

CLERK COMMON
PLEAS COURT
LICKING CO. OHIO

Case No. 2021 CV 00611

2022 JAN 18 AM 9:19

**ORDER OF SALE
FOR PRIVATE SELLING OFFICER**

OLIVIA C. PARKINSON
CLERK

REVISED CODE, SECS. 2329.08, .17 TO.53

The State of Ohio, Licking County, Court of Common Pleas

To the Private Selling Officer :

WHEREAS, at the 2021 Session of the Court of Common Pleas held at The Court House in and for said County, FREEDOM MORTGAGE CORPORATION obtained a judgment and decree IN REM against CHRISTIE CRAWFORD for the sum of NINETY SEVEN THOUSAND TWO HUNDRED NINETY FOUR AND 95/100 Dollars, and costs of suit, in Case No. 2021 CV 00611

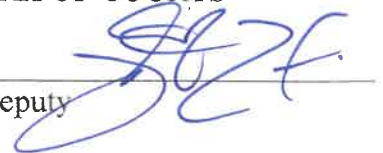
WHEREAS, it was then and there by said Court ordered, adjudged and decreed that the said AS-AFORESAID Within 3 days from the 10TH day of NOVEMBER, 2021 pay unto the said as-aforsaid the said sum of AS-AFORESAID Dollars, with interest at 4.25%, per annum/centum/diem from 1ST day of JANUARY, 2021 and costs aforesaid; and, upon default to pay the same, that an order of sale issue to the Private Selling Officer, commanding the officer to proceed, according to the statutes regulating judgments and executions at law, to sell the real estate described in the Plaintiff's Petition.

WHEREAS, the 3 days aforesaid have fully expired and the said judgment 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 (see attached legal description), situated in State of Ohio, County of Licking and VILLAGE OF BUCKEYE LAKE for the sum of AS-AFORESAID Dollars, Judgment with the said interest thereon, and costs aforesaid; and that you also pay the costs of this writ, and all increase 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.

WITNESS my hand and the seal of said Court, January 18, 2022

OLIVIA C. PARKINSON
CLERK OF COURTS

By _____
Deputy



ORDER OF SALE RETURN
Revised Code Secs 311.13., 2335.31

The State of Ohio, Licking County:

Received this Order of Sale on _____, at ____ o'clock ____ M., _____, 20____

And in obedience to its command, three disinterested freeholders, residents of said County, who were duly sworn to impartially appraise the lands and tenements therein descried, upon actual view; and afterward, on _____ said appraisers returned to me, under their hands, that they did upon view of the premises estimate and appraise the real value in money of the same at _____ Dollars.

A certified copy of said appraisal was deposited in the office of the Clerk of the Court of Common Pleas of said County.

And on _____, I caused to be advertised in the Advocate, a newspaper printed and published and of general circulation in Licking County said lands and tenements to be sold at public sale on _____, at _____, o'clock ____ M., of said day.

And having advertised the said lands and tenements once a week, on the same day for three consecutive weeks before the day of sale and in pursuance of said notice I did on _____, at the time and place abovementioned, 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 aforesaid, being the highest bidder thereof, I then and there publicly sold and struck off said lands and tenements to _____ for said as-aforesaid sum.

Private Selling Officer

FEES

Total fees _____

CASE NO. 2021 CV 00611

COURT OF COMMON PLEAS, LICKING COUNTY, OHIO

FREEDOM MORTGAGE CORPORATION, PLAINTIFF

VS.

CHRISTIE CRAWFORD, ET AL., DEFENDANTS

F21-37729

RE: Landowners Russell J. Dunn
Licking County Common Pleas Case No. 2021CV00611

Property Description:

Situated in the State of Ohio, County of Licking, and in the Village of Buckeye Lake and bounded and described as follows:

Being Lot Number 110 and Lot Number 112 of the Replat of John H. Myer's Revised Cottage Allotment as recorded and filed in Volume 13, Page 235, of the Plat Records of the Licking County Recorder's Office.

