

State of Ohio, Sandusky County, SS:
I hereby certify that this is a true copy of
the original document now on file in my
office this 24 day of December
2024.

CHRIS SCHNEIDER
Sandusky County Clerk of Courts

IN THE COURT OF COMMON PLEAS
SANDUSKY COUNTY, OHIO

SANDUSKY COUNTY
COMMON PLEAS COURT
FILED

2024 NOV 26 AM 11:20

CHRIS SCHNEIDER
CLERK

The Huntington National Bank

Plaintiff,

vs.

James Young, as Possible Heir to the Estate of
Elizabeth A. Young, et al.

Defendants.

Case No. 24CV341

Judge Jeremiah Ray

IN REM JUDGMENT ENTRY AND
DECREE IN FORECLOSURE

This matter is before the Court on Plaintiff's Motion for Default Judgment. The real property that is the subject of this foreclosure action (the "Property") is as follows:

Situated in the Township of York, County of Sandusky, State of Ohio, being part of the Southeast Quarter of Section 29, Range 17 East, Township 4 North of Congress Lands North and East of the First Principal Meridian, and being a parcel of land known as Sandusky County Auditor's Parcel Number 01-29-00-0027-00 now or formerly owned by Elizabeth A. Young as recorded in O.R. Book 59, Page 1100 of Sandusky County Deed Records, and being more completely described as follows:

Commencing at a 1-inch rebar in a monument box found at the intersection of Township Road 270 (60 feet wide) and County Road 177 (60 feet wide), and being on the west line of said southeast quarter of Section 29; thence North 63° 01' 24" East along the center-line of County Road 177, 1,139.96 feet to the southeast corner of David J. Musick and Juile B. Musick as recorded in O.R. Volume 375, Page 563 of Sandusky County Deed Records, and being the PLACE OF BEGINNING for the parcel herein described;

Course No. 1: thence North 01° 48' 29" West, along the easterly line of said Musick parcel, passing over a 3/4-inch iron pipe found at 33.15 feet and a 1-1/2-inch pipe found at 430.60 feet, a total distance of 434.11 feet, to a 5/8-inch rebar set on the northern line of said southeast quarter of Section 29;

Course No. 2: thence South 89° 11' 04" East, along said northerly line of the southeast quarter of Section 29, 199.60 feet, to a 1-inch rebar found at the Northwest corner of a parcel of land known as Sandusky County Auditor's Parcel Number 01-29-00-0025-00 now or formerly owned by Keith A. Whaley and Robin M. Whaley as recorded in O.R.

24-004747_MLB

E42

JOURNALIZED

12/3/24

Volume 324, Page 570 of Sandusky County Deed Records;

Course No. 3: thence South 0° 00' 42" West, along the westerly line of said Whaley parcel, passing over a 1-inch rebar found at 302.76 feet, a total of 336.47 feet, to the centerline of said County Road 177;

Course No. 4: thence South 63° 01' 24" West, along the centerline of said County Road 177, 208.50 feet to the PLACE OF BEGINNING, containing 1.711 acres, more or less, of which 0.144 acres exist in the present right-of-way of County Road 177, but subject to all highways, covenants, and easements of legal record as surveyed in October 2024 by Ronald W. Hinton, Registered Professional Land Surveyor No. 7917 on behalf of McSteen Land Surveyors under Project No. 24-219.

Bearings are based on center-line of County Road 177 (60 feet Wide), observed as North 63° 01' 24" East, between monuments found, per the Ohio State Plane Coordinates System, North Zone (3401), NAD83 (2011), 2010.0 Epoch, as derived from GNSS Observations via the ODOT CORS/VRS Real Time Network. Distances are given in U.S. Survey feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 02236".

In response to the Motion for Default Judgment, the Court finds that James Young, as Possible Heir to the Estate of Elizabeth A. Young; Donald Nutter, as Possible Heir to the Estate of Elizabeth A. Young; Johnna Young, as Possible Heir to the Estate of Elizabeth A. Young; Margaret Young, as Possible Heir to the Estate of Elizabeth A. Young; Lisa Young, as Possible Spouse of James Young; Gela Nutter, as Possible Spouse of Donald Nutter; John Doe, Name Unknown, the Unknown Spouse of Johnna Young (if any); and John Doe, Name Unknown, the Unknown Spouse of Margaret Young (if any) have been served with a Summons and Complaint, but are in default for failure to file an Answer or other responsive pleading. The Court further finds that John Doe, Name Unknown, the Unknown heirs, devisees, legatees, beneficiaries of Elizabeth A. Young and their unknown spouses and creditors; and the unknown spouse of Elizabeth A. Young was served by publication pursuant to Rule 4.4 of the Ohio Rules of Civil Procedure, but is in default for failure to file an Answer or other responsive pleading. The Court finds the failure to deny the allegations contained in the Complaint result in them being admitted

24-004747_MLB