

**COPY**

PRAECIPE FOR ORDER OF SALE

MONROE COUNTY OHIO  
FILED

2022 JUL -5 AM 11:23

COMMON PLEAS COURT OF MONROE COUNTY

JULIE R. ROSE  
CLERK OF COURTS

JPMorgan Chase Bank, National Association, Plaintiff

-vs-

JEROMY DUVALL A/K/A JEROMY N. DUVALL, et al. Defendants

Case No.: CVE2021-076

Judge: JULIE R. SELMON

Our File: 21-039581 FC01

To Clerk of Common Pleas Court, Monroe County

Please issue a Praecipe for Order of Sale to Cynthia Schillig, Private Selling Officer, by mail at 175 S. Third Street, Suite 100, Columbus, OH 43215, by email at [Cynthia@schilligestatesandauctions.com](mailto:Cynthia@schilligestatesandauctions.com), or by fax at \*, directing him to advertise and then sell the property located at 52269 West Drive, Beallsville, OH 43716.

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ORDER OF SALE PARCEL NUMBER:270040160000

Advertise

Respectfully Submitted,



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LOGS Legal Group LLP  
Katherine D. Carpenter (0096867)  
4805 Montgomery Road, Suite 320  
Norwood, OH 45212  
Phone: (513) 396-8100  
Fax: (847) 627-8805  
Email: [kacarpenter@logs.com](mailto:kacarpenter@logs.com)

**MONROE COUNTY COMMON PLEAS COURT**

The State of Ohio, County of Monroe County Clerk of Courts

Jpmorgan Chase Bank, N A  
Plaintiff

**ORDER OF SALE**

VS

July 5, 2022

Duvall, Jeromy

Case # CVE 2021-076

To the Private Selling Officer, Cynthia Schilling:

Whereas, at a term of the Common Pleas Court, held at the Courthouse in and for said County,  
On ,June 8, 2022 , **JPMorgan Chase Bank, National Association, 1600 South Douglass Rd., Suite 200, Anaheim, CA 92806**

obtained a judgment and decree against

**Jeromy N. Duvall, et al, 52269 West Drive, Beallsville, OH 43716**

for the sum of \$80,645.84 Dollars , and for the sum of approximately "See Case for Costs" in case # CVE 2021-076.

And, Whereas, it was then and there by said Court Ordered, Adjudged and Decreed that said , within 3 days of , pay unto the said the sum of \$80,645.84 Dollars, with interest at 4.375 percent from January 1, 2020 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 judgments and executions at law, to sell the real estate described in the Plaintiff's petition, etc (description attached)

And Whereas, the 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, that you proceed without delay to appraise, advertise and sell, according to the statutes regulating judgments and executions at law, the following described lands and tenements, situated in Monroe County, Ohio to wit:

\*\*\*\*\*See Attached Copy of Property Description \*\*\*\*\*

to make the sum of 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 signature as Clerk of our said Court of Common Pleas, and the seal of said Court , on July 5, 2022.

**Beth Ann Rose**  
Monroe County Clerk of Courts

By \_\_\_\_\_  
Deputy



RETURN

THE STATE OF OHIO, \_\_\_\_\_ COUNTY.

Fees	Amount
Service and Return .....	\$ _____
Mileage.....	\$ _____
Admin Oath .....	\$ _____
Copies for Adv.....	\$ _____
Poundage .....	\$ _____
Levy .....	\$ _____
	TOTAL \$ _____
Appraiser Fee .....	\$ _____
Printer Fees .....	\$ _____

I received this order of Sale on the \_\_\_\_\_ day of \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and in obedience to its command I did, on the \_\_\_\_\_ day of \_\_\_\_\_, summon \_\_\_\_\_, three disinterested free-holders, residents of said county, who were by me duly sworn to impartially appraise the lands and tenements therein described, upon actual view; and afterward, on the \_\_\_\_\_ day of \_\_\_\_\_

said appraisers returned to me, under their hands, that they did upon actual view of the premises, estimate and appraise the real value of the same at \_\_\_\_\_ Dollars.

A certified copy of said appraisal I forthwith deposited in the office of the Clerk of the Court of Common Pleas of said County. And on the \_\_\_\_\_ day of \_\_\_\_\_, I caused to be advertised in the \_\_\_\_\_ ( a newspaper printed and published and of general circulation in Monroe County) said lands and tenements to be sold at public sale at the East Door of the Courthouse of said county, on the \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. of said day. And having advertised the said lands and tenements for more than thirty days previous to the day of sale, to wit: \_\_\_\_\_ consecutive weeks, on the same day of the week in each week, and in pursuance of said notice I did on said \_\_\_\_\_ day of \_\_\_\_\_, at the time and place above mentioned, 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 value being \_\_\_\_\_ than two-thirds of the appraised value thereof, and said \_\_\_\_\_ being the highest and best bidder therefore, I then and there publicly sold and struck off said lands and tenements to \_\_\_\_\_ for said sum of \_\_\_\_\_ Dollars.

