



Property Information Package Online Foreclosure Auction

For additional information please contact the auction firm at 614-885-0020
or rfk@gryphonusa.com

Auction conducted by:
Richard F. Kruse, Auctioneer & Private Selling Officer
Gryphon Auction Group
Borror Commercial Real Estate



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ATTENTION PROSPECTIVE BIDDERS

ALL INFORMATION CONTAINED IN THIS AND OTHER ADVERTISEMENTS WAS OBTAINED FROM SOURCES BELIEVED TO BE ACCURATE. HOWEVER, NO WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, IS INTENDED OR MADE. NEITHER AUCTION COMPANY NOR SELLERS SHALL BE LIABLE FOR ANY ERRORS OR THE CORRECTNESS OF INFORMATION. PROPERTY SOLD "AS IS, WHERE IS, WITH ALL FAULTS". PROSPECTIVE BIDDERS SHOULD VERIFY ALL INFORMATION. THE PROPERTY IS OFFERED FOR SALE TO QUALIFIED PURCHASERS WITHOUT REGARD TO PROSPECTIVE PURCHASER'S RACE, COLOR, RELIGION, SEX, MARITAL STATUS, OR NATIONAL ORIGIN. ALL ANNOUNCEMENTS MADE AT THE AUCTION TAKE PRECEDENCE OVER ANY OTHER INFORMATION OR PRINTED MATTER. THE PROPERTY AND IMPROVEMENTS WILL BE SOLD "AS IS" WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND INCLUDING ANY REPRESENTATIONS REGARDING ENVIRONMENTAL CONDITIONS AFFECTING THE PROPERTY. THE WARRANTIES EXCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, FREEDOM FROM STRUCTURAL DEFECTS, CONSTRUCTION IN A WORKMANLIKE MANNER, AND FITNESS FOR HABITATION.

PLEASE MAKE SURE TO READ ALL OF THE TERMS AND CONDITIONS OF SALE. NOTE THAT ACCESS TO THE INTERIOR OF THE PROPERTY MAY NOT BE AVAILABLE PRIOR TO CLOSING.

THE REAL PROPERTY SHALL BE SOLD SUBJECT TO COURT CONFIRMATION.

Be Advised

This property is going through foreclosure and access to the interior may not be authorized.

The purchase of this property is not subject to any contingencies, including financing. You may not have the ability to enter the property prior to closing for any reason, including to complete an appraisal.

**SUMMARY OF TERMS AND CONDITIONS OF
PRIVATE SELLING OFFICERS AUCTION OF REAL PROPERTY – RESIDENTIAL**

Registration: To register as a buyer for the real estate auction, the buyer must complete online registration with Auction Firm, agree to have your registration related credit card charged an amount of \$950.00 upon being deemed the High Bidder and execute a Purchaser Information Form for delivery to Gryphon Auction Group & Borror CRE (Gryphon) not later than the next business day following the conclusion of the auction.

Be it understood that GRYPHON and Richard F. Kruse, Auctioneer, Private Selling Officer advises all potential buyers to seek legal counsel if for any reason they do not understand any part of the auction's TERMS and CONDITIONS or overall process. GRYPHON can not dispense legal advice.

Inspection: The property IS NOT available for interior viewing through the GRYPHON. Exterior inspections ONLY. BEWARE that a lender/appraiser may not be granted access prior to closing.

Financing: This purchase is NOT contingent upon your ability to obtain financing.

Agency: GRYPHON and Richard F. Kruse are acting as court officers pursuant to Court Order. State Agency documents will not be utilized.

Bidding: Bidding shall occur online at www.gryphonusa.com. Auction ending dates and times can be found on the website.

Contracts / Purchaser Information Form: This Private Selling Officer Auction is a foreclosure auction and requires the use of a State Approved Purchaser Information Form. There is no contract. The successful bidder for the purchase of the real property shall be required sign and return all documents to GRYPHON on the next business day following the conclusion of the auction by email to rfk@gryphonusa.com.

A copy of the PURCHASER INFORMATION FORM is attached to this package and available and available by contacting GRYPHON at rfk@gryphonusa.com or visiting our website at www.gryphonusa.com.

Deposits: The Deposit is set by RC 2329.11 and is shown on the schedule below. At the conclusion of this auction an initial amount of Nine Hundred Ninety Five Dollars (\$995) will be collected from the high bidders credit card with the balance to be delivered to Allodial Title via wire transfer not later than 5pm Eastern Time on the day following the closing of the auction. By registering for this auction, the highest bidder agrees NOT to initiate a credit card chargeback for any reason.

Value	Deposit
\$0 to \$10,000	\$2,000
\$10,001 to \$200,000	\$5,000
Over \$200,001	\$10,000

Wire Instructions: Wire details will e provided to the high bidder at the time of determination of same.

Buyer's Premium: A Buyers Premium of 5% shall be added to the high bid at the close of bidding. The high bid plus buyers premium shall constitute the Total Contract Price paid by the Buyer to the Seller.

Minimum Bid: This is a Foreclosure Auction and as such the high bid must be a minimum bid of 2/3 the appraised value of the subject property.

Closing: Within Thirty (30) calendar days following the date of Court Confirmation of the Auction, Buyer shall be required to present the balance of purchase price in certified funds to GRYPHON. At Closing, Buyer shall receive a Private Selling Officers deed to the Property in recordable form. Closing agent shall be selected by Plaintiff and all closing costs, including title insurance, shall be paid by the Buyer. All taxes shall be prorated to the date of auction.

Possession: Buyer shall be entitled to possession at closing.

Real Estate Brokers: Real estate brokers shall be paid a fee equal to 2.5% of the high bid amount provided that brokers register their buyers with Gryphon prior to (a) any interaction between prospective bidder and Gryphon and (b) the registration by prospective buyer for participation in the online auction. Broker Registration forms are available by contacting Gryphon at rfk@gryphonusa.com or on the web at www.gryphonusa.com.

Condition of Sale: BUYER ACCEPTS THE PREMISES "AS-IS WHERE IS", WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SELLER INCLUDING ANY REPRESENTATIONS REGARDING ENVIRONMENTAL CONDITIONS AFFECTING THE PREMISES. THE WARRANTIES EXCLUDE, BUT ARE NOT NECESSARILY LIMITED TO FREEDOM FROM STRUCTURAL DEFECTS, CONSTRUCTION IN A WORKMANLIKE MANNER AND FITNESS FOR HABITATION.

High Bidder Notification: At the conclusion of the auction winning bidders will receive an email advising of the item won as well as provided with an invoice for payment. Bidders will receive an email only and are responsible for checking your email account.

