

23-01001OH
(AER)

COURT OF COMMON PLEAS
RICHLAND COUNTY, OHIO

Freedom Mortgage Corporation

Plaintiff,

Vs.

Unknown heirs, devisees, legatees, executors,
administrators, spouses and assigns and the
unknown guardians of minor and/or
incompetent heirs of Lester Moweary, et al.

Defendants.

Case No. 2025 CV 0051 R

Judge Brent N. Robinson

PRAECIPE FOR ORDER OF SALE

PERMANENT PARCEL NUMBER:
0250903017000

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/Ashley E. Rothfuss

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PROPERTY ADDRESS: 789 Cairns Road, Mansfield, OH 44903

PLEASE DO NOT PUBLISH FULL LEGAL DESCRIPTION IN PUBLICATION; JUST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

PRIOR INSTRUMENT REFERENCE: Instrument Number: 202100006672 Book/Page
2891/525

LEGAL DESCRIPTION: Boundary description of a 0.461 acre parcel

Situated in the Township of Madison, T-21N; R-18W, Southeast Quarter of Section 5, County of
Richland, and State of Ohio:

Known as being the lands conveyed to Emmett D. Webb in Official Record Volume 2339; Page 422 of Richland County Official Records and further bounded and described as follows:

Beginning at a 3/4 inch iron pipe found in Cairns Road, (County Road 203), being the northwest corner of the Southeast Quarter of Section 5, witnessed by a 3/4 inch iron pipe with I.D. cap "Vance" found S 01° 03' 01" W, 29.90 feet and being the principal place of beginning:

THENCE WITH THE FOLLOWING FOUR (4) COURSES:

1. N 89° 24' 04" E, 120.00 feet along the quarter section line, the Grantor's northerly line and with Cairns Road to a point on the westerly line of Steven Court, (50 foot right of way), witnessed by a capped rebar set S 00° 14' 29" E, 30.00 feet;
2. S 00° 14' 29" E, 164.86 feet along the Grantor's easterly line and the westerly line of Steven Court to a capped rebar set;
3. S 89° 24' 04" W, 123.72 feet along the Grantor's southerly line, in part along a northerly line of Steven Court where the right of way widens to 60 feet, and along the northerly line of Lot 1 of the K.W. & Sons Addition, (Plat V-21, P-1), to a capped rebar set on the westerly line of said quarter;
4. N 01° 03' 01" E, 164.93 feet along the quarter section line and the Grantor's westerly line to the principal place of beginning and containing within said bounds 0.461 of an acre of land, more or less, and subject to all legal highways and easements of record.

This description was prepared from a survey made by Jason J. Lingenfelter, P.S. #8499 of Shaffer, Johnston, Lichtenwalter & Associates, Inc. in April of 2021.

All rebars set are 5/8" diameter by 30" long with plastic cap stamped "SJL-INC".

Basis of bearing: The bearings as shown hereon are relative to GRID NORTH of the OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) DATUM.

See Richland County Survey Records Volume NN; Page 151 for survey.