

MARYELLEN O'SHAUGHNESSY

FRANKLIN COUNTY CLERK OF COURTS
GENERAL DIVISION, COURT OF COMMON PLEAS

CASE TITLE: FREEDOM MORTGAGE CORPORATION -VS- JAMES
JACKSON JR ET AL

CASE NUMBER: 20CV007501

TO THE CLERK OF COURTS, YOU ARE INSTRUCTED TO MAKE:
CERTIFIED MAIL

DOCUMENTS TO BE SERVED:

PRAECIPE TO ISSUE ALIAS ORDER OF SALE Alias Praecipe for Order of Sale by privat...

EXHIBITS Judgment Entry

EXHIBITS Order for Private Selling Officer filed

PROPOSED DOCUMENTS TO BE SERVED:

UPON:

JAMES JACKSON, JR
1406 HAYWOOD ST
FAYETTEVILLE, NC 28312-0000

JAMES JACKSON, JR
285 EAST MARKISON AVENUE
COLUMBUS, OH 43207-0000

JAMES JACKSON, JR
1408 HAYWOOD STREET
FAYETTEVILLE, NC 28312-0000

CYNTHINA SCHILLIG
175 S THIRD STREET
COLUMBUS, OH 43215

JUVENILE CITATIONS ONLY:

HEARING TYPE:

__ Date already scheduled at : Courtroom:

Electronically Requested by:

Attorney for:

F20-35688

PLM/pss

February 1, 2022

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO

Freedom Mortgage Corporation)
) Case No. 20CV007501
Plaintiff)
) Judge David Young
-vs-)
) **ALIAS PRAECIPE FOR ORDER OF**
James Jackson Jr., et al.) **SALE WITHOUT APPRAISAL TO BE**
) **CONDUCTED BY PRIVATE SELLING**
Defendants) **OFFICER**

Within three (3) Business days of the filing of this Alias Praeipce, 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: 285 East Markison Avenue, Columbus, OH 43207

Parcel Number: 010-025546-00

Legal Description: See Exhibit A attached hereto.

This Alias Praeipce is pursuant to the Judgment Entry and Decree of Foreclosure filed June 30, 2021 and the Order Authorizing Cynthia A. Schillig as Private Selling Officer to

Sell Real Property at Auction filed July 28, 2021 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,

/s/ Peter L. Mehler 2-1-22

REIMER LAW CO.

Peter L. Mehler (Reg. #0075283)
Douglas A. Haessig (Reg. #0079200)
Attorneys for Plaintiff
P.O. Box 39696
30455 Solon Road
Solon, OH 44139
Phone: (440) 600-5500, Ext. 111
Email: pmehler@reimerlaw.com

F20-35688

RE: Landowners James Jackson Jr. and Patricia Jackson

Property Description:

Situated in the City of Columbus, County of Franklin, and State of Ohio:

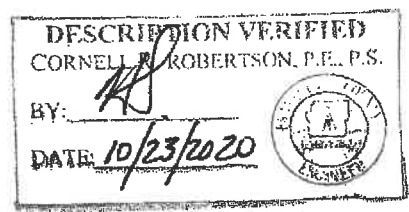
Being Lot Number Six (6) in Reinhard and Bliss' First Subdivision, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 5, Page 271, Recorder's Office, Franklin County, Ohio.

Property Address: 285 East Markison Avenue, Columbus, OH 43207

PPN#: 010-025546-00

Prior Deed Reference: Instrument No. 200612130247638 on December 13, 2006 and Microfiche 9676D04 on May 19, 1987

ALL OF
(010)
025546



* APPROVAL NOT NEEDED
STRAIGHT LOT TRANSFER

FRANKLIN COUNTY SHERIFF ZACHARY SCOTT
Property Description Approval Form

Court Case No.	
Property Address:	285 East Markison Avenue, Columbus, OH 43207
Plaintiff:	Freedom Mortgage Corporation
Defendant:	James Jackson Jr. and Patricia Jackson
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 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.