Jurisdictions: The respective rights and obligations of the parties with respect to the herein terms and conditions and the conduct of the Public Auction shall be governed and interpreted by the laws of the State of Ohio. By bidding at the Private Selling Officers Auction, whether present in person or by agent, by written bid, online or other means, the buyer shall be deemed to have consented to the jurisdiction of the Court. Any controversy or claim arising from or relating to the any purchase contract or incidental document associated therewith, or breach thereof, shall be determined and settled by the County Court of Common Pleas in the Court Case related to this proceeding.

By registering to bid, you agree that you have read and understand the previous terms and conditions and additional terms and conditions that will be identified at your registration.

BROKER ACKNOWLEDGEMENT FORM

(Required ONLY if a potential purchaser is to be represented in this transaction by a broker or agent. Form **MUST** be filed with auctioneer prior to buyer having contact with auctioneer, viewing property or registering to bid.)

Remit To: Borry CRE & Gryphon Auction Group via email at rfk@gryphonusa.com

AUCTION DATE:

PROPERTY ADDRESS:

ALL LINES MUST BE COMPLETED TO COMPLETE REGISTRATION

PROSPECTIVE BUYER NAME: _____

PROSPECTIVE BUYER EMAIL ADDRESS: _____

PROSPECTIVE BUYER PHONE #: _____

This shall serve as written notice to register the above-referenced Prospective Buyer with Gryphon Auction Group with respect to the above-referenced property to be sold at Public Auction on the above-referenced date. It is understood and agreed that the Broker commission will be governed in accordance with the Terms and Conditions of Sale as set forth in the information package. A 2.5% commission of the high bid price will be paid to the registered broker named herein if all of the following conditions are met:

- a) this Broker Acknowledgment Form is properly completed and submitted prior to any communication by Auctioneer with Prospective Buyer and before Prospective Buyer registers to bid
- b) the Broker attends all inspection periods (if any) with the Prospective Buyer
- c) the Broker attends the Auction with the Prospective Buyer (if live)
- d) the Prospective Buyer named herein is the highest bidder at the Auction Sale
- e) the Prospective Buyer named herein as the highest bidder at the Auction Sale executes a Memorandum of Sale
- f) the Prospective buyer closes on the sale of the subject property in accordance with the terms of the aforesaid Memorandum of Sale.

Agents/Brokers acting as principals or employees, affiliates or immediate family members are not eligible for this commission. In order to be effective, all Broker Acknowledgment Forms must be received by Gryphon Auction Group before client begins bidding..

Individual Agent/Broker may only represent one Prospective Buyer for any one property.

ACCEPTED:

Prospective Buyer (s) Signature (s)

Date

Agent Signature

Date

Prospective Buyer Printed Name

Agent Name Printed

Brokerage Name

RECEIVED AND ACCPETED BY GRYPHON AUCTION GROUP:

By

Date

Private Selling Officer Purchaser Information Form

In the Court of: _____
Case #: _____ Sale Date: _____
Address: _____ City/Township: _____
County, Zip: _____
High Bid: _____ Buyer's Premium: _____

Total Sales Price (High Bid +Buyers Premium) _____

Initial Deposit Amount Accepted on Credit Card: \$950.00

Remainder Deposit Amount: _____ **Remainder to be wired to Allodial Title within 24 hours. See following page for Wire Instructions.**

Is the property now a rental property? ___ Yes ___ No ___ Unknown

Will Purchaser occupy the property? ___ Yes ___ No

PURCHASER INFORMATION

(A) Individual Purchaser

Name: _____ Email _____

Mailing Address (No PO Boxes) _____

Telephone: _____

(B) Entity/Business Purchaser

Entity Legal Name: _____

Trade Name (if different): _____

State of Origin: _____ Date of Formation: _____

Mailing Address (No PO Box): _____

Contact Person: _____

Phone: _____ Email: _____

(C) **If purchasing Residential Rental Property purchased by:** Trust Business Trust Estate Partnership
Limited Partnership LLC Association Corporation ANY other entity (Circle One)

Name: _____

Address: _____

Phone: _____ Email: _____

Purchaser MUST be readily accessible through the Contact Person, and located in the State of Ohio

(D) Property Deeded To: (Required for ALL Properties)

Name: _____

Address: _____

Phone: _____ Email: _____

Notice: Once this Form is submitted to the Court, changes to the deed may only be made by Court Order

All of the information provided in this document is true and correct under penalties of perjury>

Sign: _____ Date: _____

Owner Name	LOUCKS JENNIFER D LOUCKS JENNIFER D	Prop. Class	R - Residential
		Land Use	510 - ONE-FAMILY DWLG ON PLA
Site Address	7220 SWEET MEADOW DR	Tax District	490 - COLUMBUS-CANAL WINCHE
		Sch. District	2502 - CANAL WINCHESTER LSD
		App Nbrhd	07503
Legal Descriptions	SWEET MEADOW DRIVE MEADOWS AT WINCHESTER SECTION 7 LOT 495	CAUV	N
		Owner Occ Cred.	Y
Mailing Address	7220 SWEET MEADOW DR CANAL WINCHESTER OH 43110	Annual Taxes	2,545.50
		Taxes Paid	1,272.75
Tax Bill Mailing	PNC MORTGAGE	Board of Revision	No
	3232 NEWMARK DR MIAMISBURG OH 45342-5421	CDQ	

	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
BASE	\$22,800	\$85,700	\$108,500	\$7,980	\$30,000	\$37,980
TIF	\$0	\$0	\$0	\$0	\$0	
Exempt	\$0	\$0	\$0	\$0	\$0	
Total	\$22,800	\$85,700	\$108,500	\$7,980	\$30,000	
CAUV	\$0					

Sales

Date	Grantor	Convey No.	Convey Typ	# Parcels	Sales Price
10/24/2001	LOUCKS JENNIFER D	24194	GW	1	150,600
07/02/2001	DOMINION HOMES INC	907221-M	QE	31	0
01/26/2001	LEHMAN ROAD ASSOCIATES	PB64 PG45-	PL	94	0

Land

Lot Type	Act Front	Eff Front	Eff Depth	Acres
F1-FRONT FOOT	50.00	50.00	125.00	.14

Site Characteristics

Property Status	Developed	Excess Frontage	No
Neighborhood	07503	Alley	No
Elevation	Street Level	Sidewalk	Yes
Terrain	Flat	Corner Lot	No
Street/Road	Paved	Wooded Lot	No
Traffic	Normal	Water Front	No
Irregular Shape	No	View	No

