

SMG/KS
20-00992
05/10/2021

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO
Civil Division

BANKUNITED N.A.
Plaintiff

- vs -

UNKNOWN HEIRS, ASSIGNS, LEGATEES
AND DEVISEES OF THELMA
PENDERGRASS, DECEASED, ET AL
Defendants

: CASE NO. 20CV006782
:
:
: JUDGE MARK SERROTT
:
:
: PRAECIPE FOR ORDER OF SALE
:
:

To the Clerk of Courts: Please issue an Order of Sale to Cynthia Schillig, at 175 South Third St., Suite 100, Columbus, OH 43215, the court authorized Private Selling Officer ("PSO"), returnable according to law, directing the PSO to advertise, and sell the following property:

Street Address: 2289 Grasmere Avenue, Columbus, OH 43211

Parcel Number: 010-075140-00

Legal Description: See "Exhibit A" attached hereto.

Pursuant to the Judgment Entry and Decree of Foreclosure filed May 4, 2021, in the above referenced case. A copy of the time-stamped Decree of Foreclosure is attached.

Submitted by,
Sandhu Law Group, LLC



David T. Brady (0073127)
Suzanne M. Godenswager (0086422) *vsmg*
Austin B. Barnes III (0052130)
Mark M. Schonhut (0093698)
Jeffrey A. Panehal (0090293)
1213 Prospect Avenue, Suite 300
Cleveland, OH 44115
216-373-1001
216-373-1002
sgodenswager@sandhu-law.com
Attorney for Plaintiff

PROPERTY DESCRIPTION APPROVAL FORM Franklin COUNTY

CASE NO:	20CV006782
PROPERTY ADDRESS(ES):	2289 Grasmere Avenue, Columbus, OH 43211
PLAINTIFF:	BankUnited N.A.
DEFENDANT:	Unknown Heirs, Assigns, Legatees and Devisees of Thelma Pendergrass, deceased
SUBMITTED BY:	Sandhu Law Group, LLC
ATTORNEY & ID#	Suzanne M. Godenswager (0086422)
ATTORNEY'S PHONE:	216-373-5541
CONTACT PERSON:	Kaitlyn Green
CONTACT PHONE:	216-373-1001

The attached legal description has been reviewed by the County Auditor's Office and 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.

This document along with the "stamped approved" original legal description must be attached to the Order of Sale when filed with the Franklin 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 and 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:

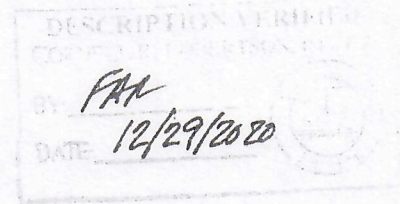
The document information must be corrected and resubmitted for approval.

LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF FRANKLIN, STATE OF OHIO AND IN THE CITY OF COLUMBUS: BEING LOT NUMBER THREE HUNDRED SEVENTY-SEVEN (377) OF GRASMERE GARDENS ADDITION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF. OF RECORD IN PLAT BOOK 15, PAGE 2, RECORDER'S FRANKLIN COUNTY, OHIO.

PERMANENT PARCEL NO.: 01007514000
PREMISES COMMONLY KNOWN AS: 2289 GRASMERE AVENUE,
COLUMBUS, OH 43211
PRIOR DEED REFERENCE: INSTRUMENT NO. 201604220049855

*Acc of
(010)
75140*



MSS/BS
20-00992
03/15/2021

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO
Civil Division

BANKUNITED N.A.
Plaintiff

: CASE NO. 20CV006782

- vs -

: JUDGE MARK SERROTT

UNKNOWN HEIRS, ASSIGNS, LEGATEES
AND DEVISEES OF THELMA
PENDERGRASS, DECEASED, ET AL
Defendants

: JUDGMENT ENTRY AND
: FORECLOSURE DECREE

THIS DAY this cause came on to be heard, and there being no exceptions thereto, the Court confirms the same, and the findings therein are approved as the findings of the Court.

