

EXHIBIT A

LEGAL DESCRIPTION

Situated in the Township of Island Creek, County of Jefferson, and State of Ohio, and bounded and described as follows:

TRACT #1: Located in the East half of Section 30, Township 7, Range 2, being the residue of tract number one owned by William W. Hanlin and Marion Hanlin recorded in Volume 262, Page 356 of the record of deeds and more particularly described as follows:

Beginning at the Northeast corner of Section 30, Township 7, Range 2; thence from said beginning South 0° 03' West 2821.50 feet along the East line of said Section 30 to the northeast corner of the G. & R. Merrick 55.20 acre tract recorded in Volume 312, Page 542 of the record of deeds; thence along the north line of said Merrick tract South 77° West 1426.55 feet, passing over an iron pin on the bank of the township road at 1402.40 feet, to a railroad spike in the center of Township road No. 344, another pin bears South 77° West 181.33 feet; thence with the township road North 13° 43' East 420.94 feet to another mine spike in the center of the road; thence North 1° 47' West 530.95 feet to an iron pin on the east side of the road near a large post; thence leaving said road North 10° 28' East 513.58 feet to an oak stake on the north side of a drainage way and passing on line a 36 inch in diameter elm tree, 2.25 feet East of the above described line at plus 477.58 feet; thence North 74° 01' West 368.80 feet to a railroad spike in the William Hanlin West line and the T.J. Clark 95.50 acre East line as described in Volume 184 Page 384 of the record of deeds and passing on line an oak stake at plus 339.80 feet near the east side of the township road and near a power pole; thence with the West line of said William Hanlin North 0° 03' East 1598.65 feet to the North line of Section 30, Township 7, Range 2; thence along the North line of Section 30, South 89° 57' East 1565.0 feet to the place of beginning.

Containing 98.466 acres, more or less.

Permanent Parcel No(s):09-00052-000

TRACT #2: Located in the Northwest Quarter of Section 24, Township 7, Range 2, being the residue of the William W. and Marion Hanlin 80 acres recorded in Volume 262, Page 356 of the record of deeds, and more particularly described as follows:

Beginning South 0° 03' West 990.0 feet from the Northwest corner of Section 24, Township 7, Range 2, said beginning being the Southwest corner of the Steubenville Beagle Club, Inc., 57.81 acre tract recorded in Volume 271, Page 28 of the record of deeds in the West line of said Section 24; thence from said beginning South 60° East 660.0 feet along the South line of said Beagle Club property; thence South 89° 57' East 350.00 feet along said South line to the Northwest corner of the G. Waggoner 54 acre tract recorded in Volume 186, Page 507 of the record of deeds; thence South 0° 03' West 181.5 feet along said West line to a corner; thence North 89° 57' West 165.0 feet along said line to a corner; thence South 0° 03' West 1122.0 feet along the West line of said Waggoner tract to the Southwest corner of the P.F and M.M. Cooper 1

acre tract recorded in Volume 250, Page 344 of the record of deeds; thence along the south line of the northwest quarter north 89° 57' West 759.0 feet to the Southwest corner of said quarter; thence North 0° 03' East 1638.0 feet along the west line of Section 24 to the place of beginning.

Containing 24.686 acres, more or less.

Permanent Parcel No(s):09-00051-000

The above description was derived from the Jefferson County records and is not to be construed as a survey on the ground.

Excepting and reserving the right and privilege belonging to the Grantors, William W. Hanlin and Marlon Hanlin, to use gas from the wells upon said premises for domestic purposes.

Also excepting and reserving all the oil and gas underlying the above described premises.

Subject to all public streets or roads, to all easements or right of way of record, and to all restrictions and reservations of record.

EXCEPTING 25.54 acres from the two tracts of land described above to Ralph Carter, et al, in Volume 621, Page 126.

Property commonly known as: 839 Township Road 344, Toronto, OH 43964

Permanent Parcel Number: 09-00052-000 and 09-00051-000

Prior Deed Reference: OR Volume 1166, Page 819

END OF LEGAL DESCRIPTION

TRACT 1 EC S74.4330E 4.156'
TRACT 2 EC S23-04-53E 5.436' NOT AND ACTUAL SURVEY
BOTH TRACTS WILL NEED TO BE SURVEYED BEFORE THE BANK CAN SELL THEM
IT CAN BE TRANSFERRED AT THE FORECLOSURE SALE.
12-09-2021 DLM

21-1500 LC 3/14/22

PRAECIPE
FOR ORDER OF APPRAISAL BY SHERIFF

FILED
IN COMMON PLEAS COURT
JEFFERSON COUNTY, OHIO

APR 18 2022

ANDREW D. PLESICH
CLERK

The Huntington National Bank

Plaintiff

vs.