Building Data

Use Code	510 - ONE-FAM I	Rooms	5	Level 1	912
Style	CONVENTIONAL	Dining Rms	0	Level 2	360
Exterior Wall Typ	1-WD/ALUM/VIN'	Bedrms	3	Level 3+	
Year Built	2001	Family Rms		Attic	0
Year Remodeled		Full Baths	2	Fin. Area Above Grd	1272
Effective Year	2001	Half Baths	1	Fin. Area Below Grd	0
Stories	2.0	Basement	3/4 BASEMENT 1/4	Fin. Area	1272
Condition	AVERAGE	Unfin Area Sq Ft	CRAWL		
Attic	NO ATTIC	Rec Room Sq Ft			
Heat/AC	HEAT / CENTRAL				
Fixtures	10				
Wood Fire	0 / 0				
Garage Spaces	2				

Improvements

Type	Year Blt	Eff Year Blt	Condition	Size	Area
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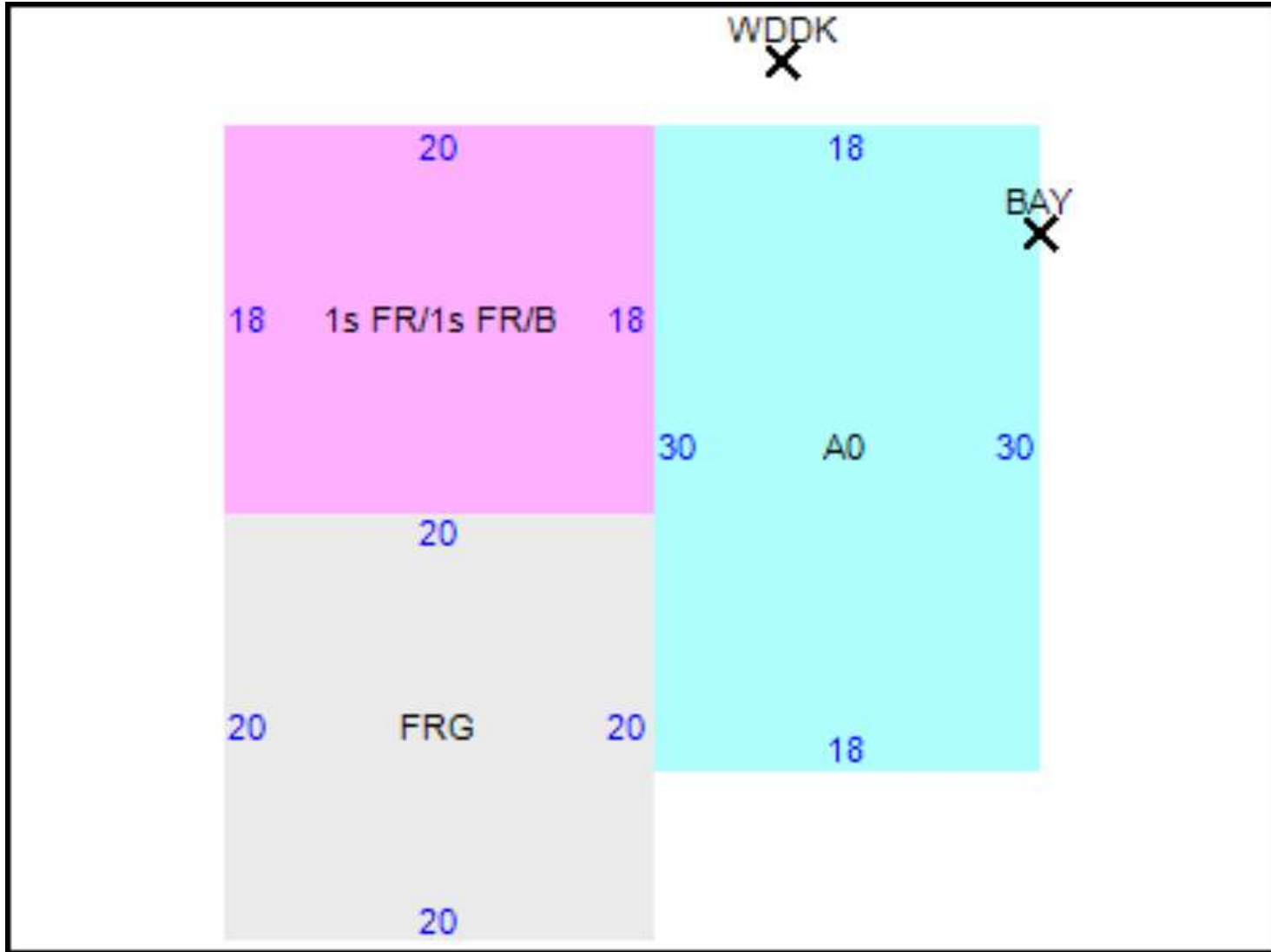
Permits

Date	Est. Cost	Description
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490-256627 05/20/2014





Sketch Legend

- 0 A0 540 Sq. Ft.
- 1 1s FR/1s FR/B - 32/10/10:UNF BASEMENT/ONE STORY FRAME/ONE STORY FRAME 360 Sq. Ft.
- 2 FRG - 15:FRAME GARAGE 400 Sq. Ft.
- 4 BAY - 18:FRAME BAY 12 Sq. Ft.
- 5 WDDK - 38:WOOD DECK 9 Sq. Ft.
- 3 MS - 43:MASONRY STOOP 20 Sq. Ft.

Tax Status

Property Class R - Residential
 Land Use 510 - ONE-FAMILY DWLG ON PLATTI
 Tax District 490 - COLUMBUS-CANAL WINCHEST
 Net Annual Tax 2,545.50
 Taxes Paid 1,272.75
 CDQ Year

Current Year Tax Rates

Full Rate 104.92
 Reduction Factor 0.269953
 Effective Rate 76.596596
 Non Business Rate 0.1
 Owner Occ. Rate 0.025

	Current Market Value			Taxable Value		
	Land	Improv	Total	Land	Improv	Total
BASE	\$22,800	\$85,700	\$108,500	\$7,980	\$30,000	\$37,980
TIF	\$0	\$0	\$0	\$0	\$0	\$0
Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$22,800	\$85,700	\$108,500	\$7,980	\$30,000	\$37,980
CAUV	\$0					

Tax Year Detail

	Annual	Adjustment	Payment	Total
Original Tax	3,984.86	0.00		
Reduction	-1,075.72	0.00		
Adjusted Tax	2,909.14	0.00		
Non-Business Credit	-290.92	0.00		
Owner Occupancy Credit	-72.72	0.00		
Homestead Credit	0.00	0.00		
Net Annual	2,545.50	0.00	1,272.75	1,272.75
Prior	0.00	0.00	0.00	0.00
Penalty	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00
SA	0.00	0.00	0.00	0.00
Total	2,545.50	0.00	1,272.75	1,272.75
1st Half	1,272.75	0.00	1,272.75	0.00
2nd Half	1,272.75	0.00	0.00	1,272.75
Future				

