

ORDER OF SALE

Revised Code, Sec. 2329-09-.17-.53

The State of Ohio, Belmont County, Common Pleas Court
To the Private Selling Officer of said County:

Whereas, at the term of the Common Pleas Court, held at the Court House in and for said County, September 4, 2019.

Tax Ease Ohio, LLC obtained a judgment and decree against, Michael Joseph Buterbaugh aka Michael J. Buterbaugh, for the sum of \$1,934.90, \$694.57, \$1,017.47, plus Notice of Intent in the amount of \$473.52 and costs to be determined, in Case No. 19 CV 0191.

And Whereas, it was then and there by said Court order, adjudged and decreed that said Michael Joseph Buterbaugh aka Michael J. Buterbaugh within THREE (3) days from September 4, 2019, pay unto the said Tax Ease Ohio, LLC the sum of \$1,934.90 in principal on Certificate No. 16-132 plus simple interest accruing on the first day of the month at 17.50% per year from November 1, 2016, to the date of the filing of the Notice of Intent to Foreclose, and then at 18% thereafter, and costs; \$694.57 in principal on Certificate No. 17-008 plus simple interest accruing on the first day of the month at 18.00% per year from October 25, 2017; \$1,017.47 in principal on Certificate No. 18-009 plus simple interest accruing on the first day of the month at 18.00% per year from November 2, 2018; plus the amount paid under division (B)(2) or O.R.C. § 5721.37 in the amount of \$473.52, plus interest at 18.00% from April 5, 2019, and costs aforesaid; and upon default to pay the same, that an order of sale issue to the Private Selling Officer of said County, 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 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 for record:

We therefore command you, that you proceed without delay to not appraise, but to execute and expose to sale said Parcel in the manner provided by law for sale of real property on execution and according to Rules of the Common Pleas Court and the Judgment rendered herein, advertise in a paper of general circulation for a period of three weeks, then sell the property located at:

*Premises Commonly Known as: 0 County Road 54 aka VL County Road 54, Jacobsburg, OH 43933
Permanent Parcel Number: 15-00559.000
Minimum Bid: 16,925.95*

To make the sum of \$1,934.90, \$694.57, \$1,017.47, plus Notice of Intent in the amount of \$ 473.52 judgment with the said interest thereon, and costs 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 days from this date, and have you then and there this writ.

WITNESS my signature as Clerk of our said Court of Common Pleas,
and the seal of said Court at St. Clairsville Ohio, this 6th day of 2020.

Cynthia L. Fregiato

Clerk

By: Gerald Wiggins

Deputy

Exhibit A
Legal Description

Description of a 10.947 acre tract of land situated in Section 11, Township 4, Range 3 of the Township of Mead, County of Belmont, State of Ohio, being more particularly described as follows:

Beginning at a marked stone found at the Southeast corner of the Northwest Quarter of Section 11, Township 4 N., Range 3 W., Mead Township, Belmont County, Ohio, having Ohio South Zone State Plane Coordinates of N 701,822.54, E 2, 441,645.11; Thence from the said place of beginning and along the south line of the said Northwest Quarter, N 88°55'52" W 751.62' to a point; Thence leaving the south line of the Northwest Quarter N 23°38'21" E 923.20' to an iron pin set, passing on line an iron pin set at the most southerly corner of the 1.00 acre tract conveyed to Timothy W. Barritt and Linda R. Barritt by deed recorded in Volume 628, Page 301 of the Belmont County Records of Deeds at 545.42', also passing on line an iron pin set on the easterly line of the said Barritt tract at 675.63', also passing on the easterly side of an iron pin set on the Easterly side of an iron pin found at 766.33', Thence S 79°19'12" E 404.24' to an iron pin set on the east line of the said Northwest Quarter, passing on line iron pins set on the south line of the 10.138 acre tract conveyed to Larry F. Mokros and Gloria J. Mokros by deed recorded in Volume 646, Page 27 of said records of deeds at 164.90' and at 297.59'; Thence along the said east line of the Northwest Quarter S 1°09'47" W 785.00' to the place of beginning, passing on line an iron pin found at the Northwest corner of the 15.188 acre tract conveyed to Sheryl Brown and Gerald Brown by deed recorded in Volume 778, Page 540 of the said records of deeds at 26.11', also passing on line an iron pin set at 107.25' and passing iron pins found at 195.19' and 293.30', Containing 10.947 acres of land.

