State of Ohio and its taxing districts under R.C. §5721.20 is vested in the Plaintiff. The Court finds that the Plaintiff is entitled to foreclosure of its lien interests pursuant to R.C. §5721.37(F).

The Court finds that pursuant to R.C. §5721.37(F), the tax certificate purchased by the certificate holder is presumptive evidence in all Courts and in all proceedings, of the amount and validity of the taxes, assessments, charges, penalties by the Court and added to such principal amount, and interest appearing due and unpaid and of their nonpayment.

The Court further finds that the Plaintiff is the vested holder of the following

Tax Certificates:

- a. Tax Certificate No. 205464-16
- b. Tax Certificate No. 205464-17
- c. Tax Certificate No. 205464-18

The Court finds that there is due to the Plaintiff on the above-referenced Tax Certificates the following sum:



- a. The fees and costs associated in this proceeding, including \$400.00 for title reports and \$2,155.00 for Plaintiff's attorney fees;
- b. \$7,525.44 on Tax Certificate No. 205464-16, including the principal amount of \$5,543.04, plus accrued interest in the amount of \$2,310.40 through March 31, 2019, plus interest at 17.50% thereafter, after payments of \$328.00 applied.
- c. On Tax Certificate No. 205464-17, the principal amount of \$1,506.26, plus accrued interest in the amount of \$384.10 through March 31, 2019, plus interest at 18% thereafter.
- d. On Tax Certificate No. 205464-18, the principal amount of \$1,501.96, plus accrued interest in the amount of \$112.652 through March 31, 2019, plus interest at 18% thereafter.
- e. Plus pursuant to the Notice of Intent to Foreclose, taxes, assessments, penalties, interest and charges that are not covered by a tax certificate.

The Court finds that the Tax Certificates held by the Plaintiff constitute a first and valid lien against the following:

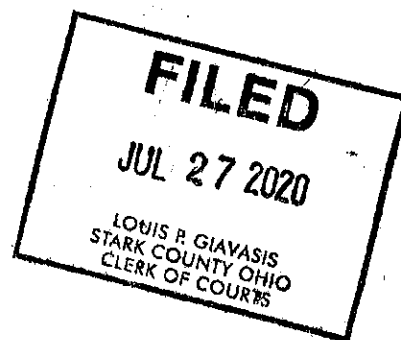
SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A  
Permanent Parcel No.      PPN: Parcel Number 205464  
Street Address:              2418 Endrow Avenue Northeast, Canton,  
   OH 44705

The Court further finds that there is no just reason for delay in entering the judgment herein.

**IT IS THEREFORE ORDERED ADJUDGED AND DECREED:**

WWR#10148060

IN THE COURT OF COMMON PLEAS  
STARK COUNTY, OHIO



TAX EASE OHIO LLC

Plaintiff

vs.

JOSHUA A. TRESKOTT, et al.

Defendants

CASE NO. 2019CV00247

JUDGE FRANK FORCHIONE

**PRAECIPE FOR ORDER OF SALE BY  
PRIVATE SELLING OFFICER**

2020 EX 171

To the Clerk of Courts: Please issue the following:

1. An order of sale to Private Selling Officer, Shaughn T. Daily, whose address is 5254 Ridge Ave., Suite 1, Cincinnati, OH 45213, to advertise and sell said real property in conformity with applicable provisions of R.C. sections 2329.01 to 2329.61.

A handwritten signature in black ink, appearing to read "Nathan Duvelius", written over a horizontal line.

Nathan Duvelius 0095144)

Larry R. Rothenberg #0011146

Benjamin N. Hoen #0077704

Ricardo L. Johnstone #0090721

Alexander C. Weinberg # 0090421

Attorney for Plaintiff

965 Keynote Circle

Cleveland, OH 441313-1099

Phone: (216) 739-5100 Fax: 216-363-4034

e-mail: [nduvelius@weltman.com](mailto:nduvelius@weltman.com)

**LEGAL DESCRIPTION**

Situated in the City of Canton, County of Stark, State of Ohio

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Property Address: 2418 Endrow Avenue Northeast, Canton, OH 44705

Parcel Number: 205464

Prior Deed Reference: Deed from American Home Mortgage, to Joshua A Trescott, filed April 25, 2012, as Instrument No. 201204250017759 of Stark County Records.

