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LICKING CO. OHIO

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OLIVIA C. PARRINSON
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LICKING COUNTY SHERIFF RANDY THORP Property Description Approval Form

Court Case No.: 2025-CV-01511
Property Address: 97 Manning St, Newark, OH 43055
Plaintiff: PennyMac Loan Services, LLC
Defendant: James K Summers
Submitted By: Reisenfeld & Associates LLC
Attorney & I.D. #: Carrie L. Davis (0083281)
Attorney's Phone #: (513) 322-7000
Contact Person: Brenda Keith
Contact Phone #: 513-322-7000

The attached legal description has been reviewed by the Tax Map Dept. of County Engineer's Office. 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. Engineer's Phone No. (740) 670-5280 Fax No. (740) 670-5295

This document along with the "stamped approved" original legal description must be attached to the Order of Sale when filed with the Licking 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 Tax Map Dept.
Disapproved for the following reason(s):

- Legal description does not match information as submitted
- Parcel number does not match legal description information as submitted
- Legal Name does not match information as submitted
- Property address does not match information as submitted
- Other:

If disapproved the information must be corrected and resubmitted for approval

APPROVED



EXHIBIT "A"
LEGAL DESCRIPTION

Situated in the State of Ohio, County of Licking and in the City of Newark:

And being a part of Lots 2679 and 2680 in Tenney-Dickison-Everett & Kibler's Addition as recorded in Plat Book 2, Page 68, and being all of that land as conveyed to David & Diane Walz by deed of record in Instrument Number 200600060026113 . All references being to those of record in the Recorder's Office in Licking County, Ohio. The 0.161 acre parcel being more particularly bounded and described as follows:

Beginning at an iron pin found marking the northwest corner of Lot 2680, and also being the intersection of the south right of way line of Manning Street and the eastern right of way line of an alley;

Thence North 86°34'34" East, 70.16 feet along the southern right of way line of Manning Street to an iron pin found marking the northwest corner of a parcel as conveyed to Eva Wagner by deed of record in Instrument Number 200308200040292;

Thence South 8°33'39" East, 97.50 feet along the western line of the said Wagner parcel to an iron pin found on the northern line of a parcel as conveyed to Mary K. Stevens by deed of record in Official Record Volume 46, Page 199;

Thence South 81°24'47" West, 69.83 feet along the northern line of the said Stevens parcel to a 3 1/2" pipe in concrete found marking the northwest corner of the said Stevens parcel and lying on the eastern right of way line of an alley;

Thence North 8°35'13" West, 103.18 feet along the eastern right of way line of the said alley to the Point of Beginning containing 0.161 acre more or less according to a survey made by Blaine Surveying Ltd., during October of 2006.

The bearings in the above description are of an assumed meridian and are used to denote angles only. Subject to all legal highways, easements, restrictions and right of ways of record.

Titleholders: Andrea N. Summers and James K Summers
Property Address: 97 Manning St, Newark, OH 43055
Parcel Number: 054-277074-00.000

Prior Deed Reference: 202305030007695
Recorded: 05/03/2023

PRE-APPROVAL LICKING COUNTY ENGINEER	
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> CONDITIONAL
APPROVED BY:	[Signature]
DATE:	9/29/23