There is excepted from the said 10.947 acres tract any previous right-of-ways and/or minerals. The above description was prepared by John M. Green P.S. 6608 from an actual field survey made in November and December of 2005. Bearings are based on the Ohio State Plane Coordinate System (South Zone) as determined by G.P.S. Field Observation in July of 2005. All iron pins set are 5/8" rebar with yellow caps stamped " Green and Assoc. 6608".

Permanent Parcel Number: 15-00559.000

More commonly known as : O County Rd 54, Jacobsburg, OH 43933

Prior Deed: OR Book 261, Page 191

DH
19-00213
08/23/2019

CLERK SERVED COPIES ON
ALL THE PARTIES OR
THEIR ATTORNEYS

COMMON PLEAS COURT
BELMONT CO. OH

2019 SEP -4 AM 9:31

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

CYNTHIA L. FREGIATO
CLERK OF COURT

TAX EASE OHIO, LLC
Plaintiff

: CASE NO. 19 CV 0191

:

: JUDGE JOHN A. VAVRA

- VS -

:

MICHAEL JOSEPH BUTERBAUGH, ET
AL
Defendants

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This cause came to be heard and was submitted to the Court upon the Complaint, Plaintiff's Motion for Default Judgment, 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 Michael Joseph Buterbaugh aka Michael J. Buterbaugh, Michael Joseph Buterbaugh aka Michael J. Buterbaugh 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 that said Defendants are forever barred from asserting any right, title, claim or interest in and to the premises described herein.

3. The Court finds there may be due to the Treasurer of Belmont County, Ohio, taxes, accrued taxes, assessments, penalties and interest on the premises described herein, the

exact amount of said taxes, accrued taxes, assessments, penalties and interest are unascertainable at this time, but will be determined at the time of the judicial sale of said premises and be set forth and paid pursuant to R.C. §5721.39(A)(4) and (D)(3).

4. The Court finds that the property being foreclosed on is subject to the oil, gas and mineral lease of Defendant Great River Energy, LLC, ("Great River") and its successors and assigns. An oil, gas and mineral lease was recorded in the Official Records of Belmont County, Ohio, on December 10, 2013 recorded in Book 438, Page 599. The Court further finds that the oil, gas and mineral lease interests of Great River and its successors and assigns are covenants running with the land that are exempt from tax lien foreclosure actions and therefore any judgment ordering the foreclosure sale, conveyance, or dispositive of the property shall not terminate or extinguish the oil, gas and mineral lease interests of Great River and its successors' and assigns' and that the property shall be sold subject to Great River's and its successors' and assigns' oil, gas and mineral lease interests.

5. 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).

6. 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.

7. The Court further finds that the Plaintiff is the vested holder of the following Tax Certificates:

- a. Tax Certificate No. 16-132
- b. Tax Certificate No. 17-008
- c. Tax Certificate No. 18-009

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

- a. \$1,934.90 in principal on Certificate No. 16-132 plus simple interest accruing on the first day of the month at 17.50% per year from November 1, 2016, to the date of the filing of the Notice of Intent to Foreclose, and then at 18% thereafter, and costs; plus
- b. \$694.57 in principal on Certificate No. 17-008 plus simple interest accruing on the first day of the month at 18.00% per year from October 25, 2017, and costs; plus
- c. \$1,017.47 in principal on Certificate No. 18-009 plus simple interest accruing on the first day of the month at 18.00% per year from November 2, 2018, and costs; plus

d. The amount paid under division (B)(2) of O.R.C. §5721.37, in the amount of \$473.52 plus interest at the rate of 18.00% per annum beginning on the day Plaintiff filed its Notice of Intent to foreclose under O.R.C. §5721.37(A); plus

e. To the Plaintiff's Attorney, reasonable attorney's fees and costs of the certificateholder's attorney.

9. The Court finds that the Tax Certificates held by the Plaintiff constitute a first and valid lien against Permanent Parcel Number 15-00559.000, except for the aforementioned oil, gas and mineral lease interests of Great River and its successors and assigns in the property commonly known as 0 County Road 54 aka VL County Road 54, Jacobsburg, OH 43933. (See full legal description attached hereto as Exhibit A).

