

Parcel: 6703568  
HUTT ARAH F

W/3 2ND N of RAILROAD CROSSING  
6845 PIGEON RUN RD SW - NAVARRE 44662

19/2253/PS

3/17/2016 SOLD + 669,915.  
LAND CONTRACT

5' FARM FENCING



✓ CORNELL DRIVE FAIR

DEAD MOTOR HOME  
+  
2 SEMI TRAILERS

P/P SHED

Item	Area
Main Building	546
DECK FRAME - DF:DECK FRAME	96
① 2 CAR VINYL GARAGE - 140: GARAGE - FAIR 24' x 26' = 624	624
PORCH, ENCL FR - LF:PORCH, ENCLOSED FRAME	80

RESTRICTED REPORT FOR STARK CO. SHERIFF Inspection Date: 7/1/21 Photo # 2881 Turned In 7/6/21 W-B-+  
TYPE OF AREA: RESIDENTIAL: Urban Suburban  Rural  COMMERCIAL: Prime  Secondary  Neighborhood   
INDUSTRIAL: Heavy  Light  Park  AGRICULTURAL: Prime  Average  Gentleman   
Inspected By: JW-90 DB-72 PO- CA- TB- Occupied:  Vacant:   
Mtg(s): \$ 61975. AVM: Lo 86 Mid 102 Hi 118 % (57) APPRAISED VALUE: (9) = 85 \$ 78,000.00  
RE-APPRAISAL DATA: Reason: NEW: Date / / Amount: \$ 19/2253/PS

N of (US-62) NAVARRE ROAD - N of R/R CROSSING

Printed on Thursday, July 1, 2021, at 8:09:34 PM EST

Card 1  
Stories ①  
Construction 1 - FRAME - VINYL (BEIGE)  
Style 15 - BUNGALOW  
Square Feet 546  
Year Built 1950  
Effective Year 1950  
Year Remodeled  
% Complete - LAND - 100  
Dwelling Value 3.53AC = \$65,500 + \$47,600 + \$5,800 OUTBUILDINGS = \$96,900.

Physical Condition FAIR  
CDU ① - GOOD AVERAGE / FAIR+  
GD - GOOD

Bedrooms ①  
Basement 1 - FULL  
Basement Quality 0 - NONE  
Rec Room 0  
Finished Basement 0  
Full Baths 1  
Half Baths 1  
Central Air 0 - No AC  
Heating Fuel Type 5 - OIL

FUNC. OBSOL  
SMALL / 1 BR  
LIMITED SALES  
DATA

19/2253/PS

TAX VALUE \$33,920.00 TOTAL

THE STATE OF OHIO  
STARK COUNTY, ss.  
THE HUNTINGTON NATIONAL BANK

CASE No. 2019CV02253

vs.

COURT OF COMMON PLEAS

JOHN DOE NAME UNKNOWN, THE UNKNOWN  
HEIRS, DEVISEES, LEGATEES,  
BENEFICIARIES OF ARAH FAYE HUTT,  
AKA ARAH F HUTT AND THEIR UNKNOWN  
SPOUSES AND CREDITORS AND THE  
UNKNOWN SPOUSE OF ARAH FAYE HUTT  
AKA ARAH F HUTT IF ANY, et al

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 TOWNSHIP OF SUGARCREEK, COUNTY OF STARK, STATE OF OHIO: KNOWN AS PERMANENT PARCEL # 67-03568 AT 6845 PIGEON RUN RD SW AND FURTHER DESCRIBED IN THE PRELIMINARY JUDICIAL REPORT FILED WITH THE STARK COUNTY CLERK OF COURTS**

Parcel# 67-03568  
LOCATED: 6845 PIGEON RUN RD SW, NAVARRE, OH 44662

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

SEVENTY-EIGHT THOUSAND DOLLARS  
(\$78,000.00)

Given under our hands and seal this 4<sup>th</sup> day of July A.D., 2021

D. M. Bl

2151 CAPITOL ST.  
LOUISVILLE, OH 44641

SEAL

Lea Buckner

11871 LINCOLN WAY NW  
MASSILLON, OH 44647

SEAL

John E. Wahl

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

SEAL

CASE NO. 2019CV02253

**STARK COMMON  
PLEAS**

THE HUNTINGTON NATIONAL BANK

vs.

JOHN DOE NAME UNKNOWN, THE UNKNOWN  
HEIRS, DEVISEES, LEGATEES, BENEFICIA

**APPRAISEMENT**

ATTORNEY: Angela Kirk  
PHONE NO.: (614) 222-4921

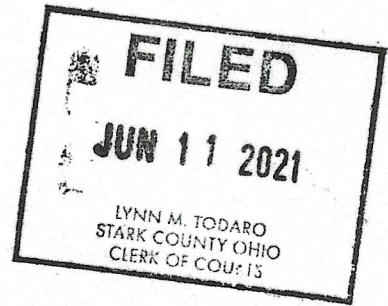
**COPY FILED**

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

**A TRUE COPY**

**GEORGE T. MAIER,  
SHERIFF**





IN THE COURT OF COMMON PLEAS  
STARK COUNTY, OHIO

.....  
The Huntington National Bank

Plaintiff,

vs.