**ALAN HAROLD**  
STARK COUNTY AUDITOR  
DEPUTY JMM

APR 03 2019

**APPROVED**

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IN COMPLIANCE WITH HB 138



STARK COUNTY SHERIFF  
GEORGE T. MAIER

www.sheriff.co.stark.oh.us



# PROPERTY DESCRIPTION APPROVAL FORM

This completed form and approved legal description must accompany the Order of Sale when filed with the Clerk of Courts.

- Include one (1) legal description approval form per application.
- Include the necessary number of copies of the legal description in need of original stamps. The Clerk of Court/Recorder will only accept original, red-stamped legal descriptions with a deputy auditor's initials.
- Enclose a self-addressed & stamped return envelope.
- Address applications to: Stark County Auditor's Office  
Attn: Map Department (Sheriff Legal Description)  
110 Central Plaza S, Suite 220  
Canton, OH 44702

**COURT CASE #:** 2019CV00247

**PLAINTIFF:** Tax Ease Ohio, LLC

**DEFENDANT:** Joshua A. Trescott

**PARCEL #:** 205464

**PROPERTY OWNER:** Joshua A. Trescott

**PROPERTY ADDRESS:** 2418 Endrow Avenue Northeast, Canton, OH 44705

**SUBMITTED BY:** Weltman, Weinberg & Reis Co., LPA **PHONE:** (216) 685-1170

**ATTORNEY & I.D. #:** Benjamin N. Hoen (0077704) **PHONE:** (216) 685-1170

**CONTACT PERSON:** Betty Marcella **PHONE:** (216) 685-1059

*The attached legal description must also include the property address, parcel number(s), and deed reference number(s), no exception, and the legal description information must be identical to the information provided above.*



**ALAN HAROLD**  
STARK COUNTY AUDITOR

www.auditor.co.stark.oh.us

Stark County Office Building  
110 Central Plaza South, Suite 220  
Canton, OH 44702-1410  
Phone 330-451-7357  
Fax 330-451-7630

## TAX MAP DEPARTMENT INTERNAL USE ONLY:

**APPROVED** DEPUTY AUDITOR: JMM

**DENIED (SEE BELOW)** DEPUTY AUDITOR: \_\_\_\_\_

INCORRECT PARCEL NUMBER

INCORRECT PROPERTY ADDRESS

INCORRECT OWNER/LEGAL NAME

INCORRECT LEGAL DESCRIPTION

ILLEGIBLE LEGAL DESCRIPTION

OTHER (SEE COMMENTS)

COMMENTS: \_\_\_\_\_

Please correct the necessary information above and resubmit for approval. If you have questions or concerns, please call (330)451-7341 and be mindful of the deputy's initials above as they may be able to assist you further. Thank you!

WWR#10148060

SHAWN T. DAILY  
CLERK OF COURTS  
STARK COUNTY, OHIO  
2020 FEB 26 AM 9:45

IN THE COURT OF COMMON PLEAS  
STARK COUNTY, OHIO

TAX EASE OHIO LLC

Plaintiff

vs.

JOSHUA A. TRESCOTT, et al.

Defendants

CASE NO. 2019CV00247

JUDGE FRANK FORCHIONE

**ORDER AUTHORIZING SHAUGHN T.  
DAILY AS PRIVATE SELLING OFFICER  
TO SELL REAL PROPERTY AT PUBLIC  
AUCTION**

This matter came on for consideration on the Plaintiff Tax Ease Ohio, LLC's Motion for an order authorizing Shaughn T. Daily of Prodigy Properties, whose address is 600 Superior Ave. East, #1300, Cleveland, OH 44114, as Private Selling Officer to sell the real property described in "Exhibit A" attached hereto (the "Property") at public auction. The Court finds said Motion well-taken and said Motion is hereby granted.

Therefore, it is hereby ORDERED that Shaughn T. Daily is hereby appointed as Private Selling Officer to sell the Property at public auction according to the Private Selling Officer's terms attached hereto as "Exhibit B," and the applicable provisions of ORC Chapter 2329.

The PSO's fee shall be either: (a) paid directly by judgment creditor, in which case none of the PSO fee will be charged as court costs or assessed against the defendants and the PSO shall show the PSO's fee as \$0 on the PSO's report of sale; or (b) a buyer's premium not to exceed 10% of the winning bid amount will be added to the buyer's winning bid amount to establish the total purchase price to be paid by the buyer, and listed on the PSO's report of sale.

