

**Land Appraisalment**

Revised Code, Sec. 2329.17

Southwest Stage Funding, LLC,

September 24

2024

VS.

Ronald J. Dunseith, et al.

**IN COMMON PLEAS COURT**of Highland County, Ohio

WHEREAS, the Sheriff of said County, having in his hands an Order of Sale, issued from the Court of Common Pleas of said County, on the 24th day of September, 2024, in a decree in favor of Southwest Stage Funding, LLC.

and against

Ronald J. Dunseith, et al.

commanding

said Sheriff to cause to be appraised, advertised and sold, the following described lands and tenements situate in

Union

Township, County of Highland and State of Ohio, to wit:

Situated in Union Township, Highland County, Ohio, being part of V.M.S. No. 4363 and being more particularly described as follows:

Beginning at a spike found in the centerline of Panhandle Road (C-8A) at the southeast corner of the 118.334 acres conveyed to Carl E. and Elmer W. Stegbauer, D.B. 283, Pg. 642 of the Deed Records of Highland County, Ohio; thence leaving Panhandle Road (C-8A) with the line of Carl E. and Elmer W. Stegbauer N. 5 deg. 40 min. 00 sec. E., 405.41 feet, passing a "Y" iron pin set at 25.00 feet, thence with a severance line S. 86 deg. 09 min. 25 sec. E., 215.00 feet to a 1/2" iron pin set, and S. 5 deg. 40 min. 00 sec. W., 405.41 feet, passing a 1/2" iron pin set at 380.41 feet, to a spike set in the centerline of Panhandle Road (C-8A); thence along the centerline of Panhandle Road (C-8A) N. 86 deg. 09 min. 25 sec. W., 215.00 feet to the point of beginning, containing 2.000 acres of land more or less, and subject to all other existing easements and rights-of-way of record.

The above description is subject to an easement for public highway and road purposes herein granted to the Highland County Board of Commissioners, said easement being a strip of land 40 in width, northerly and parallel to the centerline of Panhandle Road (C-8A) over the southerly portion of the above described 2.000 acres of land.

The above described real estate is part of the 36.229 acres conveyed to James David and Dorothy H. Gregory by Deed recorded in O.R. 54, Page 480 in the Office of the Recorder of Highland County, Ohio and is subject to the Highland County Regulations for Minor Subdivisions.

Bearings are based upon the record bearing (N. 5 deg. 40 min. 00 sec. E.) of an east line of the 118.334 acres conveyed by deed to Carl E. and Elmer W. Stegbauer as recorded in Deed Book 283, Page 642 of the Deeds Records of Highland County, Ohio.

Being the result of a field survey and plat dated April 21, 2003 made under the supervision of James B. Mitchell, Registered Surveyor No. 6692 in the State of Ohio.

The above description is the 4th division of a 76.763 acres contiguous tract of land and is subject to the provisions of the Highland County regulations for minor subdivisions.

PARCEL ID #: 40-09-000-135.01

3071 Panhandle Rd.  
Lynchburg, Ohio 45142

\*Location: \_\_\_\_\_ Side of \_\_\_\_\_ Road

Between \_\_\_\_\_ Road and \_\_\_\_\_ Road