THIS CAUSE was submitted to the Court, and heard upon the Complaint of Plaintiff, the Answer of Defendant Harold James Pendergrass, Plaintiff's Motion for Default Judgment, Plaintiff's Motion for Summary Judgment, and the evidence.

The Court finds that all necessary parties have been properly served with summons, according to law, and are properly before the Court.

The Court further finds that Defendants Unknown Heirs, Assigns, Legatees and Devisees of Thelma Pendergrass, deceased, Maggie Mae Collins, Donald Doe, Name Unknown, Unknown Spouse if any of Dorothy Lee Pendergrass, Linda Doe, Name Unknown, Unknown Spouse if any of Harold James Pendergrass, Lisa Doe, Name Unknown, Unknown Spouse if any of Lawrence Frazier Pendergrass, James Doe, Name Unknown, Unknown Spouse if any of Madeline Milligan, John Doe, Name Unknown, Unknown Spouse if any of Maggie Mae Collins, John

Doe, Name Unknown, Unknown Spouse if any of Thelma Pendergrass, Madeline Milligan, Dorothy Lee Pendergrass, Lawrence Frazier Pendergrass, Sharon Pendergrass, and Gloria Pendergrass are in default of Answer or other pleading, and thereby confess the allegations of the Complaint to be true, therefore, the aforementioned Defendants are forever barred from asserting any right, title, or interest in and to the hereinafter described premises.

There is due the Franklin County Treasurer, taxes, accrued taxes, assessments, and penalties on the premises described herein including: (1) taxes, assessments, interest, and penalties, the lien for which attaches before the date of sale but that are not yet determined, assessed and levied for the year that includes the date of sale, apportioned pro rata to the part of that year that precedes the date of sale, and (2) all other taxes, assessments, penalties, and interest which attached for a prior tax year but have not been paid on or before the date of the judicial sale. The exact amount of said taxes, accrued taxes, assessments, and penalties are unascertainable at this time, but will be determined at the time of the sale of said premises for which amount the Franklin County Treasurer has a good and valid lien.

The Court finds that Plaintiff has moved for summary judgment, that there are no genuine issues of material fact, and that Plaintiff is entitled to judgment as a matter of law. Plaintiff's motion for summary judgment is sustained.

The Court finds on the evidence adduced that there is due to Plaintiff on the promissory note set forth in the First Count of the Complaint (the "Note" the sum of **\$18,591.84** plus interest at 7.7500% per annum from April 1, 2020, for which judgment is hereby rendered in favor of Plaintiff, *in rem*).

In addition, Plaintiff may have advanced or may advance during the pendency of this action sums for the payment of taxes, hazard insurance premiums and protection of the property described herein, the total amount of which is undetermined at the present time, but which amount will be ascertainable at the time of the judicial sale, which amount may be added to the first mortgage lien of plaintiff. The Court reserves for further order a determination of the exact, if any, amount due Plaintiff for said advances.

The Court further finds that in order to secure the payment of the Note, Thelma Pendergrass, deceased, and James E. Milligan, deceased, executed and delivered a certain mortgage deed set forth in the Second Count of the Complaint (the "Mortgage"), thereby conveying to Broadview Mortgage Company the following described premises (the "Premises"):

See Legal Description attached marked Exhibit "A"

The Premises are also known as 2289 Grasmere Avenue, Columbus, OH 43211

Tax Parcel Number 010-075140-00

That the Mortgage was duly filed with the Recorder of Franklin County on April 22, 1998, and was thereafter recorded as Instrument No. 199804220096037 of the Mortgage Records of Franklin County, and assigned unto the Plaintiff on October 13, 2020, and recorded on October 16, 2020, as Instrument No. 202010160160753, and thereby became and is a valid first mortgage lien upon said premises, subject only to the lien of the Treasurer for taxes. The Court further finds that the conditions in the Mortgage have been broken and the same has become absolute and Plaintiff is entitled to have the equity of redemption and dower of all Defendants in and to the Premises foreclosed.

The Court further finds that there is no just reason for delay in entering the judgment herein.