This document along with the "stamped approval" 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, Tax Map Dept.
Disapproved for the following reason (s)
<input type="checkbox"/> Legal description does not match information as submitted
<input type="checkbox"/> Parcel Number does not match legal description information as submitted
<input type="checkbox"/> Legal Name does not match information as submitted
<input type="checkbox"/> Property address does not match information as submitted
<input type="checkbox"/> Other: _____

The document information must be corrected and resubmitted for approval

F20-35688

PLM/kll

June 23, 2021

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO

Freedom Mortgage Corporation)	CASE NO. 20CV007501
)	
Plaintiff)	JUDGE David Young
)	
-vs-)	
)	
James Jackson Jr., et al.)	
)	
Defendants)	
)	

JUDGMENT ENTRY
(In Rem)

THIS CAUSE was submitted to the Court and heard upon the Complaint for Foreclosure of the Plaintiff, the Answer of Defendant State of Ohio Department of Taxation, disclaiming interest, the Answer of Defendant United States of America, disclaiming interest, the Answer of Defendant State of Ohio Bureau of Workers Compensation, disclaiming interest, 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, James Jackson Jr., Patricia Jackson, PNC Bank, National Association, and Hansons Windows and Siding of Columbus, LLC, 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.

The Court finds that there is due the Treasurer of Franklin 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 \$102,752.73, plus interest at 3.625% per annum from April 1, 2020.

The Court further finds that the Defendant, James Jackson, filed a petition commencing a case under Title 11 of the United States Code, for relief under Chapter 7 of the Bankruptcy Code, in the United States Court, Southern District of Ohio, Eastern Division, and being Case No. 19-53968, and that he was subsequently discharged and release from the indebtedness due and owing to the Plaintiff on its promissory note as set forth in its Complaint.

The Court further finds that in order to secure the payment of the promissory note aforesaid, the Original Mortgagors, James Jackson Jr. and Patricia Jackson, husband and wife, executed and

delivered to Mortgage Electronic Registration Systems, Inc. as nominee for Allied Mortgage Group, Inc. their 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 285 East Markison Avenue,
Columbus, OH 43207

PP# 010-025546-00

That said mortgage was duly filed with the Recorder of Franklin County on June 21, 2017, and was by him thereafter recorded Instrument No. 201706210084339 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 Allied Mortgage Group, Inc. to ARC Home LLC, recorded in Instrument No. 201908130102008 and from ARC Home LLC to Freedom Mortgage Corporation, recorded in Instrument No. 202010200162753; 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.

David Young, JUDGE

APPROVED BY:

/s/ Peter L. Mehler

REIMER LAW CO.

Peter L. Mehler (0075283)
Douglas A. Haessig (0079200)
P.O. Box 39696
30455 Solon Road
Solon, OH 44139
Phone: (440) 600-5500
Fax: (440) 600-5520
Email: pmehler@reimerlaw.com

EXHIBIT A

RE: Landowners James Jackson Jr and Patricia Jackson

Property Description:

Situated in the City of Columbus, County of Franklin, and State of Ohio:

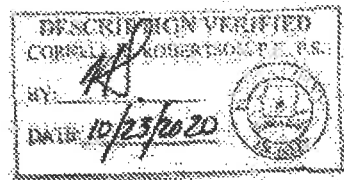
Being Lot Number Six (6) in Reinhard and Bliss First Subdivision, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 5, Page 271, Recorder's Office, Franklin County, Ohio.

Property Address: 285 East Markison Avenue, Columbus, OH 43207

PPN#: 010-025546-00

Prior Deed Reference: Instrument No. 200612130247638 on December 13, 2006 and Microfiche 9676D04 on May 19, 1987

ALL OF
(010)
025546

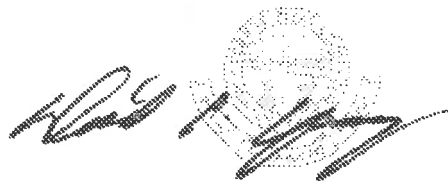


* APPROVAL NOT NEEDED
STRAIGHT LOT TRANSFER

Franklin County Court of Common Pleas

Date: 06-30-2021
Case Title: FREEDOM MORTGAGE CORPORATION -VS- JAMES JACKSON JR ET AL
Case Number: 20CV007501
Type: JUDGMENT ENTRY

It Is So Ordered.

A handwritten signature in black ink, appearing to read 'D. Young', is written over a circular embossed seal. The seal features a central emblem, possibly a scale of justice, surrounded by text that is difficult to read due to the low resolution and overlapping signature.