Property Address: 159 Myers Avenue, Buckeye Lake, OH 43008

PPN#: 074-340326-00.000

Prior Deed Reference: Instrument No. 201308200021408 recorded on August 20, 2013

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	BS
DATE:	8/9/21

CLERK COMMON PLEAS COURT LICKING COUNTY OHIO

2022 JAN 18 AM 8:30

OLYVIA C. HARRISON CLERK

F21-37729

JJE/pss

January 11, 2022

IN THE COURT OF COMMON PLEAS LICKING COUNTY, OHIO

Freedom Mortgage Corporation)
Plaintiff) Case No. 2021CV00611
-vs-) Judge W. David Branstool
Christie Crawford, et al.) PRAECIPE FOR ORDER OF SALE
Defendants) TO BE CONDUCTED BY PRIVATE
SELLING OFFICER

Within three (3) Business days of the filing of this Praecipe, the undersigned respectfully request the clerk to issue an Order of Sale to Cynthia A. Schillig, as Private Selling Officer, with instructions to advertise and sell the real property which is the subject of the above captioned case, being described as follows (Premises)

Street Address: 159 Myers Avenue, Buckeye Lake, OH 43008

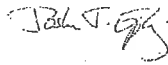
Parcel Number: 074-34326-00.000

Legal Description: See Exhibit A attached hereto.

This Praecipe is pursuant to the Judgment Entry and Decree of Foreclosure filed November 10, 2021 and the Order Authorizing Cynthia A. Schillig as Private Selling Officer to Sell Real Property at Auction filed January 6, 2022 copies of which are attached hereto as Exhibit B and Exhibit C, respectively.

The undersigned respectfully requests the clerk to issue an Order of Sale to the Private Selling Officer, Cynthia A. Schillig by email at Cynthia@SchilligEstatesAndAuctions.com, or by fax at unavailable, Address: 175 S. Third Street, Suite 100, Columbus, OH 43215.

Respectfully submitted,



REIMER LAW CO.

Joshua J. Epling (Reg. #0079568)
Douglas A. Haessig (Reg. #0079200)
Attorneys for Plaintiff
P.O. Box 39696
30455 Solon Road
Solon, OH 44139
Phone: (440) 600-5500, Ext. 111
Fax: 440-600-5582
Email: jepling@reimerlaw.com

F21-37729

RE: Landowners Russell J. Dunn
Licking County Common Pleas Case No. 2021CV00611

Property Description:

Situated in the State of Ohio, County of Licking, and in the Village of Buckeye Lake and bounded and described as follows:

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Property Address: 159 Myers Avenue, Buckeye Lake, OH 43008

PPN#: 074-340326-00.000

Prior Deed Reference: Instrument No. 201308200021408 recorded on August 20, 2013

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	BS
DATE:	8/9/21



LICKING COUNTY SHERIFF RANDY THORP

Property Description Approval Form

Court Case No.	2021CV00611
Property Address:	159 Myers Avenue, Buckeye Lake, OH 43008
Plaintiff:	Freedom Mortgage Corporation
Defendant:	Russell J. Dunn
Submitted by:	Reimer Law Co.
Attorney & I.D. #	Douglas A. Haessig #0079200
Attorney Phone #	440-600-5500, Ext. 111
Contact Person:	Amy Kline
Contact Phone	440-600-5500

The attached legal description has been reviewed by the Tax Map Dept. of the 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) 670-5265

This document along with the "stamped approval" 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 County Auditor's Office, 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: _____

The document information must be corrected and resubmitted for approval

CLERK COMMON
PLEAS COURT
LICKING CO. OHIO

F21-37729

JJE/jev

2021 NOV 10 AM 10:11

October 12, 2021

OLIVIA C. PARKINSON
CLERK

IN THE COURT OF COMMON PLEAS
LICKING COUNTY, OHIO

Freedom Mortgage Corporation)	CASE NO. 2021CV00611
)	
Plaintiff)	JUDGE W. David Branstool
)	
-vs-)	
)	JUDGMENT ENTRY
Christie Crawford, et al.)	(In Rem)
)	
Defendants)	
)	

~~THIS CAUSE was submitted to the Court and heard upon the~~
Complaint for Foreclosure of the Plaintiff, the Answer of
Defendant, Treasurer of Licking County, and the pleadings.

The Court finds that all necessary parties have been served
with summons according to laws and are properly before the Court;
that the Defendants, Christie Crawford, Unknown Spouse, if any, of
Christie Crawford, and The Unknown Heirs at Law or Under the Will,
if any, of Russell J. Dunn, Deceased, are in default of Answer or
other pleading and thereby confess the allegations of the Complaint
to be true, and said Defendants are forever barred from asserting
any right, title or interest in and to the hereinafter described
premises.

