

DESCRIPTION OF THE LAND

Situated in the City of St. Clairsville, County of Belmont, State of Ohio

Being a part of Section 4, Township 7, Range 4 and being the same premises conveyed to Geneva Hynes and Nancy Koebel by deed recorded in Volume 673, Page 585, of the Belmont County Deed Records. The premises herein being more fully described as follows.

Beginning at a point at the Northeast corner of the herein described tract and on the West line of McFadden Street. Said point bears South 05 deg. 06 min. 00 sec. West 296.00 feet from the Southeast corner of Lot 89 of Park View Addition as recorded in Cabinet A Slide 126, Belmont County Plat Records. Bearing on the South line of Lot 89 being North 85 deg. 57 min. 00 sec. West

Thence from said place of beginning and leaving said street, North 85 deg. 57 min. 00 sec. West 445.00 feet to a 1/2 inch re-bar set on the Northeast line of St. Clair Street, passing on line iron pins found capped "KYER" at 1.95 feet and 100.00 feet.

Thence along the Northeast line of St. Clair Street, South 51 deg. 24 min. 56 sec. East 89.57 feet to a point in the edge of said street; thence South 52 deg. 31 min. 56 sec. East 260.99 feet to a point.

Thence leaving the street and with the lines of tracts recorded in Volume 414, Page 321, and Volume 677, Page 783, respectfully, North 05 deg. 29 min. 03 sec. East 56.81 feet to an iron pin found, passing on line an iron pin found at 0.35 feet; thence South 84 deg. 30 min. 57 sec. East 149.39 feet to a 1/2 inch re-bar set on the West line of said McFadden Street, from which an iron pin found bears South 84 deg. 30 min. 57 Sec. East 0.47 feet.

Thence with the West line of said street, North 05 deg. 06 min. 00 sec. East 141.49 feet to the place of beginning. Containing 1.145 acres, more or less.

Subject to all easements, right-of-ways and agreements of record.

Prior Deed Reference: Volume 673, Page 585, Deed Records of Belmont County, Ohio.

All 1/2 inch rebar iron pins set in this survey are capped with yellow plastic caps stamped "Barr 7829".

All bearings in the foregoing description are based on those used in Volume 673, Page 585.

Description prepared by Robert A. Barr, P.S. No. 7829, from the results of a field survey during August 1999.

The property address and tax parcel identification number listed herein are provided solely for informational purposes, without warranty as to accuracy or completeness.

Property Address: 199 McFadden Street, St. Clairsville, OH 43950

Parcel No.: 34-01852.000

COMMON PLEAS COURT
BELMONT CO. OH

2022 OCT 24 PM 1:34

CYNTHIA L. FREGIATO
CLERK OF COURT

F-138888\kje

IN THE COMMON PLEAS COURT OF BELMONT COUNTY, OHIO
CIVIL DIVISION

United States of America acting through the Case No. 22 CV 0183
Rural Housing Service or successor agency,
United States Department of Agriculture Judge Frank A. Fregiato

Plaintiff,

v.

James L. Hudson, Sr., et al.

PRAECIPE FOR APPRAISAL ONLY

Defendants.

TO THE CLERK:

Please issue an Order to the Sheriff of Belmont County County, Ohio, directing him to appraise only the real property described in the Complaint filed herein on June 27, 2022 with Judgment granted September 21, 2022. Ronald W. Denney, PSO will sell said real property is located at the following address:


199 McFadden St., Saint Clairsville, OH 43950

and is further described on attached Exhibit "A".

Parcel number: 34-01852.000

Once the appraisal is complete please email to Private Selling Officer Ronald W. Denney at ron@ohiosheriffsales.com.

Add language to sale notice: "All taxes and assessments that appear on the tax duplicate filed with the Belmont County County Treasurer will be deducted from proceeds from the sale. This includes taxes and assessments for all prior years yet unpaid and delinquent tax amounts. The successful bidder will be responsible for any subsequent taxes or assessments that appear on said tax duplicate after the date of the confirmation of the sale of property."


STEPHEN D. MILES #0003716
VINCENT A. LEWIS #0071419
Attorney for Plaintiff
18 W. Monument Avenue
Dayton, OH 45402
(937) 461-1900 FAX 937-461-0444
sdm@mileslaw.com

BELMONT
Property Description Approval Form

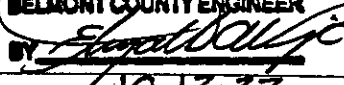
Court Case No. <u>22 CV 0183</u>	
Property Address: <u>199 McFADDEN ST., ST. CLAIRSVILLE, OH</u>	43950
Plaintiff: <u>USNA</u>	
Defendant: <u>JAMES L. HUDSON, SR.</u>	
Submitted By: <u>VINCENT A. LEWIS</u>	
Attorney & I.D. #: <u>0071419</u>	
Attorney's Phone #: <u>(937) 461-1900</u>	
Contact Person: <u>KITTY ERNST-PARALEGAL</u>	
Contact Phone: <u>(937) 461-1900 X115</u>	

The attached legal description has been reviewed by the County Auditor'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 County Clerk of Court. So you will be submitting the Order of Sale, this Property Description Approval Form and the "red stamped approved" legal description.

Hand lettered 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 Office, Tax Map Dept.	
Disapproved for the following reason(s):	
<input type="checkbox"/> Legal description does not match information as submitted	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">DESCRIPTION APPROVED TERRY D. LIVELY, P.S., P.E. BELMONT COUNTY ENGINEER BY:  DATE: <u>2.21.07</u></div>
<input type="checkbox"/> Parcel number does not match legal description information as submitted	
<input type="checkbox"/> Legal Name does not match information as submitted	
<input type="checkbox"/> Property address does not match information as submitted	
<input checked="" type="checkbox"/> Other: _____	
The document information must be corrected and resubmitted for approval	

LAND APPRAISEMENT

Revised Code, Sec. 2329.17

Plaintiff

United States Department of

Case # 22CV0183

Vs.

LAST_NAME

FIRST_NAME

Hudson Sr.

James L.

Whereas, the Sheriff of said County, having received an Order of Appraisal, Issued From the Court of Common Pleas of said County on: 10/24/2022

Commanding said Sheriff to cause to be appraised, according to the statutes regulating judgement and executions at law, The following described lands and tenements and provide a return within TWENTY-ONE calendar days from this date:

Address

City

ZIP_CODE

Location: 199 McFadden Street

St. Clairsville

43950

Parcel Number

Parcel # 34-01852.000

Legal Description attached.

Appraiser 1

Appraiser 2

Appraiser 3

Did summon us, Lila Murphy, Anna Smith, Stacy Ackerman, three disinterested freeholders, residing within said County of Belmont, 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: \$25,000.00

And, pursuant to O.R.C. §2329.17 (B), a copy of this appraisal shall also be delivered to the following Private Selling Officer:

Private Seller Name

Private Seller Business

PS Phone

Ronald W. Denney

PS Address

PS City

PS State

PS Zip

PS email

ron@ohiosheriffsales.com

Appraisal Date

In TESTIMONY WHEREOF, we hereunto set our hands this date: 10/26/22

Signatures of appraisers: Lila Murphy, Anna Smith, Stacy Ackerman

THIS IS A TRUE COPY

Signature of David M. Lucas

DAVID M. LUCAS
BELMONT COUNTY SHERIFF

Attest:

DAVID M. LUCAS, Sheriff

By: [Signature] M.W., Deputy