Special Assessment (SA) Detail

Annual	Adjustment	Payment	Total
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Payment History

Date	Tax Year	Bill Type	Amount
01/13/2017	2016	Tax	\$ 1,272.75
06/13/2016	2015	Tax	\$ 1,277.07
01/13/2016	2015	Tax	\$ 1,277.07
06/12/2015	2014	Tax	\$ 1,276.72
01/22/2015	2014	Tax	\$ 1,276.72

Tax Distribution

County	
General Fund	\$48.85
Children's Services	\$161.00
Alcohol, Drug, & Mental Health	\$72.91
MRDD	\$231.99
Metro Parks	\$24.85
Columbus Zoo	\$23.12
Senior Options	\$43.08
School District	\$1,692.15
School District (TIF)	\$.00
Township	\$.00
Township (TIF)	\$.00
Park District	\$.00
Vocational School	\$66.46
City / Village	\$88.06
City / Village (TIF)	\$.00
Library	\$93.03

BOR Case Status

Rental Contact

Owner / Contact Name
 Business Name
 Title
 Contact Address1
 Contact Address2
 City
 Zip Code
 Phone Number

Last Updated

CAUV Status

CAUV Status No
 CAUV Application Received No

**IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO**

**PNC BANK NATIONAL ASSOCIATION
Plaintiff**

vs.

**JENNIFER TOM, ET AL
Defendant**

Case No. 17CV103

Judge O'DONNELL

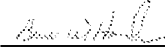
LAND APPRAISEMENT

We the undersigned disinterested freeholders and residents of the County of Franklin, State of Ohio, having been duly summoned and sworn by DALLAS L. BALDWIN, Sheriff of said County, to impartially appraise, upon actual view (when available), the land and tenements as described in the legal description contained in the Order of Sale filed herein on May 4th, 2017 and commonly known as

7220 SWEET MEADOW DRIVE CANAL WINCHESTER, OH 43110-0000 Parcel#: 490-256627

to be sold pursuant to an Order of Sale issued from The Court Of Common Pleas Of Said County, in the above entitled action, after actual view (when available) of said premises, estimate and affix the real value of the property in money to be \$144,000.00.

Given under oath 05/08/2017.

BRUCE HAMLER  _____

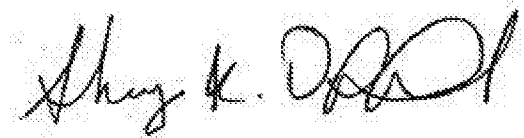
KATHERINE M. CHIPPS  _____

R. MICHAEL TAYLOR  _____

THE STATE OF OHIO, FRANKLIN COUNTY, ss.

I hereby certify that the above named appraisers are freeholders and residents of Franklin County, Ohio and were duly summoned and sworn by me to impartially appraise, upon actual view, the premises as described on the attachment to this document on 05/08/2017.

DALLAS L. BALDWIN, FRANKLIN COUNTY SHERIFF


By _____
Deputy

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO

<p>.....</p> <p>PNC Bank, National Association</p> <p style="text-align: center;">Plaintiff,</p> <p>vs.</p> <p>Jennifer Tom, AKA Jennifer D. Loucks, et al.</p> <p style="text-align: center;">Defendants.</p>		<p>Case No. 17CV000103</p> <p>Judge Colleen O'Donnell</p> <p><u>ORDER TO APPOINT PRIVATE SELLING OFFICER</u></p>
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This matter is before the Court on the Motion of Plaintiff, PNC Bank, National Association ("Plaintiff") to Appoint a Private Selling Officer pursuant to ORC § 2329.152. The Court finds the Motion to be well-taken and **GRANTS** Plaintiff's request.

Therefore, it is hereby **ORDERED, ADJUDGED** and **DECREEED**:

1. Richard F. Kruse is a resident of Ohio, a licensed auctioneer pursuant to ORC § 4707.01, *et. seq.*, and a licensed real estate broker or real estate salesperson pursuant to ORC § 4735.01, *et. seq.*
2. Plaintiff is authorized to use Richard F. Kruse as the Private Selling Officer ("PSO") for the purpose of conducting the sale of the real property commonly known as 7220 Sweet Meadow Drive, Canal Winchester, OH 43110 ("Property").
3. The PSO shall advertise the Property in a newspaper of general circulation for a minimum of three (3) consecutive weeks pursuant to O.R.C. §§ 2329.26-2329.27 and place the Property with the area Multiple Listing Service (MLS) if the PSO is a member of the area MLS. The PSO may perform additional advertisement related to the sale of

the Property, including, but not limited to, online advertisement, social media advertisement, and direct marketing to potential purchasers.

4. The PSO may sell the Property in accordance with the applicable sections of O.R.C. §§ 2329.01 to 2329.61.
5. The PSO shall engage the services of a duly licensed title agent or title company to provide title, escrow, and closing services related to the sale of the Property, which may also provide additional administrative services to the PSO.
6. The PSO shall not be required to provide or obtain an Agency Disclosure Statement and Residential Property Disclosure Form related to the sale of the Property.
7. The PSO shall execute a deed of conveyance to the purchaser (or purchaser's designee) of the Property and cause the deed to be recorded on behalf of the purchaser.
8. The Court finds the fee to be paid the PSO in the amount of \$750.00, plus actual costs incurred related to the advertisement of the Property, is reasonable for the services being provided by the PSO.
9. The PSO shall file with the court an itemized report that includes (1) the costs incurred for appraisal, publication, marketing, and any other expenses; (2) the fees charged by the title agent or title company for title, escrow, closing services, and administrative services, if applicable; and (3) the fees charged by the PSO related to the sale of the Property. The costs and fees contained in the report are to be taxed as costs to the case as set forth in O.R.C. § 2329.152.

IT IS SO ORDERED.

Judge Colleen O'Donnell
Common Pleas Judge

cc: Jennifer Tom, AKA Jennifer D. Loucks
John Doe, Name Unknown, the Unknown Spouse of Jennifer Tom, AKA Jennifer D. Loucks (if any)
PNC Bank, N.A. as successor by merger to National City Bank
PNC Bank, N.A. f/k/a National City Bank f/k/a National City Mortgage Co.
Franklin County Treasurer
Meadows at Winchester Homeowners Association, Inc.