IN COMPLIANCE WITH CIVIL RULE 58, IT IS VERIFIED
THAT COPIES HAVE BEEN SENT TO PARTIES AND/OR
THEIR ATTORNEY OF RECORD IN A MANNER
PRESCRIBED BY CIVIL RULE 5(B) ON THIS 12
DAY OF Nov, 2021

MacKenzie Motta

The Court finds that there is due the Treasurer of Licking County, Ohio, taxes, accrued taxes, assessments, interest, and penalties on the premises hereinafter described, as shown on the County Treasurer's tax duplicate, the exact amount being unascertainable at the present time, but which amount will be ascertainable in accordance with Ohio Revised Code Section 323.47; which are a valid and subsisting first lien thereon for that amount so owing.

The Court finds on the evidence adduced that there is due the Plaintiff on the promissory note set forth in the First Count of the Complaint, the sum of \$97,294.95, plus interest at 4.25% per annum from January 1, 2021.

The Court further finds that in order to secure the payment of the promissory note aforesaid, the Original Mortgagor, Russell J. Dunn, unmarried, executed and delivered to Mortgage Electronic Registration Systems, Inc. as nominee for LoanDepot.com, LLC, a Limited Liability Company a certain mortgage deed as in the Second Count of said Complaint described, thereby conveying to it the following described premises:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

Said premises also known as 159 Myers Avenue,
Buckeye Lake, OH 43008

PP# 074-34326-00.000

That said mortgage was duly filed with the Recorder of Licking County on February 23, 2018, and was by him thereafter recorded As Instrument No.: 201802230003571 of the Mortgage Records of said County, and thereby became and is a valid first mortgage lien upon said premises, subject only to the lien of the Treasurer for taxes; that said mortgage deed was assigned from Mortgage Electronic Registration Systems, Inc. as nominee for LoanDepot.com, LLC, a Limited Liability Company to Freedom Mortgage Corporation, recorded as Instrument Number 202106180018511; that said conditions in the mortgage deed have been broken, and the same has become absolute and the Plaintiff is entitled to have the equity of redemption and dower of all the Defendants, in and to the said premises foreclosed.

Plaintiff has and will from time to time advance sums for taxes, insurance and property protection. The Plaintiff has the first and best lien for these amounts in addition to the amount set forth above. The Court makes no finding as to the amounts of the advances and continues same until the confirmation of sale.

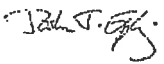
It is therefore ORDERED, ADJUDGED, AND DECREED that unless the sums hereinabove found due, together with the costs of this action, be fully paid within three (3) days from the date of the entry of this decree, that equity of redemption and dower of all the Defendants, in and to said premises shall be foreclosed, and said premises sold, and that the Plaintiff may issue an order of

sale, and sell said premises as upon execution and according to law, free and clear of the interest of all parties to this action.



W. David Branstool, JUDGE

APPROVED BY:

Signature: 
Email: jepling@reimerlaw.com

REIMER LAW CO.
Joshua J. Epling (0079568)
Peter L. Mehler (0075283)
P.O. Box 39696
30455 Solon Road
Solon, OH 44139
Phone: (440) 600-5500
Fax: (440) 600-5520
Email: jepling@reimerlaw.com

SUBMITTED
Austin A. Lecklider #0082554
Attorney for Defendant
Treasurer of Licking County

The Clerk of Courts is hereby ORDERED
to serve a copy of the Judgement Entry
upon all parties or counsel.

Exhibit A

RE: Landowners Russell J. Dunn
Licking County Common Pleas Case No. 2021CV00611

Property Description:

Situated in the State of Ohio, County of Licking, and in the Village of Buckeye Lake and bounded and described as follows:

Being Lot Number 110 and Lot Number 112 of the Replat of John H. Myer's Revised Cottage Allotment as recorded and filed in Volume 13, Page 235, of the Plat Records of the Licking County Recorder's Office.

Property Address: 159 Myers Avenue, Buckeye Lake, OH 43008

PPN#: 074-340326-00.000

Prior Deed Reference: Instrument No. 201308200021408 recorded on August 20, 2019

PRE-APPROVAL LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY: [Signature]	BS
DATE:	8/9/21

CLERK COMMON
PLEAS COURT
LICKING CO. OHIO

2022 JAN -6 AM 9:11

OLIVIA C. PARKINSON
CLERK

F21-37729

JJE/mkl

December 27, 2021

IN THE COURT OF COMMON PLEAS
LICKING COUNTY, OHIO

Freedom Mortgage Corporation

Plaintiff

vs.

Christie Crawford, et al.

