

SALVATORE J. WALSON
CLERK OF COURTS
FAYETTE COUNTY
WASHINGTON C.H., OHIO

Legal Description

2019 DEC 23 AM 11:39

Description of Land

Real property located in Washington C.H., Fayette County, Ohio, and is described more particularly as follows:

Being Lot Number Eight Hundred and Forty Eight (848) in L.C. COFFMAN'S ADDITION to the city of Washington, Fayette County, Ohio, for a more complete description of said lot, reference is hereby made to the recorded plat of said addition on record at the recorder's office, Fayette County, Ohio.

Permanent Parcel Number: 214-007-4-00-050-00

More commonly known as: 622 S. North St. Washington Court House, Ohio 43160

Prior Deed: OR Book 189, Page 319.

APPROVED
FAYETTE COUNTY ENGINEER

FAYETTE COUNTY COURT OF COMMON PLEAS
110 E. COURT STREET
3RD FLOOR
WASHINGTON CH, OHIO 43160
(740) 335-6371

ORDER OF SALE FOR PRIVATE
SELLING OFFICER

The State of Ohio,
County of Fayette

Revised Code, Sec 2329.09-.17-.53

Case No. CVE20180187

* * * * *

To SHAUGHN T DAILY as Private Selling Officer:

Whereas, at a term of the Common Pleas Court, held at the Court House in and for said County, on, **MARCH 1, 2019 Tax Ease Ohio, Llc** obtained a judgment and decree against Anthony Wright ET AL for the sum of *** thirty-four thousand four hundred seven and 53/100 dollars *** Dollars, and for the sum of Total Costs of Suit, in Case No. 18CVE00187

And whereas, it was then and there by said Court ordered, adjudged and decreed that said Anthony Wright ET AL within three (3) days from **MARCH 1, 2019**, pay unto the said **Tax Ease Ohio, Llc** the said sum of *** thirty-four thousand four hundred seven and 53/100 dollars *** Dollars; with interest at per cent from the and costs aforesaid; and upon default to pay the same, that an order of sale issue to SHAUGHN T DAILY as Private Selling Officer, commanding him to proceed according to the statutes regulating judgments and executions at law, to sell and advertise the real estate described in the Plaintiff's petition, etc. (description attached)

And whereas, the three (3) 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 Fayette County, Ohio, to-wit:

622 S NORTH STREET WASHINGTON CH, OH 43160

Parcel Number: **214-007-4-00-050-00**

to make the sum of \$ **34,407.53** judgment with the said interest thereon, and costs aforesaid; and that you also pay 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 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, on December 23, 2019



SANDRA I. WILSON
Clerk of Courts

By

Debbie Wiget

Deputy Clerk

WILSON
CLERK OF COURTS
FAYETTE COUNTY
WASHINGTON O.H., OHIO

2019 DEC 23 AM 11:39

ABB/DK
17-02193
214-007-4-00-050-00
12/18/2019

**IN THE COURT OF COMMON PLEAS
FAYETTE COUNTY, OHIO
Civil Division**

TAX EASE OHIO, LLC : **CASE NO. CVE20180187**
Plaintiff : **Tax Certificate Foreclosure**
- vs - :
 : **JUDGE STEVEN P. BEATHARD**
ANTHONY WRIGHT, ET AL :
Defendants : **PRAECIPE FOR ORDER OF SALE**
 : **(Tax Certificate Foreclosure)**

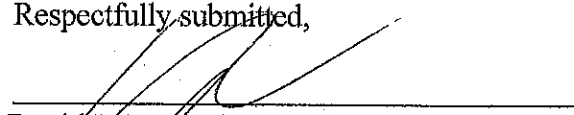
To the Clerk of Courts:

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, and sell the following property:

PREMISES COMMONLY KNOWN AS: 622 S. North Street, Washington Court
House, OH 43160
PERMANENT PARCEL NUMBER: 214-007-4-00-050-00
MINIMUM BID: \$ 34,407.53

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) M S
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

Vernon P. Stanforth, Sheriff of Fayette County
Property Description Approval Form

17-02193

CLERK OF COURTS
FAYETTE COUNTY
WASHINGTON, OH, OHIO

Court Case No. CVE 20180187 2019 DEC 23 AM 11:39

Property Address: 622 S. North Street, Washington Court House, OH 43160

Plaintiff: Tax Ease Ohio, LLC

Defendant: Erin Chapman and Anthony Wright

Submitted by: Sandhu Law Group, LLC

Attorney & I.D.#: Austin B. Barnes III (0052130)

Attorney's Phone No.: 216-373-5512

Contact Person: Dwight A. Knipe ~~Anthony~~

Contact Phone: 216-373-1001

The attached legal description has been reviewed by the County Auditor's Office, Tax Map Department. The property address, parcel number(s) and deed reference number(s) must be listed under the legal description (no exceptions). You may use a copy of the prior deed which will contain all of this information.

This document along with the stamped 'APPROVED' original legal description must be attached to the Order of Sale when Filed with the Fayette County Clerk of Courts. You will be submitting the Order of Sale, this Property Description Approval Form and the 'red stamped approved' legal description.

Hand lettered documents may be rejected if the documents are not legible or will not reproduce to department/office standards. Machine printed or drafted documents are preferred.

Internal Use Only

The following information has been reviewed and verified by the County Auditor's Office, Tax Map Department.

Disapproved for the following reason(s)

- Legal description does not match information as submitted
- Parcel Number does not match legal description information as submitted
- Legal Name does not match information as submitted
- Property address does not match information as submitted
- Other: _____

This document information must be corrected and resubmitted for approval.

2019 MAR -1 AM 8:31

DN
17-02193
02/13/2019

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

TAX EASE OHIO, LLC
Plaintiff

- VS -

ANTHONY WRIGHT, ET AL
Defendants

: CASE NO. CVE20180187
:
: JUDGE STEVEN P. BEATHARD
:
:
: JUDGMENT ENTRY AND DECREE
: OF FORECLOSURE
:
:
:

This cause came to be heard and was submitted to the Court upon the Complaint, Plaintiff's Motion for Default Judgment, the Answer of Defendant Fayette County Treasurer, and the evidence.

FINDINGS OF FACT:

1. The Court finds that all necessary parties have been served with summons according to law and are properly before the Court.
2. The Court finds that the Defendants Jane Doe, name unknown, Unknown Spouse if any of Anthony Wright, John Doe, name unknown, Unknown Spouse if any of Erin Chapman, Erin Chapman and Anthony Wright are in default of Answer or any other response to the Complaint and have by reason thereof confessed the allegations of the Complaint to be true, and