John Doe(s) Name(s) Unknown, the Unknown heirs, devisees, legatees, beneficiaries of Arah Faye Hutt, AKA Arah F. Hutt and their unknown spouses and creditors and the Unknown spouse of Arah Faye Hutt, AKA Arah F. Hutt (if any), et al.

Defendants.

Case No. 2019CV02253

Judge Frank G. Forchione

PRAECIPE FOR ORDER OF APPRAISAL

To the Clerk of Courts: Please issue an **Order of Appraisal** to the Sheriff of Stark

County, Ohio, instructing him to appraise the following property:

Street Address: 6845 Pigeon Run Road Southwest, Navarre, OH 44662

Parcel Number: 6703568

Legal Description: Attached hereto as Exhibit A

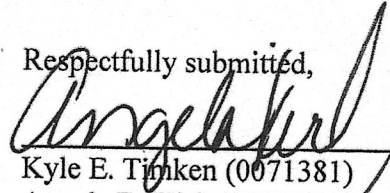
The Appraisers pursuant to O.R.C. § 2329.17 shall, contemporaneously with their delivery of the appraisal to the Sheriff, deliver a copy of the appraisal to the Private Selling Officer, Ronald W.

19-035840\_ABI

FSPA

Denney, Ron@OhioSheriffSales.com, 937-572-4468, 10285 Grand Vista Dr., Dayton, Ohio  
45458.

Respectfully submitted,



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Kyle E. Timken (0071381)

Angela D. Kirk (0075177)

Melissa N. Hamble (0083909)

Matthew P. Curry (0078306)

Ann Marie Johnson (0072981)

Michael E. Carleton (0083352)

Justin M. Ritch (0085358)

Richard J. Sykora (0093134)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: ket@manleydeas.com

Attorney for Plaintiff

## EXHIBIT A

### Legal Description:

Situated in the Township of Sugarcreek, County of Stark and State of Ohio.

Being located in the Northeast Quarter of Section 11, Township 11, Range 10 and being part of a 4.857 acre tract and all of a 0.59 of an acre tract as conveyed to Arah F. Hutt by Deed recorded in Volume 1679 at Page 340 of the Stark County Deed Records and being more fully described as follows:

Beginning at the northeast corner of a 12.72 acre tract as conveyed to Mabel M. Swank (Deed Volume 2997, Page 560) and at a point in the centerline of Pigeon Run Road, said point being located the following three (3) courses from the southwest corner of the Northeast Quarter of Section 11.

Thence South 84 deg. 30 min. 00 sec. East, 1346 feet;

Thence North 5 deg. 00 min. 00 sec. East, 450.50 feet to an iron pin (found);

Thence North 20 deg. 19 min. 00 sec. West, 226.00 feet;

Thence from said beginning and with the north line of said 12.72 acre the following four (4) courses, thence North 84 deg. 28 min. 46 sec. West, 30.00 feet to an iron pin (set);

Thence continuing North 84 deg. 28 min. 46 sec. West, 153.80 feet to an iron pin (set);

Thence South 3 deg. 45 min. 42 sec. West, 50.00 feet to an iron pin (found);

Thence North 84 deg. 25 min. 18 sec. West, 342.89 feet to an iron pin (found) on the north line of said 12.72 acre tract and at a southeast corner of a 15.42 acre tract as conveyed to Wilbur D. and Helen Wentling (Deed Volume 2176, Page 61);

Thence with an east line of said 15.42 acre tract, North 4 deg. 50 min. 39 sec. East, 335.95 feet to an iron pin (found) at a corner of said 15.42 acre tract;

Thence with a south line of said 15.42 acre tract, South 85 deg. 17 min. 46 sec. East, 397.68 feet to an iron pin (set);

Thence continuing South 85 deg. 17 min. 46 sec. East, 30.00 feet to a point in the center line of Pigeon Run Road and at the Southeast corner on the most easterly line of said 15.42 acre tract;

Thence with the centerline of said road South 9 deg. 52 min. 00 sec. East, 153.15 feet to an iron pin (found);

Thence continuing with the centerline of said road south 17 deg. 17 min. 00 sec. East, 157.00 feet to the place of beginning;

Containing 3.526 acres (of which 0.214 of an acre is within right-of-way of Pigeon Run Road and 2.828 acres is out of said 4.857 acre tract) more or less but subject to all legal highways, easements and rights-of-way.

Bearings are oriented to the 1.921 acre tract. Iron pins indicated (set) are 5/8 inch iron bars with plastic cap stamped Bair & Goodie.

Parcel Number(s): 6703568

Property Address: 6845 Pigeon Run Road Southwest, Navarre, OH 44662

Deed Reference Number: dated August 26, 1999, filed August 31, 1999, recorded as Instrument Number 1999066819, Stark County, Ohio records

ALAN HAROLD  
DEPUTY \_\_\_\_\_ JMA

NOV 06 2019