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, the equity of redemption and dower of all Defendant's in and to the Premises shall be foreclosed, and the Premises sold; that only upon the issuance of a Praecipe for Order of Sale by Plaintiff's attorney, shall an order of sale thereafter issue to the Sheriff of Franklin County, directing him to appraise, advertise in a paper of general circulation within the County, and sell the Premises as upon execution and according to law, free and clear of the interest of all parties to this action. If the court authorizes a private selling officer to sell the real estate, then the sale must proceed in accordance with R.C. §2329.152.

If this is a residential property and the property remains unsold after the first auction, then a second auction shall be held and the property shall be sold to the highest bidder without regard to the minimum bid requirement in §2329.20 of the Revised Code. This auction shall be held no earlier than seven days and not later than thirty days after the first auction.

If there is a bidder at the second or subsequent sales, the judgment creditor and the first lien holder have the right to redeem the property within fourteen days of the sale, by paying the purchase price to the Clerk of Court. Upon timely payment, the court will proceed as described in R.C. §2329.31 with the redeeming party considered the successful purchaser at sale.

In the event an order of sale is returned by the selling officer unexecuted, subsequent orders of sale shall issue in accord with appraisal instructions contained in the Praecipe for those sales.

And the Court coming now to distribute the proceeds of said sale, it is ordered that the Sheriff or private selling officer out of the funds in his hands pay:

First: To the Clerk of Courts, the costs of this action, including to Plaintiff for the Judicial Report filed herein, which sum is taxed as costs.

Second: **IF THE PLAINTIFF IS THE PURCHASER AND HAS ELECTED TO FORGO THE PAYMENT FROM THE SALE PROCEEDS OF CERTAIN TAXES AS PROVIDED IN R.C. §323.47(B):**

To the Treasurer of Franklin County, Ohio, taxes, accrued taxes, assessments, and penalties on the premises hereinafter described, as shown on the County Treasurer's tax duplicate;

OTHERWISE:

To the Franklin County Treasurer, taxes, assessments, interest, and penalties, the lien for which attaches before the date of sale but that are not yet determined, assessed and levied for the year that includes the date of sale, apportioned pro rata to the part of that year that precedes the date of sale, and all other taxes, assessments, penalties, and interest which attached for a prior tax year but have not been paid on or before the date of sale.

Third: To Plaintiff, **\$18,591.84** plus interest at 7.7500% per annum from April 1, 2020, together with advances for taxes, insurance and monies otherwise expended, plus costs.

Fourth: If the Sheriff sells the property, the balance, if any, to be held by the Sheriff, pending further order. If a private selling officer sells the property, the balance, if any, to the Clerk of Courts to be held pending further order.

It is further ORDERED, ADJUDGED, AND DECREED that there may be due to the Plaintiff sums advanced by it under the terms of the Note and Mortgage to pay real estate taxes, hazard insurance premiums, and property protection.

It is further ORDERED, ADJUDGED, AND DECREED that after the sale has been completed, a deed will be conveyed to the purchaser and that a Writ of Possession of the Property shall be issued.

It is therefore ORDERED, ADJUDGED, AND DECREED that since Plaintiff is the first and best lien holder, should it be the successful bidder at the Sale, the deposit required is hereby waived; Plaintiff lien holder shall not be required to make a deposit at the time of sale, but shall pay all costs, taxes, and assessments upon presentment of a statement from the Franklin County Sheriff. Also, in the event Plaintiff is the successful bidder at the Sheriff's Sale, the amount of the deposits made herein by Plaintiff and the costs of the Preliminary Judicial Report shall be deducted from the total amount of court costs otherwise payable herein.

Record is hereby ordered.