Defendants

) Case No. 2021 CV 00611

) Judge W. David Branstool

) ORDER

This matter came on for consideration on the Plaintiff's Motion for an order authorizing Cynthia A. Schillig, of Xome, as Private Selling Officer, to sell the real property described in Exhibit "A" attached hereto (the "Property") at public auction. The Court finds said Motion well taken and is hereby granted.

The Clerk of Courts is hereby ORDERED
to serve a copy of the Judgement Entry
upon all parties or counsel.

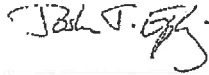
Therefore, it is hereby ordered that Cynthia A. Schillig is appointed as Private Selling Officer to sell the Property at public auction in accordance with the Private Selling Officer's terms attached hereto as Exhibit "B," and in accordance with Ohio Revised Code Chapter 2329.

IT IS SO ORDERED.



Judge W. David Branstool

Submitted by:



Joshua J. Epling # 0079568
Reimer Law Co.
P.O. Box 39696
30455 Solon Road
Solon, OH 44139
Phone: (440) 600-5500
Fax: (440) 600-5520
jepling@reimerlaw.com

Exhibit "A"

RE: Landowners Russell J. Dunn
Licking County Common Pleas Case No. 2021CV00611

Property Description:

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PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	BS
DATE:	8/9/21

CLERK COMMON PLEAS COURT LICKING COUNTY OHIO

2022 JAN 18 AM 8:31

OLIVIA C. HARRISON CLERK

F21-37729

JJE/pss

January 11, 2022

IN THE COURT OF COMMON PLEAS LICKING COUNTY, OHIO

Freedom Mortgage Corporation)
Plaintiff) Case No. 2021CV00611
-vs-) Judge W. David Branstool
Christie Crawford, et al.) ORDER OF SALE TO BE
Defendants) CONDUCTED BY PRIVATE SELLING OFFICER

To Cynthia A. Schillig, of Xome, as Private Selling Officer

(PSO):

Whereas, in the Court of Common Pleas of Licking, Ohio, on November 10, 2021, Plaintiff, Freedom Mortgage Corporation, obtained a judgment and decree against Russell Dunn for the sum of Ninety-Seven Thousand Two Hundred Ninety-Four and 95/100 (\$97,294.95) plus interest thereon at the rate of 4.25% per annum from January 1, 2021 and costs of suit, in Case no. 2021CV00611.

And whereas, it was then and there by said Court ordered, adjudged and decreed that the said, within THREE (3) Days from the November 10, 2021, pay unto the said Freedom Mortgage

Corporation, the said sum of Ninety-Seven Thousand Two Hundred Ninety-Four and 95/100 (\$97,294.95) plus interest thereon at the rate of 4.25% per annum from January 1, 2021 and costs aforesaid; and upon default to pay the same, that an order of sale issue to the Private Selling Officer, commanding him to proceed according to the statutes regulating judgment and executions at law, to advertise and sell the real estate described in the Plaintiff's petition, etc.

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, to proceed without delay to advertise and sell, according to the statutes regulating judgment and executions at law, the following described lands and tenements, situate in Licking County, Ohio, to-wit:

(SEE ATTACHED EXHIBIT A)

to make the sum of Ninety-Seven Thousand Two Hundred Ninety-Four and 95/100 (\$97294.95) (plus interest thereon at the rate of 4.25% per annum from January 1, 2021), 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.

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

and the seal of said Court, at _____, Ohio,
this _____ day of _____ 20____.

By: _____

DEPUTY

F21-37729

RE: Landowners Russell J. Dunn
Licking County Common Pleas Case No. 2021CV00611

Property Description:

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PPN#: 074-340326-00.000

Prior Deed Reference: Instrument No. 201308200021408 recorded on August 20, 2013

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY:	BS
DATE:	8/9/21



LICKING COUNTY SHERIFF RANDY THORP

Property Description Approval Form

Court Case No.	2021CV00611
Property Address:	159 Myers Avenue, Buckeye Lake, OH 43008
Plaintiff:	Freedom Mortgage Corporation
Defendant:	Russell J. Dunn
Submitted by:	Reimer Law Co.
Attorney & I.D. #	Douglas A. Haessig #0079200
Attorney Phone #	440-600-5500, Ext. 111
Contact Person:	Amy Kline
Contact Phone	440-600-5500

The attached legal description has been reviewed by the Tax Map Dept. of the 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) 670-5285

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***** Internal Use Only *****

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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: _____