Kenneth D. Parker, et al.,

Defendants

In The Court of Common Pleas
Jefferson County, Ohio

Case No.: 21CV325

Judge: Michelle G. Miller


Please issue an Order to the Sheriff to **appraise** the real property described below. 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 Denney, by electronic mail at ron@ohiosheriffsales.com, by fax at (614) 635-3474 or by mail to 10285 Grand Vista Dr., Centerville, OH 45458.

PREMISES COMMONLY KNOWN AS:

839 Township Road 344
Toronto, OH 43964

PERMANENT PARCEL NUMBER:

09-00052-000 and 09-00051-000



Carlisle, McNellie, Rini, Kramer & Ulrich
Co., L.P.A.
By: Bradley P. Toman (0042720)
Adrienne S. Foster (0080011)
Attorneys for Plaintiff
24755 Chagrin Blvd., Suite 200
Cleveland, OH 44122-5690
(216) 360-7200 Phone
(216) 360-7210 Facsimile
btoman@carlisle-law.com



JEFFERSON COUNTY SHERIFF'S OFFICE
Property Description Approval Form

Court Case No. 21CV325

Property Address: 839 Township Road 344, Toronto, OH 43964

Plaintiff: The Huntington National Bank

Defendant: Kenneth D. Parker, et al

Current Owner: Kenneth D. Parker

Submitted By: Carlisle, McNellie, Rini, Kramer & Ulrich Co., L.P.A.

Attorney Name & I.D. #: Bradley P. Toman (0042720)

Attorney's Phone #: 216-360-7200 ext. 148

Contact Person: Joanna Simmons-Lader

Contact Phone: 216-360-7200 ext. 122

CMRKU File No.: 21-1500

The attached legal description has been reviewed by the County Auditor's/Engineer's Office, Tax Map Dept. The property address, parcel number(s) and deed reference number(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 Jefferson County Clerk of Courts. So you will be submitting the Order of Sale, this Property Description Approval Form and the "red stamped approved" legal description.

Hand letter 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/Engineer's Office, Tax Map Dept.

Disapproved for the following reason(s):

- Legal description does not match information as submitted.
- Parcel Number(s) do(es) not match legal description information as submitted.
- Legal Name does not match information as submitted.
- Property address does not match information as submitted.
- Other: _____

The document information must be corrected and resubmitted for approval.

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acre tract recorded in Volume 250, Page 344 of the record of deeds; thence along the south line of the northwest quarter north 89° 57' West 759.0 feet to the Southwest corner of said quarter; thence North 0° 03' East 1638.0 feet along the west line of Section 24 to the place of beginning.

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Also excepting and reserving all the oil and gas underlying the above described premises.

Subject to all public streets or roads, to all easements or right of way of record, and to all restrictions and reservations of record.

EXCEPTING 25.54 acres from the two tracts of land described above to Ralph Carter, et al, in Volume 621, Page 126.

Property commonly known as: 839 Township Road 344, Toronto, OH 43964

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BOTH TRACTS WILL NEED TO BE SURVEYED BEFORE THE BANK CAN SELL THEM
IT CAN BE TRANSFERRED AT THE FORECLOSURE SALE.
12-09-2021 DLM

ORDER OF SALE
Revised Code, Sec. 2329.09-17-.53

The State of Ohio, Jefferson County, Common Pleas Court
To the PRIVATE SELLING OFFICER:

Whereas, at a term of the Common Pleas Court, held at the Court House in and for said County, on the day of A.D, The Huntington National Bank..... obtained a judgment and decree against Kenneth D Parker for the sum of \$201,803.42, plus interest at 4.14% per annum, from September 17, 2020, plus late charges, costs of suit, in Case No. 21CV00325 .

And Whereas, it was then and there by said Court ordered, adjudged and decreed that the said P_BORROWER_LIST within three (3) days from the day of....., pay unto the said The Huntington National Bank..... the said sum of \$201,803.42, dollars, plus late charges, with interest at 4.140per cent from September 17, 2020,; and upon default to pay the same, that an order of sale issue to Private Selling Officer, commanding him to proceed according to the statutes regulating judgments and executions at law, to sell the real estate described in the Plaintiff's petition, etc. Premises commonly known as: 839 Township Road 344, Toronto, OH 43964

And Whereas, the three (3) days aforesaid have fully expired, and the said judgments and costs aforesaid have not been paid, or any part thereof, as appears to us of record:

We Therefore Command You, that you proceed without delay to advertise and sell, according to the statutes regulating judgments and executions at law, the following described lands and tenements, situate in Jefferson County, Ohio, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

To make the sum of \$201,803.42, plus interest at the rate of 4.14000% per annum, from September 17, 2020., plus late charges.

judgment with the said interest thereon, and costs aforesaid; and that you also pay the costs of this writ, and all increased and accruing costs; and the residue, if any there be, you bring into this Court to abide the further order of the Court, and that you make return of your proceedings to our said Court within sixty days from this date, and have you then and there this writ.