Judge Serrott

Submitted by,

/s/ Suzanne M. Godenswager

David T. Brady (0073127)
Suzanne M. Godenswager (0086422)
Austin B. Barnes III (0052130)
Mark M. Schonhut (0093698)
Jeffrey A. Panehal (0090293)
SANDHU LAW GROUP, LLC
1213 Prospect Avenue, Suite 300
Cleveland, OH 44115
216-373-1001
216-373-1002
sgodenswager@sandhu-law.com
Attorneys for Plaintiff

**INSTRUCTIONS TO THE CLERK: THIS IS A FINAL APPEALABLE ORDER.
Pursuant to Civ.R.58(B), Please serve upon all parties not in default for failure to
appear notice of Judgment and its date of entry upon the Journal.**

EXHIBIT A

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

BEING LOT NUMBER THREE HUNDRED SEVENTY-SEVEN (377) OF GRASMERE GARDENS ADDITION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 15, PAGE 2, RECORDER'S FRANKLIN COUNTY, OHIO.

Permanent Parcel No.: 01007514000

Premises commonly known as: 2289 Grasmere Avenue, Columbus, OH 43211

CERTIFICATE OF SERVICE

A copy of the foregoing was sent by regular U.S. Mail on this 16 day of March, 2021, to the following:

Unknown Heirs, Assigns, Legatees and
Devises of Thelma Pendergrass, deceased
Address Unknown

Madeline Milligan
2295 Grasmere Avenue
Columbus, OH 43211

James Doe, Name Unknown, Unknown
Spouse if any of Madeline Milligan
2295 Grasmere Avenue
Columbus, OH 43211

Dorothy Lee Pendergrass
2969 Gerbert Road
Columbus, OH 43224

Donald Doe, Name Unknown, Unknown
Spouse if any of Dorothy Lee Pendergrass
2969 Gerbert Road
Columbus, OH 43224

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

John Doe, Name Unknown, Unknown
Spouse if any of Maggie Mae Collins
422 Mayfair Boulevard
Columbus, OH 43211

Maggie Mae Collins
422 Mayfair Boulevard
Columbus, OH 43211

Harold James Pendergrass
4841 Shafter Avenue
Oakland, CA 94609

Gloria Pendergrass
4841 Shafter Avenue
Oakland, CA 94609

Linda Doe, Name Unknown, Unknown
Spouse if any of Harold James Pendergrass
4841 Shafter Avenue
Oakland, CA 94609

Lawrence Frazier Pendergrass
5038 Godown Road
Columbus, OH 43220

Sharon Pendergrass
5038 Godown Road
Columbus, OH 43220

Lisa Doe, Name Unknown, Unknown
Spouse if any of Lawrence Frazier
Pendergrass
5038 Godown Road
Columbus, OH 43220

John Doe, Name Unknown, Unknown
Spouse if any of Thelma Pendergrass
Address Unknown

/s/ Suzanne M. Godenswager
David T. Brady (0073127)
Suzanne M. Godenswager (0086422)
Austin B. Barnes III (0052130)
Mark M. Schonhut (0093698)
Jeffrey A. Panehal (0090293)
Attorneys for Plaintiff

Franklin County Court of Common Pleas

Date: 05-04-2021
Case Title: BANKUNITED NA -VS- UNKNOWN HEIRS OF THELMA
PENDERGRASS ET AL
Case Number: 20CV006782
Type: DECREE OF FORECLOSURE

It Is So Ordered.

The image shows a handwritten signature in black ink that reads "Mark A. Serrott". The signature is written over a circular official seal. The seal contains the text "FRANKLIN COUNTY COURT OF COMMON PLEAS" around the perimeter and "1803" at the bottom. The signature is written in a cursive style.

/s/ Judge Mark A. Serrott

Court Disposition

Case Number: 20CV006782

Case Style: BANKUNITED NA -VS- UNKNOWN HEIRS OF THELMA
PENDERGRASS ET AL

Case Terminated: 12 - Default

Final Appealable Order: Yes

Motion Tie Off Information:

1. Motion CMS Document Id: 20CV0067822021-03-1599970000
Document Title: 03-15-2021-MOTION FOR DEFAULT JUDGMENT
- PLAINTIFF: BANKUNITED NA
Disposition: MOTION GRANTED
2. Motion CMS Document Id: 20CV0067822021-03-1599980000
Document Title: 03-15-2021-MOTION FOR SUMMARY
JUDGMENT - PLAINTIFF: BANKUNITED NA
Disposition: MOTION GRANTED

