

**IN THE FRANKLIN COUNTY, OHIO COURT OF COMMON PLEAS
CIVIL DIVISION**

THE HUNTINGTON NATIONAL BANK	:	
	:	Case No. 23 CV 006881
Plaintiff,	:	
	:	
v.	:	
	:	Judge Karen Phipps
DEBORAH J. GUZZO, et al.,	:	
	:	
Defendants.	:	
	:	

NOTICE OF SALE

Now comes Plaintiff The Huntington National Bank (“Plaintiff”) by and through its undersigned counsel, and hereby gives notice that the sale of the premises described in the pleadings, commonly known as Parcel ID #s 160-003112-00; 160-003113-00; 160-000860-00; 1690, 1696 & 1700 Dyer Road, Grove City, Ohio 43123, as identified in the attached Exhibit A (“Premises”):

Franklin County Foreclosure Case# 23cv006881. The Huntington National Bank vs. Deborah J. Guzzo, et al. There are 3 Subject properties: All 3 properties will be sold separately. Property 1 is 1690 Dyer Rd. Grove City, Oh 43123. PID# 160-003112. Appraised at \$390,000. The 2/3 opening bid is \$260,000. Bidding will end at 11 AM EST on the dates listed below. Property 2 is 1700 Dyer Rd. Grove City, Oh 43123. PID# 160-003113. Appraised at \$510,000. The 2/3 opening bid is \$340,000. Bidding will end at 12 PM EST on the dates listed below. Property 3 is 1696 Dyer Rd. Grove City, Oh 43123. PID# 160-000860. Appraised at \$1,320,000. The 2/3 opening bid is \$880,000. Bidding will end at 1 PM EST on the dates listed below. All 3 are in Jackson Township. See www.OhioSheriffSales.com for full info and legal description. Bids will be accepted only through said website. Bidding will open on January 25, 2024 at 10am EST and bidding will end on Tues. February 20, 2024. If the minimum bid is not garnered, a second sale will take place on the same website with no minimum bid on Tues. Feb. 27, 2024. A deposit of 10% of the high bid is required by the successful bidder for either sale. Purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover. Barry Baker, PSO. 937-581-3037. Barry@OhioSheriffSales.com

Respectfully submitted,

/s/ Jeffrey J. Madison

Jeffrey J. Madison, Esq. (0080590)

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*Attorneys for Plaintiff The Huntington National
Bank*

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on this day the foregoing has been filed with the Clerk which will serve via the ECF System upon all registered users that have appeared in this matter on this 22nd day of January 2024, and that I have additionally served the following:

VIA EMAIL

Thomas C. Lonn
885 Eastwind Drive
Westerville, Ohio 43081
tclonnesq@rroho.com
*Attorney for Defendants Deborah J. Guzzo,
DJ Guzzo, LLC and Clanguz LLC*

VIA FIRST CLASS US MAIL

UNKNOWN OCCUPANTS
1700 DYER ROAD
GROVE CITY OHIO 43123

UNKNOWN OCCUPANTS
1696 DYER ROAD
GROVE CITY OHIO 43123

UNKNOWN OCCUPANTS
1690 DYER ROAD
GROVE CITY OHIO 43123

FRANKLIN COUNTY OHIO TREASURER
373 S HIGH ST, 17TH FLOOR
COLUMBUS, OH 43215

/s/ Jeffrey J. Madison

Jeffrey J. Madison, Esq. (0080590)

EXHIBIT A DESCRIPTION OF LAND

P23-1949 /

LEGAL DESCRIPTION

Parcel No. 1

Situate in the Township of Jackson, County of Franklin, and State of Ohio, lying in Virginia Military Survey No. 4641, and being part of Lot 6 of the M. Jeannette McDowell's Dryer Road Addition of record in Plat Book 17, Page 344 and being conveyed to DJ Guzzo LLC by deed of record in Instrument Number 20200923143563, all records herein are from the Recorder's Office, Franklin County, Ohio, said 0.980 acre tract being more particularly described as follows:

Beginning for reference at FCGS 1233 found at the centerline intersection of Dyer Road with Brown Road;

Thence South 80° 33' 19" West a distance of 607.35 feet, along the centerline of said Dyer Road, to a mag nail set at the common corner of said Lot 6 and Lot 7 being conveyed to Christy C. and Donald J. Robison by deed of record in Instrument Number 200905180070676 at the point of beginning of said 0.980 acre tract;

Thence South 80° 33' 19" West a distance of 167.82 feet, continuing along the centerline of said Dyer Road, to a mag nail set at the southeast corner of a 4.309 acre tract, Tract 1, being conveyed to DJ Guzzo LLC by deed of record in Instrument Number 20200923143564;

Thence North 01° 10' 55" West a distance of 263.01 feet, passing an iron rebar set at a distance of 25.80 feet, along the east line of said 4.309 acre tract, to an iron rebar set;

Thence North 86° 17' 52" East a distance of 169.36 feet, over and across said Lot 6, to an iron rebar set in the west line of said Lot 7;

Thence South 00° 27' 20" East a distance of 246.36 feet, along the line common to said Lot and Lot 7, passing a 3/4 inch iron pipe found at a distance of 223.77 feet, to the point of beginning, containing 0.980 acre of land more or less, of which being 0.096 acre lying in the current right-of-way of Dyer Road. Being subject to all easements, rights-of-way, and restrictions of record.

Bearings are based on the centerline of Dyer Road as being South 80° 33' 19" West as being observed by GPS observations using the Ohio VRS Network South Coordinate Zone.

All set iron pins are 5/8 inch, 30 inch long, having a yellow I.D. cap stamped "BLUE 8382".

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Legal Description Continued

The description is based on an actual field survey as performed by Blue-J Surveying LLC in June 2020 under the direct supervision of Jennifer L. Blue, Registered Surveyor No. 8382.

Parcel No. 2

Situate in the Township of Jackson, County of Franklin, and State of Ohio, lying in Virginia Military Survey No. 4641, and being part of Lot 5 of the M. Jeannette McDowell's Dryer Road Addition of record in Plat Book 17, Page 344 and being conveyed to DJ Guzzo LLC by deed of record in Instrument Number 20200923143564, all records herein are from the Recorder's Office, Franklin County, Ohio, said 1.061 acre tract being more particularly described as follows:

Beginning for reference at FCGS 1233 found at the centerline intersection of Dyer Road with Brown Road;

Thence South 80° 33' 19" West a distance of 1126.72 feet, along the centerline of said Dyer Road, to a mag nail set at the common corner of said Lot 5 and Lot 4 being conveyed to Catherine Brown by deed of record in Instrument Number 201912130167852, at the point of beginning of said 1.061 acre tract;

Thence North 00° 27' 20" West a distance of 298.41 feet, passing a 3/4 inch iron pipe found at a distance of 25.17 feet, along the line common to said Lot 5 and Lot 4, to an iron rebar set;

Thence the following two courses and distances over and across said Lot 5:

1) North 86° 17' 52" East a distance of 159.42 feet to a mag nail set in concrete walk;

2) South 00° 27' 20" East a distance of 282.27 feet, passing a 3/4 inch iron pin found at distance of 255.67 feet bearing North 89° 32' 40" East, a distance of 6.01 feet, from line, to a mag nail set in the centerline of said Dyer Road;

Thence South 80° 33' 19" West a distance of 161.15 feet, along the centerline of said Dyer Road, to the point of beginning, containing 1.061 acres of land more or less, of which 0.092 acre currently lying in the right-of-way of said Dyer Road. Being subject to all easements, rights-of-way, and restrictions of record.

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Legal Description Continued

Bearings are based on the centerline of Dyer Road as being South 80° 33' 19" West as being observed by GPS observations using the Ohio VRS Network South Coordinate Zone.

All set iron pins are 5/8 inch, 30 inch long, having a yellow I.D. cap stamped "BLUE 8382".