/s/ Judge David C. Young

Court Disposition

Case Number: 20CV007501

Case Style: FREEDOM MORTGAGE CORPORATION -VS- JAMES JACKSON JR ET AL

Case Terminated: 12 - Default

Final Appealable Order: Yes

Motion Tie Off Information:

1. Motion CMS Document Id: 20CV0075012021-06-2999980000
Document Title: 06-29-2021-MOTION FOR DEFAULT JUDGMENT
- PLAINTIFF: FREEDOM MORTGAGE CORPORATION
Disposition: MOTION GRANTED

F20-35688

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO

Freedom Mortgage Corporation)	Case No. 20CV007501
)	
Plaintiff)	Judge David Young
)	
vs.)	ORDER
)	
James Jackson Jr., et al.)	
)	
Defendants)	

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.

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

Submitted by:

/s/ Peter L. Mehler
Peter L. Mehler # 0075283
Reimer Law Co.
P.O. Box 39696
30455 Solon Road
Solon, OH 44139
Phone: (440) 600-5500
Fax: (440) 600-5520

Exhibit A

Situated in the City of Columbus, County of Franklin, and State of Ohio:

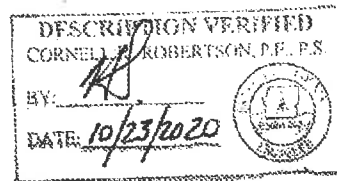
Being Lot Number Six (6) in Reinhard and Bliss' First Subdivision, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 5, Page 271, Recorder's Office, Franklin County, Ohio.

Property Address: 285 East Markison Avenue, Columbus, OH 43207

PPN#: 010-025546-00

Prior Deed Reference: Instrument No. 200612130247638 on December 13, 2006 and Microfiche 9676D04 on May 19, 1987

ALL OF
(010)
025546



* APPROVAL NOT NEEDED
STRAIGHT LOT TRANSFER

Exhibit B

TERMS AND CONDITIONS FOR PRIVATE SELLING OFFICER SALE OF REAL ESTATE BY AUCTION COMPANY

1. The real properties located at 285 East Markison Avenue, Columbus, OH 43207 (Property) shall be sold through the services of Ohio Foreclosure Auction Group member assigned to the County in which said real properties are located, as set forth in the Motion filed herewith, whom will be treated as a Private Selling Officer, and shall undertake all steps normally required by statute and by the Court's Judgment to advertise and post notices for the sale.
2. Private Selling Officer will use its best efforts to advertise and market the Property for sale in a manner calculated to bring the highest and best price at the sale.
3. Private Selling Officer will incur expenses necessary for advertising and other aspects of the sale, which will be reimbursed from the proceeds of the sale in an amount not to exceed _____ dollars (\$ _____).
4. Private Selling Officer is authorized to charge and retain a Buyer Premium of ten percent (10%) from the highest bidder. Said Buyer Premium will be paid by the highest bidder directly to Private Selling Officer and shall be in addition to the amount of the winning bid entered by the highest bidder. No commission shall be charged to FREEDOM MTG (Bank) by Ohio Foreclosure Auction Group.
5. The sale shall be held online by Private Selling Officer.
6. In order to facilitate the advertising and marketing of the Property for sale, Private Selling Officer shall have the right to place signs on the Property if vacant.
7. Private Selling Officer shall assume no liability for loss by fire, theft, destruction, damage or other calamity to the Property or any part of it.
8. Bidding shall be made without conditions and with no contingencies of any kind. The Property shall be sold AS IS AND WHERE IS with no representations or warranties of any kind being made to the Buyer. Private Selling Officer shall not be held to answer to any claims whatsoever concerning the condition and/or title to the Property.
9. Immediately upon conclusion of the auction, if the highest bidder is a third party, the highest bidder shall:
 - a. Execute a Purchaser Information Form binding the bidder to complete the transaction; and
 - b. Effectuate a wire transfer within 24 hours for 10% of the purchase price.
 Private Selling Officer will submit wiring instructions at the conclusion of the auction to the winning bidder.