ENTERED BY 12

The costs and fees contained in the PSO's report are to be taxed as costs to the case in accordance with R.C. §2329.152.

If the Property remains unsold after the first auction for want of bidders, the PSO may conduct a second online auction not earlier than three days or later than thirty days after the end of the first auction in accordance with §5721.39(C)(2). The second online auction shall be open for bidding for seven days during which the Property shall be offered for sale to the highest bidder and such second sale date shall be included in the notice required by R.C. §2329.26.


Unless the parcel is redeemed pursuant to section §5721.25 or §5721.38 of the Revised Code, upon the filing of the entry of confirmation of sale, or an order to transfer the parcel under sections 323.65 to 323.79 of the Revised Code, the title to the parcel is incontestable in the purchaser and is free and clear of all liens and encumbrances, except those listed in §5721.39(E).



JUDGE

Submitted by:

WELTMAN, WEINBERG & REIS CO., L.P.A.



Ricardo Johnstone (0090721)  
Benjamin N. Hoen (0077704)  
Larry R. Rothenberg (0011146)  
Attorney for Plaintiff  
525 Vine Street, Suite 800  
Cincinnati, OH 45202  
Phone: (513) 333-4008 Fax: (216) 363-4034  
e-mail: rjohnstone@weltman.com



STARK COUNTY SHERIFF  
GEORGE T. MAIER

www.sheriff.co.stark.oh.us



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Canton, OH 44702

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DEFENDANT: Joshua A. Trescott

PARCEL #: 205464

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SUBMITTED BY: Weltman, Weinberg & Reis Co., LPA PHONE: (216) 685-1170

ATTORNEY & I.D. #: Benjamin N. Hoen (0077704) PHONE: (216) 685-1170

CONTACT PERSON: Betty Marcelia PHONE: (216) 685-1059

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ALAN HAROLD  
STARK COUNTY AUDITOR

www.auditor.co.stark.oh.us

Stark County Office Building  
110 Central Plaza South, Suite 220  
Canton, OH 44702-1410  
Phone 330-451-7357  
Fax 330-451-7630

TAX MAP DEPARTMENT INTERNAL USE ONLY:

APPROVED DEPUTY AUDITOR: JMM

DENIED (SEE BELOW) DEPUTY AUDITDR: \_\_\_\_\_

INCORRECT PARCEL NUMBER

INCORRECT PROPERTY ADDRESS

INCORRECT OWNER/LEGAL NAME

INCORRECT LEGAL DESCRIPTION

ILLEGIBLE LEGAL DESCRIPTION

OTHER (SEE COMMENTS)

COMMENTS: \_\_\_\_\_

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**ALAN HAROLD**  
STARK COUNTY AUDITOR  
DEPUTY JMM

APR 03 2019

**APPROVED**

IN COMPLIANCE WITH HB 130





# Ohio Foreclosures.com

EXHIBIT B

\*A Division of Prodigy Properties\*

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## PRIVATE SELLING OFFICER FEE SCHEDULE

### ONLINE OR LIVE AUCTION

- A 10% buyer's premium will be added to the successful high bid amount to determine the final sales price. This buyer's premium is paid by the buyer. The private selling officer will be paid the 10% buyer's premium as its fee for the successful sale.
- The private selling officer will be reimbursed the actual costs of legal advertisements and escrow services paid by it as required by Ohio statute.

### RE-SCHEDULED SALE

- The private selling officer will be reimbursed the actual costs of legal advertisements and escrow services paid by it as required by Ohio statute.

### CANCELLED OR POSTPONED SALE

- If the sale is cancelled by plaintiff the private selling officer will be reimbursed the actual costs of legal advertisements and escrow services paid by it as required by Ohio statute.

### SALE RESULTING IN FORFEITURE

- The private selling officer will be reimbursed the actual costs of legal advertisements and escrow services paid by it as required by Ohio statute.

01032019

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CINCINNATI  
5254 Ridge Avenue, Suite 1  
Cincinnati, Ohio 45213  
p. 513.841.7000

[www.prodigyprop.com](http://www.prodigyprop.com)

CLEVELAND  
600 Superior Avenue East, Suite 1300  
Cleveland, Ohio 44114  
p. 216.302.3557