Franklin County Court of Common Pleas

Date: 05-01-2017
Case Title: PNC BANK NATIONAL ASSOCIATION -VS- JENNIFER TOM ET AL
Case Number: 17CV000103
Type: ORDER

It Is So Ordered.

A handwritten signature in cursive script, "Colleen O'Donnell", is written over a circular, textured seal. The seal appears to be the official seal of the Franklin County Court of Common Pleas.

/s/ Judge Colleen O'Donnell

Court Disposition

Case Number: 17CV000103

Case Style: PNC BANK NATIONAL ASSOCIATION -VS- JENNIFER
TOM ET AL

Motion Tie Off Information:

1. Motion CMS Document Id: 17CV0001032017-03-1099970000
Document Title: 03-10-2017-MOTION - PLAINTIFF: PNC BANK
NATIONAL ASSOCIATION - MOTION TO APPOINT PRIVATE
SELLING OFFICE

Disposition: MOTION GRANTED

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO

.....
PNC Bank, National Association

Plaintiff,

vs.

Jennifer Tom, AKA Jennifer D. Loucks, et al.

Defendants.

Case No. 17CV000103

Judge COLLEEN O'DONNELL

PRELIMINARY JUDICIAL
REPORT

Attached hereto is a Preliminary Judicial Report regarding the above referenced case.

Respectfully submitted,

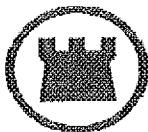
/s/ Kyle E. Timken

.....
Kyle E. Timken (0071381)
Melissa N. Hamble fka Melissa N. Meinhart
(0083909)
Angela D. Kirk (0075177)
Jacqueline M. Wirtz (0090268)
Michael E. Carleton (0083352)
David F. Hanson (0059580)
Matthew P. Curry (0078306)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: ket@manleydeas.com
Attorney for Plaintiff

REPORT NUMBER: 7215435-45679754

PRELIMINARY JUDICIAL REPORT

Issued by



Chicago Title Insurance Company

ORDER NO: 531088
Guaranteed Party Name: MANLEY DEAS
Guaranteed Party Address: 2323 W 5TH AVE STE 100
City, State, Zip Code: COLUMBUS, OH, 43204-4899

Pursuant to your request for a Preliminary Judicial Report (hereinafter "the Report") for use in judicial proceedings, Chicago Title Insurance Company hereby guarantees in an amount not to exceed \$82,568.48 that it has examined the public records in FRANKLIN County, Ohio as to the land described in Schedule A, that the record title to the land is at the date hereof vested in JENNIFER D. LOUCKS, UNMARRIED by instrument recorded in INSTRUMENT NO. 200110240244951 and free from all encumbrances, liens or defects of record except as shown in Schedule B.


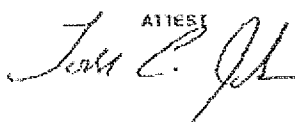
This is a guarantee of the record title only and is made for the use and benefit of the Guaranteed Party and the purchaser at judicial sale thereunder and is subject to the Exclusions from Coverage, the Exceptions contained in Schedule B and the Conditions and Stipulations contained herein.

This Report shall not be valid or binding until it has been signed by either an authorized agent or representative of the Company and Schedules A and B have been attached hereto

Effective Date 12/12/2016

Issued By: NationalLink
300 Corporate Center Drive, Suite 300
Moon Township, PA, 15108
888-422-7911
866-745-8942

CHICAGO TITLE INSURANCE COMPANY

By:  President
ATTEST  Secretary



Signed By: 
Kathleen Krol

**SCHEDULE A
DESCRIPTION OF LAND**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE CITY OF COLUMBUS:

BEING LOT NUMBER FOUR HUNDRED NINETY-FIVE (495), IN MEADOWS AT WINCHESTER SECTION 7, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 96, PAGES 45 AND 46, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

NOTE: THE LEGAL DESCRIPTION IS TAKEN FROM THE CURRENT DEED IN INSTRUMENT NO. 200110240244951, RECORDED 10/24/2001. LEGAL IN FORECLOSING MORTGAGE IN INSTRUMENT NO. 201409030114832, RECORDED 09/03/2014, SHOWS "OF RECORDED IN PLAT BOOK 96" AND SHOULD BE "OF RECORD IN PLAT BOOK 96".

BEING THE SAME PROPERTY AS CONVEYED FROM DOMINION HOMES, INC., FKA BORROR CORPORATION, AN OHIO CORPORATION TO JENNIFER D. LOUCKS, UNMARRIED, AS DESCRIBED IN INSTRUMENT NO. 200110240244951, DATED 10/22/2001, RECORDED 10/24/2001 IN FRANKLIN COUNTY RECORDS.

TAX ID: # 490-256627-00

FOR INFORMATIONAL PURPOSES ONLY, PROPERTY ALSO KNOWN AS: 7220 SWEET MEADOW DR, CANALWINCHESTER, OH 43110-8392.

SCHEDULE B

The matters shown below are exceptions to this Preliminary Judicial Report and the company assumes no liability arising there from

- 1. 2016 1ST HALF Real Estate Taxes are Open in the amount of \$1,272.75 due 01/20/2017. Taxes accruing in the current year. Tax ID 490-256627-00. NOTE: CONTACT LOCAL TAX AUTHORITIES FOR EXACT AMOUNTS DUE, PRIOR TO LOANCLOSING.

ASSESSED VALUE:
 LAND \$7,980.00
 BUILDING \$30,000.00

- 2. 2016 2ND HALF Real Estate Taxes are Open in the amount of \$1,272.75 due 06/20/2017. Taxes accruing in the current year. Tax ID 490-256627-00. NOTE: CONTACT LOCAL TAX AUTHORITIES FOR EXACT AMOUNTS DUE, PRIOR TO LOANCLOSING.

ASSESSED VALUE:
 LAND \$7,980.00
 BUILDING \$30,000.00

- 3. Subject to Mortgage Dated 10/22/2001, Recorded 10/24/2001 in the office of the Recorder of FRANKLIN County, Ohio, in INSTRUMENT NO. 200110240245004, executed by JENNIFER D. LOUCKS, AN UNMARRIED WOMAN to DOMINION HOMES FINANCIAL SERVICES, LTD, which states that it secured a debt in the principal amount of \$119,770.00. Open Ended.

ASSIGNMENT FROM DOMINION HOMES FINANCIAL SERVICES, LTD TO NATIONAL CITY MORTGAGE CO., AS SET FORTH RECORDED 10/24/2001 IN INSTRUMENT NO. 200110240245006.