10. Private Selling Officer shall see that the following take place to finalize the transfer of the Property to a successful third-party purchaser:

a. Within thirty (30) days after the date of sale, a wire transfer shall be effectuated by Buyer to a title company approved by the Private Selling Officer for the balance of the bid price plus buyer premium with credit given for earnest money previously paid. A Certificate of Sale will at that time be issued and delivered to the Buyer.

b. Private Selling Officer shall deliver to the Court, a Report of Sale.

c. Upon Confirmation by the Court, a Judicial Deed shall be delivered by Private Selling Officer pursuant to Ohio Revised Code Section 2329.36

d. Subsequent to the entry by the Court ordering approval of the sale, a title company approved by the Private Selling Officer shall remit the net proceeds of the sale to the Bank after deducting any fees and expenses due Private Selling Officer, including advertising expenses as provided in Paragraph 3, buyer's premium, recording costs and auditor fees. Payment to Private Selling Officer for its expenses and buyer premium shall be made prior to the payment of any other item, fee, or expense.

11. If a third-party purchaser fails to timely deliver the final balance of the sale price to the Private Selling Officer, then:

a. the Buyer's deposit monies shall be distributed pursuant to Ohio law pursuant to a contempt Order issued by the Court, and;

b. The sale shall be reset under the same terms as herein provided.

12. If the Plaintiff purchases the property back through the credit bid process, then:

a. Private Selling Officer shall deliver to the Court, a Report of Sale and Confirmation request.

b. Private selling Officer fees and costs, other than those set forth in Ohio Revised Code Section 2329.152(D)(1)(a) and (b) will be taxed as costs pursuant to Ohio Revised Code Section 2329.152(D)(1)(c)

c. Upon Confirmation by the Court, a Judicial Deed shall be delivered by Private Selling Officer pursuant to Ohio Revised Code Section 2329.36

13. The Buyer shall have rights to possession and title to the Property upon confirmation by the Court and delivery of a deed by Private Selling Officer to Buyer.

14. The Buyer shall be responsible for the payment of all taxes and assessments for installments accrued subsequent to the sale date.

Franklin County Court of Common Pleas

Date: 07-28-2021
Case Title: FREEDOM MORTGAGE CORPORATION -VS- JAMES JACKSON JR ET AL
Case Number: 20CV007501
Type: ORDER

It Is So Ordered.



/s/ Judge David C. Young

Court Disposition

Case Number: 20CV007501

Case Style: FREEDOM MORTGAGE CORPORATION -VS- JAMES JACKSON JR ET AL

Motion Tie Off Information:

1. Motion CMS Document Id: 20CV0075012021-07-2899980000
Document Title: 07-28-2021-MOTION - PLAINTIFF: FREEDOM MORTGAGE CORPORATION - MOTION FOR ORDER AUTHORIZING PRIVATE SEL
Disposition: MOTION GRANTED

ALIAS ORDER OF SALE WITHOUT APPRAISAL

Freedom Mortgage Corporation

PLAINTIFF

CASE NO. 20CV007501

-vs-

JUDGE David Young

James Jackson Jr., et al.

DEFENDANT

ACTION CODE No: 20CV007501

COMPLAINT FILED 11/18/2020

**THE STATE OF OHIO,) To Cynthia A. Schillig, of Xome, as Private
Selling Officer (PSO), Greetings:)**

WHEREAS, at a term of the Court of Common Pleas, held at Columbus, in and for said County on the 30 day of June, 2022 A.D. in this cause it was ordered, adjudged and decreed as follows, to wit:

That an order of sale issued to Cynthia A. Schillig of Xome, as Private Selling Officer (PSO), whose address is 175 S. Third Street, Suite 100, Columbus, OH 43215, email address: Cynthia@SchilligEstatesAndAuctions.com, or by fax at unavailable, directing him to advertise and sell as upon execution the following described premises to wit:

Situated in the City of Columbus, County of Franklin, and State of Ohio:

Being Lot Number Six (6) in Reinhard and Bliss' First Subdivision, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 5, Page 271, Recorder's Office, Franklin County, Ohio.

PARCEL NO. 010-025546-00

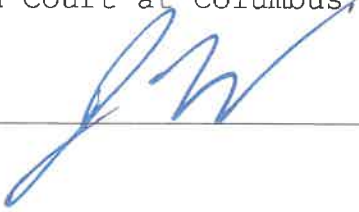
ADDRESS: 285 East Markison Avenue
Columbus, OH 43207

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 in this office.

WITNESS my signature as Clerk of our said Court of Common Pleas, and the seal of said Court at Columbus, this 11 day of February 2022 A.D.

