

FILED
2024 AUG -5 PM 12:36
MORROW COUNTY
CLERK OF COURT
SHERI L. CLEVER

915160
DDD/mlg

IN THE COURT OF COMMON PLEAS
MORROW COUNTY, OHIO

UNITED STATES OF AMERICA ACTING)
THROUGH THE RURAL HOUSING)
SERVICE, UNITED STATES)
DEPARTMENT OF AGRICULTURE)

Plaintiff)

vs.)

CYNTHIA J. SEITZ, et al)

Defendants)

Case Number 2022 CV 00121

Judge Hickson

PRAECIPE FOR ORDER OF APPRAISAL
AND ORDER OF SALE

Please issue an Order of Appraisal to the Sheriff of Morrow County to appraise the property known as **4381 State Route 309, Galion, OH 44833** and deliver the appraisal to the Private Selling Officer, **BYCE AUCTION, LTD. dba BYCE REALTY**, 755 Wick Avenue, Youngstown, OH 44505.

Please issue an Order of Sale to the Private Selling Officer, **BYCE AUCTION, LTD. dba BYCE REALTY**, to advertise and offer for sale at public auction the property known as **4381 State Route 309, Galion, OH 44833** and further described on attached "Exhibit A".



David D. Daugherty, Attorney for Plaintiff
Attorney Registration Number 0031476

John L. Hinton, Sheriff of Morrow County

Property Description Approval Form

Case No Court.	2022 CV 00121
Property Address:	4381 State Route 309, Galion, OH 44833
Plaintiff:	United States of America acting through the Rural Housing
Defendant:	Cynthia J. Seitz and Rodney D. Seitz
Submitted By:	Attorney David D. Daugherty
Attorney & I.D. #:	0031476
Attorney's Phone #:	330-392-6171
Contact Person:	Marcy Gregory
Contact Phone #:	330-392-6171

The attached legal description has been reviewed by the County Auditor's Office, Tax Map Dept. The property address, parcel number(s) and deed reference numbers(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 Putnam County Clerk of Court. So 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 document is not legible or will not reproduce to department 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 Dept. 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

RECEIVED
PRE-APPROVED

1/30/24

MORROW COUNTY
AUDITOR'S OFFICE

LEGAL DESCRIPTION
PRELIMINARY APPROVAL
MORROW COUNTY ENGINEER
Date 1/29/24 By SS
SUBJECT TO AND CONTINGENT UPON
FINAL APPROVAL OF DOCUMENT TO BE RECORDED

"EXHIBIT A"

Situated in the Township of Washington, in the County of Morrow and State of Ohio and being part of the Northwest Quarter of Section 13, Township 15 North, Range 21 West and being more particularly described as follows:

Commencing at an existing railroad spike at the intersection of the south line of the Northwest Quarter of Section 13 with the centerline of State Highway 61; thence running North 14° 11' 26" East along the centerline of State Highway 61 for 478.50 feet to the place of beginning; thence turning and running North 77° 43' 26" West (passing a 5/8 inch rebar set at 50.00 feet) for a total distance of 247.80 feet to a 5/8 inch rebar set; thence turning and running North 12° 04' 22" East for 250.46 feet to a 5/8 inch rebar set; thence turning and running South 77° 43' 26" East (passing a 5/8 inch rebar set at 207.44 feet) for a total distance of 257.06 feet to the centerline of State Highway 61; thence turning and running South 14° 11' 26" West along said centerline for 250.60 feet to the place of beginning.

The above described parcel has a calculated area of 1.45 acres of land according to a survey made in September 12, 1997, by Steven R. Riedel, Ohio Surveyor No. 7016. All 5/8 inch rebars set have a plastic cap stamped "PS 7016". Basis of Bearings Deed Volume 281, Page 231.

P.P. #Q40-001-00-245-00

Said property is known as 4381 State Route 309, Galion, OH 44833 for street numbering purposes.

Prior Deed: Volume 389, Page 308

**RECEIVED
PRE-APPROVED**
1/30/24 *JK*
**MORROW COUNTY
AUDITOR'S OFFICE**

**LEGAL DESCRIPTION
PRELIMINARY APPROVAL
MORROW COUNTY ENGINEER**
Date 1/29/24 By SS
**SUBJECT TO AND CONTINGENT UPON
FINAL APPROVAL OF DOCUMENT TO BE RECORDED**