ASSIGNED TO'S ADDRESS: 3232 NEWMARK DRIVE, BLDG. 4, MIAMISBURG, OH 45342.

- 4. Subject to Mortgage Dated 02/25/2003, Recorded 03/11/2003 in the office of the Recorder of FRANKLIN County, Ohio, in INSTRUMENT NO. 200303110071859, executed by JENNIFER D. LOUCKS, UNMARRIED to NATIONAL CITY BANK, LENDER'S ADDRESS: 6750 MILLER ROAD, LOC. #7116, BRECKSVILLE, OHIO, which states that it secured a debt in the principal sum of \$12,300.00. Open Ended.

SUBORDINATION AGREEMENT IN INSTRUMENT NO. 201409030114835, RECORDED 09/03/2014, SUBORDINATES THE ABOVE MORTGAGE IN INSTRUMENT NO. 200303110071859 TO MORTGAGE IN INSTRUMENT NO. 201409030114832

5. Subject to Mortgage Dated 08/20/2014, Recorded 09/03/2014 in the office of the Recorder of FRANKLIN County, Ohio, in INSTRUMENT NO. 201409030114832, executed by JENNIFERTOM, AN UNMARRIEDWOMAN to PNCMORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION; LENDER'S ADDRESS: 3232 NEWMARK DRIVE, MIAMISBURG, OH 45342, which states that it secured a debt in the principal amount of \$85,125.00. Open Ended.
6. All limitations, covenants, conditions, restrictions, reservations, easements and other terms affecting Meadows at Winchester planned unit development as per declaration of covenants and restrictions as set forth in Instrument No. 199711250151434, recorded in FRANKLIN County Records.
7. Subject to all matters as set forth in Plat Book 96 Pages 45 and 46, in FRANKLIN County Records.
8. PROPERTY IS PART OF A PLANNED UNIT DEVELOPMENT KNOWN AS MEADOWS AT WINCHESTER WITH ASSESSMENTS BEING PAID TO MEADOWS AT WINCHESTER HOMEOWNERS' ASSOCIATION, INC. BY VIRTUE OF DECLARATION RECORDED 11/25/1997 IN INSTRUMENT NO. 199711250151434, AS AMENDED.
9. NOTE: NO PRIORDISMISSSED FORECLOSURES.
10. NOTE: VERIFICATION REQUIRED THAT ALL SUMS DUE AND PAYABLE PURSUANT TO DECLARATION RECORDED IN INSTRUMENT NO. 199711250151434 ARE PAID CURRENT/PAID IN FULL.
11. BANKRUPTCY SEARCH COMPLETED ON JENNIFER LOUCKS AND JENNIFER TOM, NO OPENCASES FOUND.

UPDATED BANKRUPTCY SEARCH COMPLETED ON JENNIFER LOUCKS AND JENNIFER TOM, NO OPENCASES FOUND.

12. MEADOWS AT WINCHESTER HOMEOWNERS' ASSOCIATION, INC., FILED 12/30/1998 AS ENTITY NO. 1052816, SECRETARY OF STATE, STATE OF OHIO.AGENT/REGISTRANT INFORMATION:

CHARLES T. WILLIMAS
2 MIRANOVA PLACE - #380
COLUMBUS, OH 43215

**CONDITIONS AND STIPULATIONS
OF THIS PRELIMINARY JUDICIAL REPORT**

1. Definition of Terms

“Guaranteed Party”: The party or parties named herein or the purchaser at judicial sale.

“Guaranteed Claimant”: Guaranteed Party claiming loss or damage hereunder.

“Land”: The land described specifically or by reference in Schedule A, and improvements affixed thereto, which by law constitute real property; provided however the term “land” does not include any property beyond the lines of the area specifically described or referred to in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, lanes, ways or waterways.

“Public Records”: Those records under state statute and, if a United States District Court resides in the county in which the Land is situated, the records of the clerk of the United States District Court, which impart constructive notice of matters relating to real property to purchasers for value without knowledge and which are required to be maintained in certain public offices in the county in which the land is situated.

2. Determination of Liability

This report together with any Final Judicial Report or any Supplement or Endorsement thereof, issued by the Company is the entire contract between the Guaranteed Party and the Company.

Any claim of monetary loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest guaranteed hereby or any action asserting such claim, shall be restricted to this Report.

3. Liability of Company

This Report is a guarantee of the record title of the Land only, as disclosed by an examination of the Public Records herein defined.

4. Notice of Claim to be given to Guaranteed Claimant

In case knowledge shall come to the Guaranteed Party of any lien, encumbrance, defect, or other claim of title guaranteed against and not excepted in this Report, whether in a legal proceeding or otherwise, the Guaranteed Party shall notify the Company within a reasonable time in writing and secure to the Company the right to oppose such proceeding or claim, or to remove said lien, encumbrance or defect at its own cost. Any action for the payment of any loss under this Report must be commenced within one year after the Guaranteed Party receives actual notice that they may be required to pay money or other compensation for a matter covered by this Report or actual notice someone claims an interest in the Land covered by this Report.

5. Extent of Liability

The liability of the Company shall in no case exceed in all the amount stated herein and shall in all cases be limited to the actual loss, including but not limited to attorneys fees and costs of defense, only of the Guaranteed Party. Any and all payments under this Report shall reduce the amount of this Report pro tanto and the Company's liability shall terminate when the total amount of the Report has been paid.

6. Options to Pay or Otherwise Settle Claims; Termination of Liability

The Company in its sole discretion shall have the following options:

- a. To pay or tender to the Guaranteed Claimant the amount of the Report or the balance remaining thereof, less any attorneys fees, costs or expenses paid by the Company to the date of tender. If this option is exercised, liability of the Company under this Report terminates including but not limited to any liability of attorneys fees, or any costs of defense or prosecution of any litigation.
- b. To pay or otherwise settle with other parties for or in the name of the Guaranteed Claimant any claims guaranteed by this Report.
- c. To continue, re-open or initiate any judicial proceeding in order to adjudicate any claim covered by this Report. The Company shall have the right to select counsel of its choice (subject to the right of the Guaranteed Claimant to object for reasonable cause) to represent the Guaranteed Claimant and will not pay the fees of any other counsel.
- d. To pay or tender to the Guaranteed Claimant the difference between the value of the estate or interest as guaranteed and the value of the estate or interest subject to the defect, lien or encumbrance guaranteed against by this Report.

7. Notices

All notices required to be given to the Company shall be given promptly and any statements in writing required to be furnished to the Company shall be addressed to Chicago Title Insurance Company.