~~John O'Grady~~, Clerk by _____ Deputy.

Lary Ellen O'Shaughnessy



F20-35688

RE: Landowners James Jackson Jr. and Patricia Jackson

Property Description:

Situated in the City of Columbus, County of Franklin, and State of Ohio:

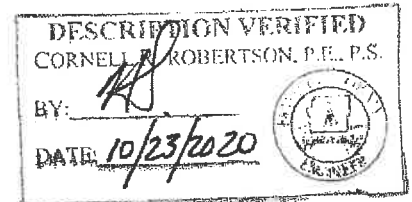
Being Lot Number Six (6) in Reinhard and Bliss' First Subdivision, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 5, Page 271, Recorder's Office, Franklin County, Ohio.

Property Address: 285 East Markison Avenue, Columbus, OH 43207

PPN#: 010-025546-00

Prior Deed Reference: Instrument No. 200612130247638 on December 13, 2006 and Microfiche 9676D04 on May 19, 1987

ALL OF
(010)
025546



* APPROVAL NOT NEEDED
STRAIGHT LOT TRANSFER

FRANKLIN COUNTY SHERIFF ZACHARY SCOTT

Property Description Approval Form

Court Case No.	
Property Address:	285 East Markison Avenue, Columbus, OH 43207
Plaintiff:	Freedom Mortgage Corporation
Defendant:	James Jackson Jr. and Patricia Jackson
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 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.

This document along with the "stamped approval" 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, 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

THIS PAGE INTENTIONALLY LEFT BLANK

F20-35688

PLM/kll

June 23, 2021

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO

Freedom Mortgage Corporation) CASE NO. 20CV007501
)
Plaintiff) JUDGE David Young

-vs-

James Jackson Jr., et al.)
)
Defendants)

JUDGMENT ENTRY
(In Rem)

THIS CAUSE was submitted to the Court and heard upon the Complaint for Foreclosure of the Plaintiff, the Answer of Defendant State of Ohio Department of Taxation, disclaiming interest, the Answer of Defendant United States of America, disclaiming interest, the Answer of Defendant State of Ohio Bureau of Workers Compensation, disclaiming interest, 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, James Jackson Jr., Patricia Jackson, PNC Bank, National Association, and Hansons Windows and Siding of Columbus, LLC, 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.

The Court finds that there is due the Treasurer of Franklin 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 \$102,752.73, plus interest at 3.625% per annum from April 1, 2020.

The Court further finds that the Defendant, James Jackson, filed a petition commencing a case under Title 11 of the United States Code, for relief under Chapter 7 of the Bankruptcy Code, in the United States Court, Southern District of Ohio, Eastern Division, and being Case No. 19-53968, and that he was subsequently discharged and release from the indebtedness due and owing to the Plaintiff on its promissory note as set forth in its Complaint.

The Court further finds that in order to secure the payment of the promissory note aforesaid, the Original Mortgagors, James Jackson Jr. and Patricia Jackson, husband and wife, executed and

delivered to Mortgage Electronic Registration Systems, Inc. as nominee for Allied Mortgage Group, Inc. their 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 285 East Markison Avenue,
Columbus, OH 43207

PP# 010-025546-00

That said mortgage was duly filed with the Recorder of Franklin County on June 21, 2017, and was by him thereafter recorded Instrument No. 201706210084339 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 Allied Mortgage Group, Inc. to ARC Home LLC, recorded in Instrument No. 201908130102008 and from ARC Home LLC to Freedom Mortgage Corporation, recorded in Instrument No. 202010200162753; 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.

David Young, JUDGE

APPROVED BY:

/s/ Peter L. Mehler

REIMER LAW CO.

Peter L. Mehler (0075283)
Douglas A. Haessig (0079200)
P.O. Box 39696
30455 Solon Road
Solon, OH 44139
Phone: (440) 600-5500
Fax: (440) 600-5520
Email: pmehler@reimerlaw.com

EXHIBIT A

RE: Landowners James Jackson Jr and Patricia Jackson.

Property Description:

Situated in the City of Columbus, County of Franklin, and State of Ohio:

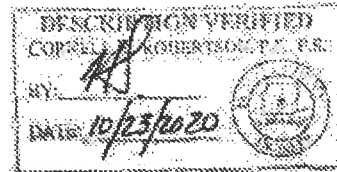
Being Lot Number Six (6) in Reinhard and Bliss' First Subdivision, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 5, Page 271, Recorder's Office, Franklin County, Ohio.