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

CONCLUSIONS OF LAW

1. **IT IS THEREFORE ORDERED ADJUDGED AND DECREED** that the within action shall proceed according to Chapter 5721.30, et seq. of the Ohio Revised Code;

2. **IT IS FURTHER ORDERED** that unless, prior to the Confirmation of Sale of the certificate parcel under these foreclosure proceedings, there is tendered to the County Treasurer the sum of the following amounts:

- ▲ an amount equal to the total of the certificate redemption prices of all tax certificates respecting that parcel plus the sum of taxes, assessments, penalties, charges and interest charged against the parcel that have become due and payable since the date the last certificate was sold, and

^ costs and attorney fees of this proceeding.

There shall be no further equity of redemption; that said lien and said equity of redemption in and to the subject parcel shall be foreclosed, except the property shall remain subject to the aforementioned oil, gas and mineral gas lease interests of Great River and its successors and assigns; and that an order of Sale shall issue to the Sheriff or private selling officer, directing him, **without appraisal**, to advertise and separately sell said parcel at public sale in the manner provided by law for the sale of real property on execution and according to O.R.C. § 5721.19 and the applicable Rules of the Belmont County Common Pleas Court, for not less than the total current sum of the findings herein which shall constitute the "minimum bid."; and that the Sheriff or private selling officer make due return to this Court, for further proceedings under law. If the Court authorizes a private selling officer to sell the real estate, then the sale must proceed in accordance with O.R.C. §5721.39(C).

However, the United States of America shall have its right to redeem the subject property as provided in Title 28, Section 2410(c) of the United States Code.

3. **IT IS FURTHER ORDERED** that upon the confirmation of sale, the proceeds thereof shall be applied by the Sheriff or private selling officer, out of the funds in his hands pay:

(a) To the Clerk of Courts, the unpaid costs of this action.

(b) To Plaintiff, attorney's fees in the amount of \$1,960.00 incurred in enforcing its tax certificates. These fees are presumed reasonable. See O.R.C. §5721.371(B)(1). Plaintiff is entitled to have said sum taxed as costs and paid from the proceeds of the Sheriff's Sale.

(c) To Plaintiff, the sum of amounts found due for the certificate redemption prices of all Tax Certificates sold against the parcel:

i. On certificate 16-132, \$1,934.90 plus interest at the rate of 17.50% per annum from November 1, 2016, to the date of the filing of the Notice of Intent to Foreclose, and then at 18% thereafter.

ii. On certificate 17-008, \$694.57 plus interest at the rate of 18.00% per annum from October 25, 2017, through the day immediately preceding the day on which the certificate redemption price is paid.

iii. On certificate 18-009, \$1,017.47 plus interest at the rate of 18.00% per annum from November 2, 2018, through the day immediately preceding the day on which the certificate redemption price is paid.

iv. The amount paid under division (B)(2) of O.R.C. §5721.37, in the amount of \$473.52 plus interest at the rate of 18.00% per annum beginning the day Plaintiff filed its Notice of Intent to Foreclose under O.R.C. §5721.37(A).

v. **IF THE PLAINTIFF IS THE PURCHASER AND HAS ELECTED TO FORGO THE PAYMENT FROM THE SALE PROCEEDS OF CERTAIN TAXES AS PROVIDED IN R.C. §323.47(B):**

To the Treasurer of Belmont County, Ohio, taxes, accrued taxes, assessments, and penalties on the premises hereinafter described, as shown on the County Treasurer's tax duplicate;

OTHERWISE:

To the Belmont County Treasurer taxes, assessments, interest and penalties, the lien for which attaches before the date of the sale but that are not yet determined, assessed and levied for the year that includes the date of the sale, apportioned pro rata to the part of the year that precedes the date of the sale, and all other taxes, assessments, penalties, and interest which attached for a prior tax year but have not been paid on or before the date of sale.

vi. The balance, if any, to the Clerk of Courts to be held pending further order.

4. **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that, the after said sale has been completed, a deed will be conveyed to the purchaser and a Writ of Possession of said property be issued.

5. **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that such taxes and special assessments, or installments of special assessments, and any other assessments, which are not paid according to law at the time of the confirmation of sale, shall not be abated or removed from the tax duplicates and records in the Office of the Auditor and Treasurer of Belmont County, Ohio, but shall be and remain a first and best lien on the premises herein before described; except for the aforementioned oil, gas and mineral lease interests of Great River and its successors and assigns in the property; and the purchaser shall take such premises subject to all such taxes and assessments.

6. **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that unless said parcel is previously redeemed pursuant to O.R.C. § 5721.38, upon the filing of the entry of Confirmation of Sale, the title to said parcel shall be incontestable in the purchaser, and shall be free and clear of all liens and encumbrances, except such easements and covenants of record

running with the land as were created prior to the time the taxes or assessments; including the aforementioned oil and gas lease interest of Great River and its successors and assigns in the property, for the nonpayment of which said parcel is sold at foreclosure, became due and payable.