SMG/KS
20-00992
05/06/2021

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO
Civil Division

BANKUNITED N.A.
Plaintiff

- vs -

**UNKNOWN HEIRS, ASSIGNS, LEGATEES
AND DEVISEES OF THELMA
PENDERGRASS, DECEASED, ET AL**
Defendants

: CASE NO. 20CV006782
:
: JUDGE MARK SERROTT
:
: ORDER APPOINTING PRIVATE
: SELLING OFFICER
:

This matter came to be heard on the Plaintiff's Motion at Appoint Private Selling Office under R.C. 2329.152. The Court finds said Motion well-taken and is hereby granted.

THEREFORE, IT IS HEREBY ORDERED that, Cynthia Schillig, whose address is 175 South Third St., Suite 100, Columbus, OH 43215, is hereby appointed as Private Selling Officer to sell the Property, described in attached Exhibit A, 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 Mark Serrott

Submitted by,
Sandhu Law Group, LLC

/s/ Suzanne M. Godenswager

David T. Brady (0073127)
Suzanne M. Godenswager (0086422)
Austin B. Barnes III (0052130)
Mark M. Schonhut (0093698)
Jeffrey A. Panehal (0090293)
SANDHU LAW GROUP, LLC
1213 Prospect Avenue, Suite 300
Cleveland, OH 44115
Telephone 216-373-1001
Fax 216-373-1002
Attorneys for Plaintiff

**Exhibit A
(legal)**

SITUATED IN THE COUNTY OF FRANKLIN, STATE OF OHIO AND IN THE CITY OF COLUMBUS: BEING LOT NUMBER THREE HUNDRED SEVENTY-SEVEN (377) OF GRASMERE GARDENS ADDITION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 15, PAGE 2, RECORDER'S FRANKLIN COUNTY, OHIO.

PERMANENT PARCEL NO.: 01007514000

PREMISES COMMONLY KNOWN AS: 2289 GRASMERE AVENUE, COLUMBUS, OH 43211

PRIOR DEED REFERENCE: INSTRUMENT NO. 201604220049855

Exhibit B

Schedule of Fees and Expenses

1. PSO will be paid directly by the judgment creditor. None of PSO's sale fees will be charged as court costs or assessed against the defendants in this matter. PSO is authorized to list its sale fee as \$0 on the report of sale filed in this case, regardless of any contractual payment received from the judgment creditor.
2. PSO will be reimbursed for the actual costs of the statutorily required legal advertisements for the sale.
3. Additional advertising costs of up to \$250 may be incurred upon consent of the judgment creditor.
4. In the event the auction is postponed, PSO shall re-schedule the auction as directed by judgment creditor's counsel at no additional cost.
5. In the event the auction is canceled, the PSO shall receive reimbursement of actual costs of the statutorily required legal advertisements and any additional advertising authorized by the judgment creditor.
6. PSO shall be entitled to retain and pay for a title agent as provided in R.C. 2329.152.

Franklin County Court of Common Pleas

Date: 05-07-2021
Case Title: BANKUNITED NA -VS- UNKNOWN HEIRS OF THELMA
PENDERGRASS ET AL
Case Number: 20CV006782
Type: ORDER

It Is So Ordered.



/s/ Judge Mark A. Serrott

Court Disposition

Case Number: 20CV006782

Case Style: BANKUNITED NA -VS- UNKNOWN HEIRS OF THELMA
PENDERGRASS ET AL

Motion Tie Off Information:

1. Motion CMS Document Id: 20CV0067822021-05-0799980000
Document Title: 05-07-2021-MOTION - PLAINTIFF: BANKUNITED
NA - PL MOTION TO APPOINT PRIVATE SELLING OFF
Disposition: MOTION GRANTED

CERTIFICATE OF SERVICE

A copy of the foregoing was sent by regular U.S. Mail on this 12 day of May

2021, to the following:

Unknown Heirs, Assigns, Legatees and
Devises of Thelma Pendergrass, deceased
Address Unknown