The document information must be corrected and resubmitted for approval

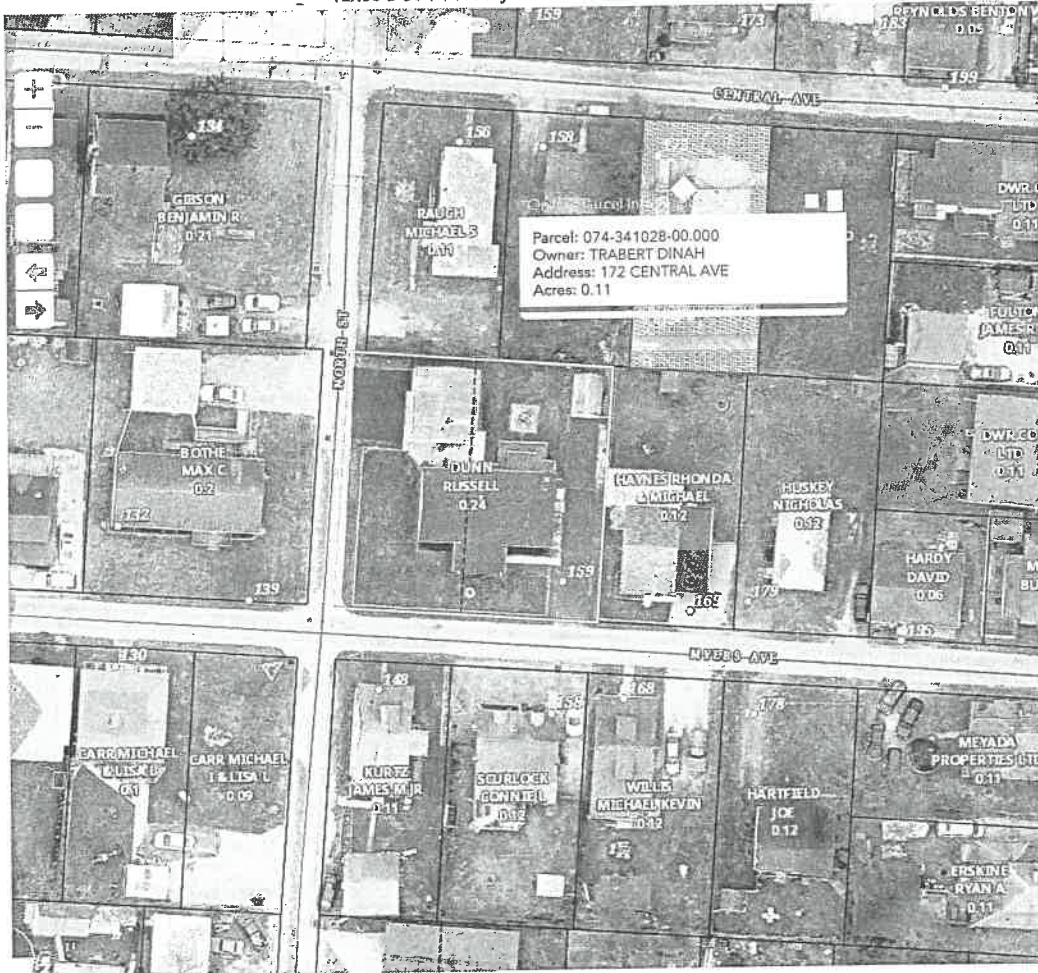
Michael L. Smith, Auditor
Roy Van Atta, Treasurer

- Taxes Due February 16th
- BOR
- CAUV
- Dog License
- Downloads
- Forms
- GIS
- Homestead
- Taxes
- Other

Map

- BOR
- Card
- CAUV
- Documents
- Land
- Map
- Parcel
- Pictometry
- Sketch
- Street View
- Structures
- Taxes
- Transfers
- Values

Help
Login



Search by:
Owner

Search for:

Trouble Searching?

074-340326-00.000
DUNN RUSSELL
159 MYERS AVE
BUCKEYE LAKE, OH
43008

Acres: 0.24
LOT 110, 112 MYERS

Land: \$28,500
Improv: \$102,100
Total: \$130,600

Transfer Date: 06/05/2019
Amount: \$0
Conveyance: 11111
Valid Sale: No

Homestead: No
Owner Occ: Yes

Foreclosure: Yes
Certified Delq: No
On Contract: No
Bankruptcy: No
Tax Lien: No

CLERK CANTON
 PLEAS COURT
 LICKING COUNTY OHIO
 2022 JAN 18 AM 8:32
 CLERK