EXCLUSIONS FROM COVERAGE

1. The Company assumes no liability under this Report for any loss, cost, or damage resulting from any physical condition of the Land.
2. The Company assumes no liability under this Report for any loss, cost, or damage resulting from any typographical, clerical or other errors in the Public Records.
3. The Company assumes no liability under the Report for matters affecting title subsequent to the date of this Report or the Final Judicial report or any supplement thereto.
4. The Company assumes no liability under this Report for the proper form or execution of any pleadings or other documents to be filed in any judicial proceedings.
5. The Company assumes no liability under this Report for any loss, cost, or damage resulting from the failure to complete service on any parties shown in Schedule B of the Preliminary Judicial Report and the Final Judicial Report or any Supplemental Report issued thereto.

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO

PNC Bank, National Association

Plaintiff,

vs.

Jennifer Tom, AKA Jennifer D. Loucks, et al.

Defendants.

Case No. 17CV000103

Judge Colleen O'Donnell

NOTICE OF FILING FINAL
JUDICIAL REPORT

Now comes Plaintiff with its Notice of Filing Final Judicial Report. Attached hereto is the Final Judicial Report.

Respectfully submitted,

/s/ Kyle E. Timken

Kyle E. Timken (0071381)
Melissa N. Hamble fka Melissa N. Meinhart
(0083909)
Angela D. Kirk (0075177)
Jacqueline M. Wirtz (0090268)
Michael E. Carleton (0083352)
Matthew P. Curry (0078306)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-222-4921
Fax: 614-220-5613
Email: ket@manleydeas.com
Attorney for Plaintiff

FINAL JUDICIAL REPORT

Issued by

CHICAGO TITLE INSURANCE COMPANY

Report Number: 7215435-45679754

An examination of the record title from the Effective Date of the Preliminary Judicial Report, any supplemental judicial report or Final Judicial Report dated 12/12/2016, ORDER NO. 531088 has been made to the date hereof and the Company finds the following matters of record:

1. 2016 1ST HALF Real Estate Taxes are Paid in the amount of \$1,272.75. Taxes accruing in the current year. Tax ID 490-256627-00.

ASSESSED VALUE:
 LAND \$7,980.00
 BUILDING \$30,000.00

2. 2016 2ND HALF Real Estate Taxes are Open in the amount of \$1,272.75 due 06/20/2017. Taxes accruing in the current year. Tax ID 490-256627-00.

ASSESSED VALUE:
 LAND \$7,980.00
 BUILDING \$30,000.00

3. COMPLAINT FOR FORECLOSURE WITH COUNT FOR REFORMATION recorded 01/04/2017 reflecting that suit entitled, PNC BANK, NATIONAL ASSOCIATION vs. JENNIFER TOM AKA JENNIFER D. LOUCKS, under Case of Docket No. 17CV000103 and any claims or rights that may be reflected by, or judgments or orders rendered pursuant to, the Notice or suit.
 NOTE: Upon recordation of properly drafted and executed foreclosure conveyance instrument, the preceding item will be omitted from final policy, subject to redemption rights of the owner, or any other entity.

4. BANKRUPTCY SEARCH COMPLETED ON JENNIFER LOUCKS AND JENNIFER TOM, NO OPEN CASES FOUND.

UPDATED BANKRUPTCY SEARCH COMPLETED ON JENNIFER LOUCKS AND JENNIFER TOM, NO OPEN CASES FOUND.

UPDATED BANKRUPTCY SEARCH COMPLETED ON JENNIFER LOUCKS AND JENNIFER TOM, NONE FOUND

A review of the proceedings in Case No. 17CV000103, COMMON PLEAS Court, FRANKLIN County, Ohio has been made and the Company finds no record in said proceedings of service completed on the following parties:

NONE

This examination is made for the use and benefit of the Guaranteed Party to said proceedings and the purchaser at judicial sale thereunder and is further subject to the Exclusions from coverage, the Exceptions contained in Schedule B and the Conditions and Stipulations of the Preliminary Judicial Report and any supplements related hereto.



Kathleen Krol

Effective Date 02/23/2017





Case Information Online

Case Subject To

Home

Last Name:

First Name:

Middle Init:

Court: All

Case: 17

CV 000103

Search

Advanced Search

Print Details

CIVIL CASE DETAIL

Previous Case

Next Case

CASE NUMBER
17 CV 000103

TYPE of CASE
FORECLOSURES

STATUS
ACTIVE

DATE FILED
01/04/2017

JUDGE
COLLEEN O'DONNELL

COURTROOM
COURTROOM 4F
345 SOUTH HIGH STREET
4TH FLOOR
COLUMBUS, OH 43215

PLAINTIFF(S)

Name
 PNC BANK NATIONAL ASSOCIATION

Attorney
JACQUELINE WRTZ

DEFENDANT(S)

Name
 JENNIFER TOM
 MEADOWS WINCHESTER HOMEOWNERS ASSOCIATION
 FRANKLIN COUNTY TREASURER
 PNC BANK NA
 PNC BANK NA
 JOHN DOE UNKNOWN SPOUSE JENNIFER TOM

Attorney
 NO ATTORNEY ON RECORD
 NO ATTORNEY ON RECORD
 NO ATTORNEY ON RECORD
 NO ATTORNEY ON RECORD
 NO ATTORNEY ON RECORD
 NO ATTORNEY ON RECORD

CASE SCHEDULE

Date	Description
01/04/17	CASE FILED
*****	INITIAL STATUS CONFERENCE
05/24/17	INITIAL JOINT DISCLOSURE OF ALL WITNESSES
07/19/17	SUPPLEMENTAL JOINT DISCLOSURE OF ALL WITNESSES
08/02/17	TRIAL CONFIRMATION DATE
10/11/17	DISPOSITIVE MOTIONS
10/25/17	DISCOVERY CUT-OFF
12/08/17	DECISIONS ON MOTIONS
*****	FINAL PRE-TRIAL CONFERENCE/ORDER (OR BOTH)
01/16/18	TRIAL ASSIGNMENT

