

## ORDER OF SALE

WILMINGTON SAVINGS FUND SOCIETY,  
FSB, AS TRUSTEE OF QUERCUS  
MORTGAGE INVESTMENT TRUST  
PLAINTIFF

CASE NO. 22CV000202

JUDGE SHERYL MUNSON

-vs-

ACTION CODE NO. 6030

JOSEPH M. MANNER AKA JOSEPH  
MICHAEL MANNER AKA JOE MANNER  
DEFENDANT

COMPLAINT FILED: January 10, 2022

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 April 29, 2022 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. 01029171100 ADDRESS: 6205 Broad Stripes Avenue, Galloway, OH 43119

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 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)

EXHIBIT A

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

BEING UNIT 219, OF THE VILLAGE AT GALLOWAY RUN, SINGLE-FAMILY HOMES IN A CONDOMINIUM COMMUNITY, AS THE SAME IS NUMBERED, DESIGNATED, DELINEATED AND DESCRIBED IN THE DECLARATION AND ON THE DRAWINGS THEREOF, OF RECORD, RESPECTIVELY, AS INSTRUMENT NUMBER: 200312090390219, AND CONDOMINIUM PLAT BOOK 124, PAGE 51-59 AND/OR AMENDMENTS THERETO, TOGETHER WITH THAT UNIT'S UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

For Informational Purposes Only:

Permanent Parcel No.: 01029171100

Premises commonly known as: 6205 BROAD STRIPES AVE, Galloway, OH 43119