Property Address: 285 East Markison Avenue, Columbus, OH 43207

PPN#: 010-025546-00

Prior Desd Reference: Instrument No. 200612130247638 on December 13, 2006 and Microfiche 9876004 on May 19, 1987

ALL OF
(010)
025546

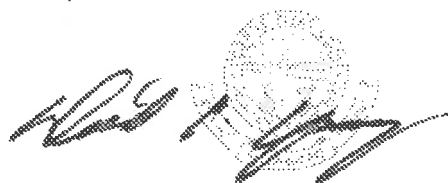


* APPROVAL NOT NEEDED
STRAIGHT LOT TRANSFER

Franklin County Court of Common Pleas

Date: 06-30-2021
Case Title: FREEDOM MORTGAGE CORPORATION -VS- JAMES JACKSON
JR ET AL
Case Number: 20CV007501
Type: JUDGMENT ENTRY

It Is So Ordered.

A handwritten signature in black ink, appearing to read 'D. Young', is written over a circular embossed seal. The seal is partially obscured by the signature.

/s/ Judge David C. Young

Court Disposition

Case Number: 20CV007501

Case Style: FREEDOM MORTGAGE CORPORATION -VS- JAMES JACKSON JR ET AL

Case Terminated: 12 - Default

Final Appealable Order: Yes

Motion Tie Off Information:

1. Motion CMS Document Id: 20CV0075012021-06-2999980000
Document Title: 06-29-2021-MOTION FOR DEFAULT JUDGMENT
- PLAINTIFF: FREEDOM MORTGAGE CORPORATION
Disposition: MOTION GRANTED

F20-35688

**IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO**

Freedom Mortgage Corporation)	Case No. 20CV007501
)	
Plaintiff)	Judge David Young
)	
vs.)	ORDER
)	
James Jackson Jr., et al.)	
)	
Defendants)	

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.

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

Submitted by:

/s/ Peter L. Mehler
Peter L. Mehler # 0075283
Reimer Law Co.
P.O. Box 39696
30455 Solon Road
Solon, OH 44139
Phone: (440) 600-5500
Fax: (440) 600-5520

Exhibit A

Situated in the City of Columbus, County of Franklin, and State of Ohio:

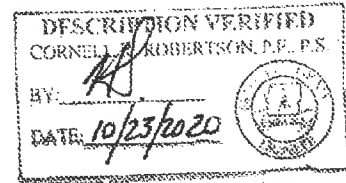
Being Lot Number Six (6) in Reinhard and Bliss' First Subdivision, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 5, Page 271, Recorder's Office, Franklin County, Ohio.

Property Address: 285 East Markison Avenue, Columbus, OH 43207

PPN#: 010-025546-00

Prior Deed Reference: Instrument No. 200612130247638 on December 13, 2006 and Microfiche 9676D04 on May 19, 1987