The description is based on an actual field survey as performed by Blue-J Surveying LLC in June 2020 under the direct supervision of Jennifer L. Blue, Registered Surveyor No. 8382.

Parcel No. 3

Situate in the Township of Jackson, County of Franklin, and State of Ohio, lying in Virginia Military Survey No. 4641, and being part of Lot 5 (Tract 2) of the M. Jeannette McDowell's Dryer Road Addition of record in Plat Book 17, Page 344, being all of a 4.309 acre tract (Tract 1) both tracts being conveyed to DJ Guzzo LLC by deed of record in Instrument Number 20200923143564, and being part of Lot 6 of the M. Jeannette McDowell's Dryer Road Addition of record in Plat Book 17, Page 344 and being conveyed to DJ Guzzo LLC by deed of record in Instrument Number 20200923143563, all records herein are from the Recorder's Office, Franklin County, Ohio, said 10.057 acre tract being more particularly described as follows:

Beginning for reference at FCGS 1233 found at the centerline intersection of Dyer Road with Brown Road;

Thence South 80° 33' 19" West a distance of 775.17 feet, along the centerline of said Dyer Road, to a mag nail set at the in the centerline of said Dyer Road at the point of beginning of said 10.057 acre tract;

Thence South 80° 33' 19" West a distance of 190.40 feet, along the centerline of said Dyer Road, to a mag nail set;

Thence the following two courses and distances over and across said Lot 5:

1) North 00° 27' 20" West a distance of 282.26 feet, passing a 3/4 inch iron pin found at a distance of 26.60 feet, bearing North 89° 32' 40" East, a distance of 6.01 feet, from line, to a mag nail set in concrete;

2) South 86° 17' 52" West a distance of 159.43 feet to an iron rebar set in the line common

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Legal Description Continued

to said Lot 5 and Lot 4 as being conveyed to Catherine Brown by deed of record in Instrument Number 201912130167852;

Thence North 00° 27' 20" West a distance of 769.36 feet, along the line common to said Lot 5 and Lot 4, to a 3/4 inch iron pin found at the common corner of said Lot 5 and Lot 4 and in the south line of Lot 29 as being conveyed to Catherine Brown by deed of record in Instrument Number 201912130167852;

Thence North 89° 31' 40" East a distance of 512.99 feet, along the north line of said Lot 5 and Lot 6, passing 3/4 inch iron pins found at a distance of 167.76 feet and 343.39 feet, to a 3/4 inch iron pin found at the common corner of said Lot 6 and Lot 22 (Tract III) as being conveyed to Conley Newsome, Trustee by deed of record in Instrument Number 200610050199299 and the south line of Lot 23 (Tract V) as being conveyed to Conley Newsome, Trustee by deed of record in Instrument Number 200610050199299;

Thence South 00° 27' 20" East a distance of 740.41 feet, along the line common to said Lot 6 and Lot 22, to an iron rebar set in the line common to said Lot 6 and Lot 7 as being conveyed to Christy C. and Donald J. Robison by deed of record in Instrument Number 200905180070676;

Thence South 86° 17' 52" West a distance of 169.36 feet to an iron rebar set in the east line of said 4.309 acre tract;

Thence South 01° 10' 55" East a distance of 263.01 feet, passing an iron rebar set at a distance of 210.21 feet, along the east line of said 4.203 acre tract, to the point of beginning, containing 10.057 acres of land more or less, of which 0.109 acre currently lies within the right-of-way of said Dyer Road and of which 2.975 acres lies within PID 160-000861 and 7.082 acres lies within PID 160-000860. Being subject to all easements, rights-of-way, and restrictions of record.

Bearings are based on the centerline of Dyer Road as being South 80° 33' 19" West as being observed by GPS observations using the Ohio VRS Network South Coordinate Zone.

All set iron pins are 5/8 inch, 30 inch long having a yellow I.D. cap stamped "BLUE 8382".

The description is based on an actual field survey as performed by Blue-J Surveying LLC in June 2020 under the direct supervision of Jennifer L. Blue, Registered Surveyor No. 8382.