Madeline Milligan
2295 Grasmere Avenue
Columbus, OH 43211

James Doe, Name Unknown, Unknown
Spouse if any of Madeline Milligan
2295 Grasmere Avenue
Columbus, OH 43211

Dorothy Lee Pendergrass
2969 Gerbert Road
Columbus, OH 43224

Donald Doe, Name Unknown, Unknown
Spouse if any of Dorothy Lee Pendergrass
2969 Gerbert Road
Columbus, OH 43224

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

Linda Doe, Name Unknown, Unknown
Spouse if any of Harold James Pendergrass
4841 Shafter Avenue
Oakland, CA 94609

Lawrence Frazier Pendergrass
5038 Godown Road
Columbus, OH 43220

Cynthia Schillig
175 South Third St., Suite 100
Columbus, OH 43215
Private Selling Officer

John Doe, Name Unknown, Unknown
Spouse if any of Maggie Mae Collins
422 Mayfair Boulevard
Columbus, OH 43211

Maggie Mae Collins
422 Mayfair Boulevard
Columbus, OH 43211

Harold James Pendergrass
4841 Shafter Avenue
Oakland, CA 94609

Gloria Pendergrass
4841 Shafter Avenue
Oakland, CA 94609

Sharon Pendergrass
5038 Godown Road
Columbus, OH 43220

Lisa Doe, Name Unknown, Unknown
Spouse if any of Lawrence Frazier
Pendergrass
5038 Godown Road
Columbus, OH 43220

John Doe, Name Unknown, Unknown
Spouse if any of Thelma Pendergrass
Address Unknown



David T. Brady (0073127)
Suzanne M. Godenswager (0086422) *NSM*
Austin B. Barnes III (0052130)
Mark M. Schonhut (0093698)
Jeffrey A. Panehal (0090293)
Attorney for Plaintiff

ORDER OF SALE

BANKUNITED N.A.

CASE NO. 20CV006782

PLAINTIFF

-vs-

JUDGE MARK SERROTT

UNKNOWN HEIRS, ASSIGNS, LEGATEES
AND DEVISEES OF THELMA
PENDERGRASS, DECEASED

ACTION CODE NO. 6030

DEFENDANT

COMPLAINT FILED: October 16, 2020

THE STATE OF OHIO,) To Cynthia Schillig, Greetings:
Franklin County, ss)

WHEREAS, at a term of the Court of Common Pleas, held at Columbus in and for said County on the May 4, 2021 in this cause it was ordered, adjudged and decreed as follows, to wit:

That an order of sale is issued to the Private Selling Officer, directing him to sell as upon execution the following described premises to wit: See Attached Exhibit A, **WITH APPRAISAL**. To be sold for not less than two-thirds of the appraised value. A payment must be made by certified funds at the time of sale based on the appraised value. If the appraised value of the residential property is:

- ▲ Less than or equal to \$10,000.00, the deposit shall be \$2,000.00.
- ▲ Greater than \$10,000.00 but less than or equal to \$200,000.00, the deposit shall be \$5,000.00.
- ▲ Greater than 200,000.00, the deposit shall be \$10,000.00

The full balance is to be paid within 30 days from the date the confirmation is filed.

PARCEL NO. 010-075140-00 ADDRESS: 2289 Grasmere Avenue, Columbus, OH 43211

WE THEREFORE COMMAND YOU, That you proceed to carry out said order, judgment and decree into execution agreeable to the tenor thereof, and that you expose to sale the above described **Real Estate**, under the Statute regulating sales on Execution, and that you apply the proceeds of such sale in satisfaction of said judgment and decree, with cost and interest, as specified therein; and that you make report of your proceedings herein; to our Court of Common Pleas within sixty days from date hereof, and bring this order with you. And I certify under seal of this Court that the description of the property herein is correctly copied from the records on file I this office.

WITNESS my signature as Clerk of said Court of Common Pleas, and the seal of said Court

At Columbus, this _____ day of _____ 20 ____ A.D.

Maryellen O'Shaughnessy by _____, Deputy Clerk.

COC-CV-82 (Rev. 2-2001)