ALL OF
(010)
025546



* APPROVAL NOT NEEDED
STRAIGHT LOT TRANSFER

Exhibit B

TERMS AND CONDITIONS FOR PRIVATE SELLING OFFICER SALE
OF REAL ESTATE BY AUCTION COMPANY

1. The real properties located at 285 East Markison Avenue, Columbus, OH 43207 (Property) shall be sold through the services of Ohio Foreclosure Auction Group member assigned to the County in which said real properties are located, as set forth in the Motion filed herewith, whom will be treated as a Private Selling Officer, and shall undertake all steps normally required by statute and by the Court's Judgment to advertise and post notices for the sale.
2. Private Selling Officer will use its best efforts to advertise and market the Property for sale in a manner calculated to bring the highest and best price at the sale.
3. Private Selling Officer will incur expenses necessary for advertising and other aspects of the sale, which will be reimbursed from the proceeds of the sale in an amount not to exceed _____ dollars (\$_____).
4. Private Selling Officer is authorized to charge and retain a Buyer Premium of ten percent (10%) from the highest bidder. Said Buyer Premium will be paid by the highest bidder directly to Private Selling Officer and shall be in addition to the amount of the winning bid entered by the highest bidder. No commission shall be charged to FREEDOM MTG (Bank) by Ohio Foreclosure Auction Group.
5. The sale shall be held online by Private Selling Officer.
6. In order to facilitate the advertising and marketing of the Property for sale, Private Selling Officer shall have the right to place signs on the Property if vacant.
7. Private Selling Officer shall assume no liability for loss by fire, theft, destruction, damage or other calamity to the Property or any part of it.
8. Bidding shall be made without conditions and with no contingencies of any kind. The Property shall be sold AS IS AND WHERE IS with no representations or warranties of any kind being made to the Buyer. Private Selling Officer shall not be held to answer to any claims whatsoever concerning the condition and/or title to the Property.
9. Immediately upon conclusion of the auction, if the highest bidder is a third party, the highest bidder shall:
 - a. Execute a Purchaser Information Form binding the bidder to complete the transaction; and
 - b. Effectuate a wire transfer within 24 hours for 10% of the purchase price.Private Selling Officer will submit wiring instructions at the conclusion of the auction to the winning bidder.

10. Private Selling Officer shall see that the following take place to finalize the transfer of the Property to a successful third-party purchaser:

a. Within thirty (30) days after the date of sale, a wire transfer shall be effectuated by Buyer to a title company approved by the Private Selling Officer for the balance of the bid price plus buyer premium with credit given for earnest money previously paid. A Certificate of Sale will at that time be issued and delivered to the Buyer.

b. Private Selling Officer shall deliver to the Court, a Report of Sale.

c. Upon Confirmation by the Court, a Judicial Deed shall be delivered by Private Selling Officer pursuant to Ohio Revised Code Section 2329.36

d. Subsequent to the entry by the Court ordering approval of the sale, a title company approved by the Private Selling Officer shall remit the net proceeds of the sale to the Bank after deducting any fees and expenses due Private Selling Officer, including advertising expenses as provided in Paragraph 3, buyer's premium, recording costs and auditor fees. Payment to Private Selling Officer for its expenses and buyer premium shall be made prior to the payment of any other item, fee, or expense.

11. If a third-party purchaser fails to timely deliver the final balance of the sale price to the Private Selling Officer, then:

a. the Buyer's deposit monies shall be distributed pursuant to Ohio law pursuant to a contempt Order issued by the Court, and;

b. The sale shall be reset under the same terms as herein provided.

12. If the Plaintiff purchases the property back through the credit bid process, then:

a. Private Selling Officer shall deliver to the Court, a Report of Sale and Confirmation request.

b. Private selling Officer fees and costs, other than those set forth in Ohio Revised Code Section 2329.152(D)(1)(a) and (b) will be taxed as costs pursuant to Ohio Revised Code Section 2329.152(D)(1)(c)

c. Upon Confirmation by the Court, a Judicial Deed shall be delivered by Private Selling Officer pursuant to Ohio Revised Code Section 2329.36

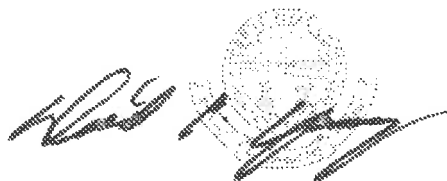
13. The Buyer shall have rights to possession and title to the Property upon confirmation by the Court and delivery of a deed by Private Selling Officer to Buyer.

14. The Buyer shall be responsible for the payment of all taxes and assessments for installments accrued subsequent to the sale date.

Franklin County Court of Common Pleas

Date: 07-28-2021
Case Title: FREEDOM MORTGAGE CORPORATION -VS- JAMES JACKSON JR ET AL
Case Number: 20CV007501
Type: ORDER

It Is So Ordered.

A handwritten signature in black ink, appearing to read 'D. Young', is written over a circular, dotted official seal of the Franklin County Court of Common Pleas.

/s/ Judge David C. Young

Court Disposition

Case Number: 20CV007501

Case Style: FREEDOM MORTGAGE CORPORATION -VS- JAMES JACKSON JR ET AL

Motion Tie Off Information:

1. Motion CMS Document Id: 20CV0075012021-07-2899980000
Document Title: 07-28-2021-MOTION - PLAINTIFF: FREEDOM MORTGAGE CORPORATION - MOTION FOR ORDER AUTHORIZING PRIVATE SEL
Disposition: MOTION GRANTED