TO THE SHERIFF we command you to appraise the land and tenements described in Exhibit "A" hereto and to deliver a copy of the appraisal to the private selling officer.

WITNESS my signature as Clerk of our said Court of Common Pleas,

And the seal of said Court, at.....

Ohio, thisday of

.....
Clerk

By.....
Deputy

PRIVATE SELLING OFFICER'S RETURN

Revised Code Sec. 2329.17-27, 3.23

The State of Ohio, Jefferson County.

SHERIFF FEES	D	C
Service and Return,		
Mileage ___ Miles at ___		
Administering Oath to Appraisers, each \$		
Copies for Advertisements, ___ words, per 100 words,		
Poundage,		
Levy,		
Total,		
Appraisers Fees		
Printer Fees		

I received this order of Sale on the day of 20____
 at o'clock.....M., and
 in obedience to its command I did on the day of 20____
, summon.....

 three disinterested free-holders, residents of said county, who were by me
 duly sworn to impartially appraise the lands and tenements therein described,
 upon actual view;
 and afterward, on the day of 20____ said
 appraisers returned to me, under their hands, that they did upon actual view
 of the premises, estimate and appraise the real value in money of the same at
 \$.....Dollars.

A certified copy of said appraisal I forthwith deposited in the office of the Clerk of the Court of Common Pleas of said County. And on the day of 20____, I caused to be advertised on said lands and tenements to be sold at public sale on the day of 20____ at o'clock.....M. of said day. And having advertised the said lands and tenements for more than thirty days previous to the day of sale, to-wit: consecutive weeks, on the same day of the week in each week, and in pursuance of said notice I did on said day of20____ at the time and place above mentioned, proceed to offer said lands and tenements at public sale, and then and there came who bid for the same the sum of..... Dollars; and said sum being two thirds of the appraised value thereof, and said being the highest and best bidder therefore, I then and there publicly sold and struck off said lands and tenements to for said sum of \$..... Dollars.

No. 21CV00325

Doc..... Page.....

COMMON PLEAS COURT
Jefferson County, Ohio

The Huntington National Bank

vs.

Kenneth D. Parker, et al,

ORDER OF SALE

This order dated

.....
.....
.....

Bradley P. Toman

Plaintiff 's Attorney
Returned and Filed

.....20____.

Clerk of Courts

By.....

Deputy

SHERIFF'S SALE OF REAL ESTATE
General Code, Sec. 11681 Revised Code, Sec. 2329.26

The State of Ohio, Jefferson County.

The Huntington National Bank

Plaintiff

Vs.

Case No. 21CV00325

Kenneth D. Parker, et al.,

Defendants

In pursuance of an _____ Order of Sale _____ in the above entitled action, the Private Selling Officer will offer for sale at public auction, (1) _____ in _____, in the above named County, on _____, the _____ day of _____, _____ at _____ o'clock ____M., the following described real estate, situate in the County _____ and State of Ohio, and in the _____ of _____ to-wit:

(See Exhibit "A") – for sale publication purposes, the following text may be used on

www.auction.comwww.ohiosheriffsales.com** instead of the legal description: A copy of the complete legal description can be found in the Jefferson County Recorder's Office, OR Volume _____, Page _____.

Said Premises Located at 839 Township Road 344, Toronto, OH 43964

Said Premises Appraised at \$ _____

_____ and cannot be sold for less than two-thirds of that amount.

TERMS OF SALE: _____

Private Selling Officer

Jefferson County, OH

Attorney _____ *in Cities or Villages, GIVE STREET and NUMBER in any. If no such Number exists, Give STREET or ROAD on which located and also the names of the intersecting Streets or Roads immediately North and South or East and West of such lands and tenements. Sec. 11678.

Land Appraisement

Revised Code, Sec. 2329.17

April 8, 2022

The Huntington National Bank

VS.