DOCKET

Show All Descriptions

Select Docket Category

All

Date	Description	Image	File	Page	Pages
<input checked="" type="checkbox"/> 02/03/17	ORIGINAL COPY OF FAILURE OF SERVICE NOTICE FILED				
<input checked="" type="checkbox"/> 02/03/17	SERVICE FAILED - CERTIFIED				
<input checked="" type="checkbox"/> 01/24/17	ORIGINAL COPY OF FAILURE OF SERVICE NOTICE FILED		E2674	M57	1
<input checked="" type="checkbox"/> 01/24/17	SERVICE FAILED - CERTIFIED				
<input checked="" type="checkbox"/> 01/24/17	SERVICE COMPLETE - CERTIFIED MAIL		E2668	H70	1
<input checked="" type="checkbox"/> 01/24/17	SERVICE COMPLETE - CERTIFIED MAIL		E2668	H50	1
<input checked="" type="checkbox"/> 01/24/17	SERVICE COMPLETE - CERTIFIED MAIL		E2668	H49	1
<input checked="" type="checkbox"/> 01/24/17	SERVICE COMPLETE - CERTIFIED MAIL		E2668	H48	1
<input checked="" type="checkbox"/> 01/24/17	SERVICE COMPLETE - CERTIFIED MAIL		E2668	H47	1
<input checked="" type="checkbox"/> 01/19/17	CASE MANAGEMENT ORDER		0D416	G28	3
<input checked="" type="checkbox"/> 01/11/17	ORIGINAL COPY OF FAILURE OF SERVICE NOTICE FILED				
<input checked="" type="checkbox"/> 01/11/17	SERVICE COMPLETE - PROCESS SERVER		0D403	B32	1
<input checked="" type="checkbox"/> 01/11/17	SERVICE FAILED - PROCESS SERVER		0D403	B31	1
<input checked="" type="checkbox"/> 01/11/17	SERVICE COMPLETE - PROCESS SERVER		0D403	B30	1
<input checked="" type="checkbox"/> 01/08/17	SUMMONS ISSUED		E2661	C14	1
<input checked="" type="checkbox"/> 01/06/17	SUMMONS ISSUED		E2661	C13	1
<input checked="" type="checkbox"/> 01/06/17	SUMMONS ISSUED		E2661	C12	1
<input checked="" type="checkbox"/> 01/06/17	SUMMONS ISSUED		E2661	C11	1
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<input checked="" type="checkbox"/> 01/06/17	SUMMONS ISSUED		E2661	C08	1
<input checked="" type="checkbox"/> 01/06/17	SUMMONS ISSUED		E2661	C07	1
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<input checked="" type="checkbox"/> 01/06/17	SUMMONS ISSUED		E2661	C05	1
<input checked="" type="checkbox"/> 01/06/17	PROOF OF SERVICE ISSUED - CERTIFIED MAIL		E2659	Z56	1
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<input checked="" type="checkbox"/> 01/06/17	SUMMONS ISSUED		E2661	D07	1

Date	Description	Code	Amount	Count
01/06/17	SUMMONS ISSUED	E2661	D06	1
01/06/17	PROOF OF SERVICE ISSUED - PROCESS SERVER	E2661	C60	1
01/06/17	PROOF OF SERVICE ISSUED - PROCESS SERVER	E2661	C79	1
01/06/17	COMMITMENT FOR TITLE INSURANCE	00396	J96	8
01/05/17	SECURITY DEPOSIT RECEIVED		00	
01/05/17	APPLIED - DEPOSIT FOR COSTS		00	
01/05/17	APPLIED - E-FILEING CHARGE		00	
01/05/17	APPLIED - SPECIALTY DOCKET FUND		00	
01/05/17	APPLIED - LEGAL AID		00	
01/05/17	APPLIED - COURT COMPUTERIZATION		00	
01/05/17	APPLIED - COMPUTERIZED RESEARCH LEGAL FEES		00	
01/05/17	APPLIED - DAILY REPORTER		00	
01/05/17	APPLIED - CLERK		00	
01/04/17	EXHIBITS	00396	G61	4
01/04/17	REQUEST FOR SERVICE - CERTIFIED MAIL	00396	G59	2
01/04/17	REQUEST FOR SERVICE - CERTIFIED MAIL	00396	G59	2
01/04/17	REQUEST FOR SERVICE - CERTIFIED MAIL	00396	G59	2
01/04/17	REQUEST FOR SERVICE - CERTIFIED MAIL	00396	G59	2
01/04/17	REQUEST FOR SERVICE - CERTIFIED MAIL	00396	G59	2
01/04/17	REQUEST FOR SERVICE - CERTIFIED MAIL	00396	G59	2
01/04/17	REQUEST FOR SERVICE - CERTIFIED MAIL	00396	G59	2
01/04/17	REQUEST FOR SERVICE - CERTIFIED MAIL	00396	G59	2
01/04/17	REQUEST FOR SERVICE - CERTIFIED MAIL	00396	G59	2
01/04/17	REQUEST FOR SERVICE - PROCESS SERVER	00396	G58	1
01/04/17	REQUEST FOR SERVICE - PROCESS SERVER	00396	G58	1
01/04/17	REQUEST FOR SERVICE - PROCESS SERVER	00396	G58	1
01/04/17	COMPLAINT FILED	00396	G27	31
01/04/17	APPEARANCE FILED			
01/04/17	APPEARANCE FILED			
01/04/17	APPEARANCE FILED			
01/04/17	APPEARANCE FILED			
01/04/17	APPEARANCE FILED			
01/04/17	APPEARANCE FILED			
01/04/17	APPEARANCE FILED			
01/04/17	CLERKS ORIGINAL CASE SCHEDULE FILED	00396	G65	1
01/04/17	JUDGE ASSIGNED - ORIGINAL			
01/04/17	HEARING/EVENT SCHEDULED			

CERTIFICATE OF SERVICE

The undersigned hereby certifies that a copy of the foregoing Notice of Filing Final Judicial Report was sent to the following by ordinary U.S. Mail, postage prepaid, on the date indicated below:

Jennifer Tom, AKA Jennifer D. Loucks, 7220 Sweet Meadow Drive, Canal Winchester, OH 43110

John Doe, Name Unknown, the Unknown Spouse of Jennifer Tom, AKA Jennifer D. Loucks (if any), 7220 Sweet Meadow Drive, Canal Winchester, OH 43110

PNC Bank, N.A. as successor by merger to National City Bank, c/o Corporation Service Company, as Registered Agent, 50 West Broad Street, Suite 1330, Columbus, OH 43215

PNC Bank, N.A. f/k/a National City Bank f/k/a National City Mortgage Co., c/o Corporation Service Company, as Registered Agent, 50 West Broad Street, Suite 1330, Columbus, OH 43215

Franklin County Treasurer, 373 South High Street, 17th Floor, Columbus, OH 43215

Meadows at Winchester Homeowners Association, Inc., c/o Charles T. Williams, as Registered Agent, 2 Miranova Place, Suite 380, Columbus, OH 43215

/s/ Kyle E. Timken

Kyle E. Timken
Melissa N. Hamble fka Melissa N. Meinhart
Angela D. Kirk
Jacqueline M. Wirtz
Michael E. Carleton
Matthew P. Curry

March 10, 2017

Dated