By \_\_\_\_\_

Attorney:  
 Katherine D. Carpenter, Esq.  
 4805 Montgomery rd., Norwood, OH 45212  
 513-396-8100

**PROPERTY DESCRIPTION APPROVAL FORM**

Parcel #	270040160000	Case No.	CVE2021-076
Defendant:	JEROMY DUVALL A/K/A JEROMY N. DUVALL, et al.		
Property Address	52269 West Drive, Beallsville, OH 43716		
Submitted By:	LOGS Legal Group LLP		
Attorney & I.D. #	Katherine D. Carpenter (0096867)		
Attorney's Phone #:	(513) 396-8100		
Contact Person:	Support Department		
Contact Phone #:	(513) 396-8100		

The attached legal description has been reviewed by the Monroe 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.

Hand lettered documents may be rejected if the document is not legible or will not reproduce to department/office 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 \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**This document information must be corrected and resubmitted for approval**

PREAPPROVAL ONLY



**LEGAL DESCRIPTION**

SITUATED IN THE COUNTY OF MONROE IN THE STATE OF OHIO AND IN THE TOWNSHIP OF SUNSBURY:

AND KNOWN AS AND BEING LOT NO. 13 OF BLOCK D IN THE VILLAGE OF WILSON, AS SET FORTH ON THE RECORDED PLAT THEREFO, BEING IN VOLUME 3, PAGE 1 OF THE PLAT RECORDS OF MONROE COUNTY, OHIO.

Parcel # 270040160000

Property Address: 52269 West Drive, Beallsville, OH 43716

Prior Deed Reference: Vol. 171, Page 841

Prior Owner(s): Jeromy Duvall a/k/a Jeromy N. Duvall

Case No. CVE2021-076

1011

Printed for: Thomas Title Agency - 01/2

GENERAL WARRANTY DEED, Statutory Form No. 72-S (Reprinted 9/2006)



Anderson's Legal Forms from Louisiana™ Multistate®  
To order, Call 800-823-1877 or Fax 800-844-0172

# General Warranty Deed\*

KNOW ALL MEN BY THESE PRESENTS, That we, Anthony W. Patch and Liza Patch,

husband and wife, the Grantors <sup>1</sup>, of Monroe County, Ohio

for valuable consideration paid, grant(s) with general warranty covenants, to

Jeremy N. Duvall

, whose tax-mailing address is

52269 West Drive, Beallsville, OH 43716

the following REAL PROPERTY: Situated in the County of Monroe in the State of Ohio and in the Township of Sunbury; and known as and being Lot No. 13 of Block D in the Village of Wilson, as set forth on the recorded plat thereof, being in Volume 3, Page 1 of the Plat Records of Monroe County, Ohio.

EXCEPTING AND RESERVING all coal and mining rights heretofore sold and conveyed.

EXCEPTING ALSO, all easements, rights-of-way, restrictions and reservations of record. SUBJECT to all zoning regulations.

PARCEL NO: 27-004016

Prior Instrument Reference: Volume 135 Page 411 of the Deed Records of Monroe County, Ohio.

~~Executed on this 30 day of May 2008~~

EXECUTED this 30 day of May, 2008 (Year).<sup>2</sup>

Return to:  
Eagle Title Agency  
249 E. Main St.  
St. Clairsville, OH 43980



Anthony W. Patch  
Liza Patch

STATE OF OHIO )

SS:

COUNTY OF BELMONT )

Volume 171 Page 841

BE IT REMEMBERED, That on this 30 day of May, 2008 (Year) before me, the subscriber, a Notary Public, and for said state, personally came, Anthony W. Patch and Liza Patch, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed. IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on the day and year last aforesaid.



JOHN O. MARFO  
Notary Public, State of Ohio  
My Commission Expires  
9-12-2015

[Signature]  
Notary Public

This instrument was prepared by Attorney William E. Chaney, Barnesville, OH 43713

- 1 Name of Grantor(s) and marital status.
- 2 Description of land or interest therein, and encumbrances, reservations, and exceptions, taxes and assessments, if any.
- 3 Delete whichever does not apply.
- 4 Execution in accordance with Chapter 5301 Ohio Revised Code.

Auditor's and Recorder's Stamps

\* See Sections 5302.05 and 5302.06 Ohio Revised Code.

Transferred No. 149  
Date 3-08 Sec. 319.202 Completed With  
Pandora J. Neuhart, Monroe Co. Auditor  
By DHS Fee \$1.50, MH 255.00

841

Volume 171 Page 842

049641

TO

FROM

General Warrant  
Fred

Official Records  
MONROE CO. RECORD OF  
VOL. 171 PAGE 841

RECEIVED

08 JUN -3 PM 3:17

RECORDED June 3, 2008  
MARTHA LOISE ELLIOT

RECORDER FEE \$28.00