7. **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that if the property remains twice unsold for want of bidders, the Sheriff or private selling officer is to certify this fact upon the record and the parcel shall be ordered forfeited to the certificate holder, pursuant to O.R.C. § 5721.40.


8. **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that, except as otherwise herein above provided, any defendant parties owning or claiming any former right, title, interest in, or lien upon said parcel, together with such who may have a right of dower, shall be and they are hereby forever barred from asserting any right, title or interest in said parcel.

9. **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that if the Certificate Parcel is sold, Plaintiff shall prepare and submit to the Court an Entry of Confirmation of Sale and Order of Distribution specifying how the proceeds from sale shall be applied.

10. **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that, upon the distribution of the proceeds of sale as aforesaid, the Clerk of Court shall issue his certificate to the County Recorder directing him to enter the same on the margin of the records of said tax certificate liens releasing said liens from the premises.

IT IS SO ORDERED

September 4, 2019
Date


Judge John A. Vavra

Civ. R. 58(B):
To the Clerk of Courts:

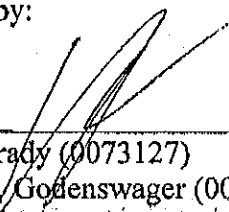
Please serve all parties not in Default for failure to appear with
Notice of Judgment and its date of entry upon the journal.

Notice of Opportunity to Object

A party shall not assign as error on appeal the Court's adoption of any factual finding or legal conclusion, whether or not specifically designated as a finding of fact or conclusion of law under Civ. R. 53(D)(3)(a)(ii), unless the party timely and specifically objects to that factual finding or legal conclusion as required by Civ. R. (53)(D)(3)(b).

Submitted by:

ENDED



David T. Brady (0073127)
Suzanne M. Godenswager (0086422)
Austin B. Barnes III (0052130)
Brian S. Gozelanczyk (0090858)
Mark M. Schonhut (0093698)
Attorneys for Plaintiff

Exhibit A
Legal Description

Description of a 10.947 acre tract of land situated in Section 11, Township 4, Range 3 of the Township of Mead, County of Belmont, State of Ohio, being more particularly described as follows:

Beginning at a marked stone found at the Southeast corner of the Northwest Quarter of Section 11, Township 4 N., Range 3 W., Mead Township, Belmont County, Ohio, having Ohio South Zone State Plane Coordinates of N 701,822.54, E 2, 441,645.11; Thence from the said place of beginning and along the south line of the said Northwest Quarter, N 88°55'52" W 751.62' to a point; Thence leaving the south line of the Northwest Quarter N 23°38'21" E 923.20' to an iron pin set, passing on line an iron pin set at the most southerly corner of the 1.00 acre tract conveyed to Timothy W. Barritt and Linda R. Barritt by deed recorded in Volume 628, Page 801 of the Belmont County Records of Deeds at 545.42', also passing on line an iron pin set on the easterly line of the said Barritt tract at 675.63', also passing on the easterly side of an iron pin set on the Easterly side of an iron pin found at 766.33', Thence S 79°19'12" E 404.24' to an iron pin set on the east line of the said Northwest Quarter, passing on line iron pins set on the south line of the 10.138 acre tract conveyed to Larry F. Mokros and Gloria J. Mokros by deed recorded in Volume 646, Page 27 of said records of deeds at 164.90' and at 297.59'; Thence along the said east line of the Northwest Quarter S 1°09'47" W 785.00' to the place of beginning, passing on line an iron pin found at the Northwest corner of the 15.188 acre tract conveyed to Sheryl Brown and Gerald Brown by deed recorded in Volume 778, Page 540 of the said records of deeds at 26.11', also passing on line an iron pin set at 107.25' and passing iron pins found at 195.19' and 293.30', Containing 10.947 acres of land.

There is excepted from the said 10.947 acres tract any previous right-of-ways and/or minerals. The above description was prepared by John M. Green P.S. 6608 from an actual field survey made in November and December of 2005. Bearings are based on the Ohio State Plane Coordinate System (South Zone) as determined by G.P.S. Field Observation in July of 2005. All iron pins set are 5/8" rebar with yellow caps stamped "Green and Assoc. 6608".