Kenneth D. Parker, et al.,

**In Common Pleas Court
of Jefferson County, Ohio**

WHEREAS, the Sheriff of said County, having in his hands an Order of Sale, issued from the Court of Common Pleas of said County, on the _____ day of _____, 20____, in a decree in favor of The Huntington National Bank _____ and against Kenneth D Parker commanding said Sheriff to cause to be appraised, advertised and sold, the following described lands and tenements situate in _____ Township, County of Jefferson and State of Ohio, to wit:

****SEE ATTACHED LEGAL DESCRIPTION****

Situated in the Township of Island Creek, County of Jefferson, and State of Ohio, and bounded and described as follows:

TRACT #1: Located in the East half of Section 30, Township 7, Range 2, being the residue of tract number one owned by William W. Hanlin and Marion Hanlin recorded in Volume 262, Page 356 of the record of deeds and more particularly described as follows:

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South 0° 03' West 1122.0 feet along the West line of said Waggoner tract to the Southwest corner of the P.F and M.M. Cooper 1 acre tract recorded in Volume 250, Page 344 of the record of deeds; thence along the south line of the northwest quarter north 89° 57' West 759.0 feet to the Southwest corner of said quarter; thence North 0° 03' East 1638.0 feet along the west line of Section 24 to the place of beginning.

Containing 24.686 acres, more or less.

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Excepting and reserving the right and privilege belonging to the Grantors, William W. Hanlin and Marlon Hanlin, to use gas from the wells upon said premises for domestic purposes.

Also excepting and reserving all the oil and gas underlying the above described premises.

Subject to all public streets or roads, to all easements or right of way of record, and to all restrictions and reservations of record.

EXCEPTING 25.54 acres from the two tracts of land described above to Ralph Carter, et al, in Volume 621, Page 126.

Location: _____ Side of _____ Road

Between _____ Road and _____
Road

did summon us _____

_____ and _____

three disinterested freeholders, residing within said County of _____ and administered to us an oath impartially to appraise said lands and tenements, upon actual view thereof.

Now, We, after actual view of said premises, and forthwith after such view, do find and estimate the real value in money of said premises to be as follows, vis.:

IN TESTIMONY WHEREOF, We hereunto set our hands this _____ day of _____, 20____.

ATTEST:

Sheriff

by _____
Deputy

Appraisers
and
Addresses

The State of Ohio, _____ County.

I hereby certify that I called an inquest of _____

_____ and _____

three disinterested freeholders, residents of _____ County, Ohio, and administered to them an oath impartially to appraise the within described property upon actual view.

Dated this _____ day of _____, 20__.

Sheriff
by _____
Deputy

ORDER OF APPRAISAL
Revised Code, Sec. 2329.09-.17-.53

The Huntington National Bank

Case No.: 21CV00325

-vs-

Plaintiff

Judge: Michelle G. Miller

Kenneth D. Parker

Complaint Filed: 10-12-21

Defendant

THE STATE OF OHIO,) To the Sheriff of said County:
Jefferson County, ss)

WHEREAS, at a term of the Court of Common Pleas, held at the Court House, in and for said County on the ____ day of _____ 20__ A.D. In this cause it was ordered, adjudged and decreed as follows, to wit:

That an order of appraisal issued to the Sheriff of said County, directing him to **APPRAISE** the following described premises to wit: **SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

PARCEL NO.: 09-00052-000 and 09-00051-000
ADDRESS: 839 Township Road 344, Toronto, OH 43964

WE THEREFORE COMMAND YOU, that you proceed to carry out said order of appraisal of the above described **Real Estate**, under the Statute regulating sales on Execution with a Private Selling Officer, and that you make report of your proceedings herein to our Court of Common Pleas within twenty-two (22) days from date hereof, and bring this order with you. And _____ I certify under seal of this Court that the description of the property herein is correctly copied from the records on file in this office.

WITNESS my signature as Clerk of our said Court of Common Pleas, and the seal of said Court at Steubenville, this _____ day of _____, 20__ A.D.

Clerk of Courts

_____, Deputy Clerk

Sheriff fees

Service and Return _____

Mileage ____ Miles at
@ _____ cents _____

Administering Oath to
____ Appraisers, each _____

Notary _____

Poundage _____

Certified Mail _____

Levy _____

Total _____

Appraisers Fees _____

Case Number
21CV00325

COMMON PLEAS COURT
Jefferson COUNTY, OHIO

The Huntington National Bank
Plaintiff

vs.
Kenneth D. Parker
Defendant

ORDER OF APPRAISAL

This order dated _____

Bradley P. Toman
Attorney for Plaintiff

Returned and filed _____

****CLERK'S OF COURTS NAME****
Clerk of Courts