

12488 00871

Transfer Fee: 5.00
 Conveyance Fee: 0.00
 Tax Total: 5.50

Convey number: 304546
 Deed number: 307530
 Instrument number: 12/16/2013
 Serial: 319,203, R.C.
 Serial: 322,02, R.C.
 Deedy Rhodes
 Hamilton County Auditor
 Sales amount: 0
 Permissive fee: 0.00

Wayne Coates
 Hamilton County Recorder
 Doc #: 13-0164402 T9
 Filed: 12/16/13 11:11
 Off.Rec.: 12488 00

SHERIFF'S DEED ON ORDER OF SALE
 (Forfeiture of Unredeemed Delinquent Land Tax Certificate)

To All Persons to Whom These Presents Shall Come, Greeting:

Whereas on November 23, 2011, Woods Cove, LLC, Plaintiff, filed its Complaint and then and thereby commenced a civil action in the Court of Common Pleas, Hamilton County, Ohio, against John A. Simon, and numbered on the Docket of said Court No. A1109344 praying among other things, for the sale of the property in said Complaint hereinafter described; 1032 Parkson Pl, Cincinnati, OH 45204-1742,

And, Whereas, such proceedings were had in said action, that by the consent and judgment of said Court, the said Woods Cove, LLC, was on April 30, 2012, awarded a judgment as to taxes against the said John A. Simon for the amount owed on the Tax Certificates with

And Whereas, it was then and there further ordered, adjudged and decreed by said Court, in said action, that Jim Neil, Sheriff of said County of Hamilton should cause the land and tenements in said Complaint and order mentioned and hereinafter described to be advertised and sold in the manner provided by law for the sale of real estate on execution, without appraisal

And Whereas, afterwards on May 31, 2013, in pursuance of the said order and judgment of said Court, and founded thereon, an Order of Sale issued from said Court, in said action directed to Jim Neil, Sheriff of Hamilton County, Ohio, commanding him to execute the said order and in all things to be governed by the provisions of the statute in such case made and provided of said order, with his proceedings thereon, he should make due return;