Permanent Parcel Number: 15-00559.000

More commonly known as : 0 County Rd 54, Jacobsburg, OH 43933

Prior Deed: OR Book 261, Page 191

ABB/MM
19-00213
15-00559.000
06/24/2020

COMMON PLEAS COURT
2020 JUL -6 AM 9:51
SYNDIA L. REGAL
CLERK OF COURT

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

TAX EASE OHIO, LLC
Plaintiff

- vs -

MICHAEL JOSEPH BUTERBAUGH, ET AL
Defendants

: CASE NO. 19 CV 0191
: Tax Certificate Foreclosure
:
: JUDGE JOHN A. VAVRA
:
: 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, without appraisal, and sell the following property:

PREMISES COMMONLY KNOWN AS: 0 County Road 54 aka VL County Road 54,
Jacobsburg, OH 43933
PERMANENT PARCEL NUMBER: 15-00559.000
MINIMUM BID: \$ 16,925.95

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

19-00213

Belmont County Engineer

Tax Map Office
101 W. Main Street
St. Clairsville, Ohio 43950

PROPERTY DESCRIPTION PRE-APPROVAL FORM

CASE NO:	19 CV 0191
PARCEL NO(S):	15-00559.000
PROPERTY ADDRESS(ES):	0 County Road 54 aka VL County Road 54, Jacobsburg, OH 43933
PLAINTIFF:	Tax Ease Ohio, LLC
DEFENDANT:	Michael Joseph Buterbaugh aka Michael J. Buterbaugh
SUBMITTED BY:	David T. Brady
	Sandhu Law Group, LLC
ATTORNEY'S SUPREME COURT ID#:	0073127
ATTORNEY'S PHONE:	(216) 373-1001
File #	19-00213
CONTACT PERSON:	Haley E. Naughton
CONTACT PHONE:	(216) 373-1001

DESCRIPTION APPROVED
TERRY D. LIVELY, P.S., P.E.
BELMONT COUNTY ENGINEER

BY 

DATE 06-18-2019

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Permanent Parcel Number: 15-00559.000

More commonly known as : 0 County Rd 54, Jacobsburg, OH 43933

Prior Deed: OR Book 261, Page 191

DESCRIPTION APPROVED
TERRY D. LIVELY, P.S., P.E.
BELMONT COUNTY ENGINEER

BY Terry D. Lively

DATE 05-18-2009

ABB/MM
19-00213
15-00559.000
06/24/2020

COMMON PLEAS COURT
2020 JUL -6 AM 9:54
CLERK OF COURT

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

TAX EASE OHIO, LLC : CASE NO. 19 CV 0191
Plaintiff : Tax Certificate Foreclosure
- vs - :
: JUDGE JOHN A. VAVRA
MICHAEL JOSEPH BUTERBAUGH, ET AL :
Defendants : PRAECIPE FOR ORDER OF SALE
: (Tax Certificate Foreclosure)

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Respectfully submitted,

David T. Brady (0073127)
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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

19-00213

Belmont County Engineer
Tax Map Office
101 W. Main Street
St. Clairsville, Ohio 43950

PROPERTY DESCRIPTION PRE-APPROVAL FORM

CASE NO:	19 CV 0191
PARCEL NO(S):	15-00559.000
PROPERTY ADDRESS(ES):	0 County Road 54 aka VL County Road 54, Jacobsville, OH 43933
PLAINTIFF:	Tax Ease Ohio, LLC
DEFENDANT:	Michael Joseph Buterbaugh aka Michael J. Buterbaugh
SUBMITTED BY:	David T. Brady
	Sandhu Law Group, LLC
ATTORNEY'S SUPREME COURT ID#:	0073127
ATTORNEY'S PHONE:	(216) 373-1001
File #	19-00213
CONTACT PERSON:	Haley E. Naughton
CONTACT PHONE:	(216) 373-1001


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TERRY D. LIVELY, P.S., P.E.
BELMONT COUNTY ENGINEER
BY 
DATE 06-18-2019

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Property Description

Description of a 10.947 acre tract of land situated in Section 11, Township 4, Range 3 of the Township of Mead, County of Belmont, State of Ohio, being more particularly described as follows:

Beginning at a marked stone found at the Southeast corner of the Northwest Quarter of Section 11, Township 4 N., Range 3 W., Mead Township, Belmont County, Ohio, having Ohio South Zone State Plane Coordinates of N 701,822.54, E 2, 441,645.11; Thence from the said place of beginning and along the south line of the said Northwest Quarter, N 88°55'52" W 751.62' to a point; Thence leaving the south line of the Northwest Quarter N 23°38'21" E 923.20' to an iron pin set, passing on line an iron pin set at the most southerly corner of the 1.00 acre tract conveyed to Timothy W. Barritt and Linda R. Barritt by deed recorded in Volume 628, Page 801 of the Belmont County Records of Deeds at 545.42', also passing on line an iron pin set on the easterly line of the said Barritt tract at 675.63', also passing on the easterly side of an iron pin set on the Easterly side of an iron pin found at 766.33', Thence S 79°19'12" E 404.24' to an iron pin set on the east line of the said Northwest Quarter, passing on line iron pins set on the south line of the 10.138 acre tract conveyed to Larry F. Mokros and Gloria J. Mokros by deed recorded in Volume 646, Page 27 of said records of deeds at 164.90' and at 297.59'; Thence along the said east line of the Northwest Quarter S 1°09'47" W 785.00' to the place of beginning, passing on line an iron pin found at the Northwest corner of the 15.188 acre tract conveyed to Sheryl Brown and Gerald Brown by deed recorded in Volume 778, Page 540 of the said records of deeds at 26.11', also passing on line an iron pin set at 107.25' and passing iron pins found at 195.19' and 293.30', Containing 10.947 acres of land.


There is excepted from the said 10.947 acres tract any previous right-of-ways and/or minerals. The above description was prepared by John M. Green P.S. 6608 from an actual field survey made in November and December of 2005. Bearings are based on the Ohio State Plane Coordinate System (South Zone) as determined by G.P.S. Field Observation in July of 2005. All iron pins set are 5/8" rebar with yellow caps stamped " Green and Assoc. 6608".

Permanent Parcel Number: 15-00559.000

More commonly known as : O County Rd 54, Jacobsburg, OH 43933

Prior Deed: OR Book 261, Page 191

DESCRIPTION APPROVED
TERRY D. LIVELY, P.S., P.E.
BELMONT COUNTY ENGINEER

BY 

DATE 06-18-2019

ABB/MM
19-00213
15-00559.000
06/24/2020

COMMON PLEAS COURT
2020 JUL -6 AM 9:54
YVONNE L. PROBERT
CLERK OF COURT

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

TAX EASE OHIO, LLC

Plaintiff

- vs -

MICHAEL JOSEPH BUTERBAUGH, ET AL

Defendants

: CASE NO. 19 CV 0191
: Tax Certificate Foreclosure
:
: JUDGE JOHN A. VAVRA
:
: 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, without appraisal, and sell the following property:

PREMISES COMMONLY KNOWN AS: 0 County Road 54 aka VL County Road 54,
Jacobsburg, OH 43933
PERMANENT PARCEL NUMBER: 15-00559.000
MINIMUM BID: \$ 16,925.95

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

19-00213

Belmont County Engineer

Tax Map Office
101 W. Main Street
St. Clairsville, Ohio 43950

PROPERTY DESCRIPTION PRE-APPROVAL FORM

CASE NO:	19 CV 0191
PARCEL NO(S):	15-00559.000
PROPERTY ADDRESS(ES):	0 County Road 54 aka VL County Road 54, Jacobsburg, OH 43933
PLAINTIFF:	Tax Ease Ohio, LLC
DEFENDANT:	Michael Joseph Buterbaugh aka Michael J. Buterbaugh
SUBMITTED BY:	David T. Brady
	Sandhu Law Group, LLC
ATTORNEY'S SUPREME COURT ID#:	0073127
ATTORNEY'S PHONE:	(216) 373-1001
File #	19-00213
CONTACT PERSON:	Haley E. Naughton
CONTACT PHONE:	(216) 373-1001

DESCRIPTION APPROVED
TERRY D. LIVELY, P.S., P.E.
BELMONT COUNTY ENGINEER

BY 

DATE 06-18-2019

Exhibit "A"
Property Description

Description of a 10.947 acre tract of land situated in Section 11, Township 4, Range 3 of the Township of Mead, County of Belmont, State of Ohio, being more particularly described as follows:

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Permanent Parcel Number: 15-00559.000

More commonly known as : O County Rd 54, Jacobsburg, OH 43933

Prior Deed: OR Book 261, Page 191

DESCRIPTION APPROVED
TERRY D. LIVELY, P.S., P.E.
BELMONT COUNTY ENGINEER

BY Terry D. Lively

DATE 08-18-2019