

Jan 22 2025 01:51 PM

CRAIG A. HECHT

CLERK OF COURTS

2024 CV 0237

Binette, Roger E

24-016300H  
(MJW)

COURT OF COMMON PLEAS  
ERIE COUNTY, OHIO

Servion Inc.

Case No. 2024 CV 0237

Plaintiff, Judge Roger E. Binette

Vs.

Cory A Leddick, et al.

**ALIAS PRAECIPE FOR ORDER OF  
SALE WITHOUT APPRAISAL**

Defendants. PERMANENT PARCEL NUMBER: 26-  
00241.002

The Clerk will please issue an Order to the Private Selling Officer to advertise, and sell the property that is subject of this case. The Private Selling Officer is to submit to the Attorney for Plaintiff a copy of the first publication notice advertising the property for Sale.

/s/ Melissa J. Whalen

Melissa J. Whalen (0068316)

Ashley E. Rothfuss (0083605)

Justin C. Albright (0092521)

Richard Mark Rothfuss, II (0087592)

Trial Counsel

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PROPERTY ADDRESS: 11401 Potter Road, Bellevue, OH 44811

PLEASE DO NOT PUBLISH FULL LEGAL DESCRIPTION IN PUBLICATION; JUST  
REFERENCE LOCATION

PRIOR INSTRUMENT REFERENCE: 202008619

LEGAL DESCRIPTION: SITUATED IN THE TOWNSHIP OF GROTON COUNTY OF ERIE,  
STATE OF OHIO:

SITUATED IN PART OF LOT NO. 2 OF SHEFFIELDS PARTITION IN SECTION 4, TOWN  
5 NORTH, RANGE 24 WEST, GROTON TOWNSHIP, ERIE COUNTY, OHIO AND BEING

MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A RAILROAD SPIKE MONUMENT FOUND IN THE CENTERLINE OF POTTER ROAD AT THE SOUTHEAST CORNER OF LOT NO. 2 OF SHEFFIELD PARTITION; THENCE SOUTH 89 DEG. 43' 00" WEST ALONG THE CENTERLINE OF POTTER ROAD AND THE SOUTH LINE OF LOT NO. 2, A DISTANCE OF 1331.20 FEET TO A RAILROAD SPIKE MONUMENT SET, SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH 89 DEG. 43' 00" WEST ALONG THE CENTERLINE OF POTTER ROAD AND THE SOUTH LINE OF LOT NO. 2, A DISTANCE OF 234.60 FEET TO A RAILROAD SPIKE MONUMENT FOUND IN THE EASTERLY RIGHT OF WAY LINE OF THE NORFOLK AND WESTERN RAILROAD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A 5.1449 ACRE PARCEL CONVEYED TO JAMES W. AND CAMILLE M. JARRETT BY DEED RECORDED IN VOLUME 447 PAGE 392 OF THE DEED RECORDS OF ERIE COUNTY OHIO; THENCE NORTH 25 DEG. 48' 00" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF THE NORFOLK AND WESTERN RAILROAD, A DISTANCE OF 428.29 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID 5.1449 ACRE PARCEL; THENCE NORTH 89 DEG. 43' 00" EAST ALONG THE NORTH LINE OF SAID 5.1449 ACRE PARCEL OF JAMES W. AND CAMILLE M. JARRETT, A DISTANCE OF 24.67 FEET TO AN IRON PIN MONUMENT SET; THENCE SOUTH 03 DEG. 30' 00" EAST, A DISTANCE OF 385.29 FEET TO THE CENTERLINE OF POTTER ROAD AND THE POINT AND PLACE OF BEGINNING CONTAINING 1.1449 ACRES OF LAND, BUT SUBJECT TO LEGAL HIGHWAYS.

IN THE ABOVE DESCRIPTION THE COURSES WERE REFERRED TO A MERIDIAN ASSUMED FOR THE PURPOSE OF INDICATION ANGLES ONLY.