

MARYELLEN O'SHAUGHNESSY

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

**CASE TITLE: FREEDOM MORTGAGE CORPORATION -VS- JAMES
TASEVSKI**

CASE NUMBER: 17CV000943

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

DOCUMENTS TO BE SERVED:

EXHIBITS

PRAECIPE TO ISSUE ORDER OF SALE Praecipec for Order of Private Selling Officer's ...

PROPOSED DOCUMENTS TO BE SERVED:

UPON:

CYNTHIA SCHILLIG

175 S THIRD ST

SUITE 100

COLUMBUS, OH 43215

JUVENILE CITATIONS ONLY:

HEARING TYPE:

__ Date already scheduled at : Courtroom:

Electronically Requested by:

Attorney for:

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RASC# 21-146433

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO

FREEDOM MORTGAGE CORPORATION
Plaintiff

vs.

JAMES TASEVSKI, et al.

Defendants

CASE NO. 17 CV 000943
JUDGE JAIZA N. PAGE

JUDGMENT ENTRY AND DECREE OF
FORECLOSURE - IN REM

This cause was submitted to the Court and heard upon the Complaint of the Plaintiff, the Plaintiff's Motion for Default Judgment, and the evidence.

The Court finds that all necessary parties have been properly served according to law and are properly before the Court, and the Defendants, JAMES TASEVSKI, and LISA J. TASEVSKI, are in default of Answer, Motion or other pleading and have by reason thereof confessed the allegations of the Complaint to be true, and are forever barred from asserting any right, title or interest in the premises described herein.

The Court further finds that there is due to the Treasurer of this County accrued real property taxes, assessments, penalties and interest thereon, upon the premises described herein, the exact amount being unascertainable at the date hereof, but which amount will be determined by the Treasurer at the time of confirmation of sale of said premises pursuant to O.R.C. 323.47, for which amount the Treasurer has a good and valid lien. For purposes of determining such amount, the Treasurer may estimate the amount of taxes, assessments, interest and penalties that will be payable at the time the deed of the property is transferred to the purchaser.

The Court further finds that there is due to Plaintiff the principal sum of principal balance of \$184,047.10, plus interest at the rate of 4.75% per annum from November 1, 2017, plus court costs, advances, and other charges allowed by the Note, Mortgage, Loan Modification Agreements and Ohio Law, for which sum judgment is

hereby rendered in favor of the Plaintiff. The Court further finds that in order to secure the indebtedness evidenced by said Promissory Note, a certain Mortgage Deed was executed and delivered securing the following-described premises:

The Court further finds that the Defendants, James Tasevski and Lisa J. Tasevski, have been discharged in a Chapter 13 Bankruptcy Case No. 07-57960, and therefore are no longer personally liable for the debt herein.

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Permanent Parcel No. 600-218800
Street Address: 4307 SECLUDEDWOOD CT., COLUMBUS, OH
 43230

The Court further finds that said mortgage was filed with the Franklin County Recorded on May 04, 2005, in Instrument Number 200505040084645, and thereby became and is the first and best lien after real estate taxes upon the premises herein; that the conditions of said mortgage have been broken and the same has become absolute; that said mortgage was assigned to the Plaintiff and that Plaintiff is entitled to foreclosure.

The Court further finds that said mortgage was assigned to the Plaintiff on 01/02/2020, as Instrument Number 202001020000629 of Franklin County Records; that the conditions of said mortgage have been broken and the same has become absolute; and that the Plaintiff is entitled to foreclosure.

The Court further finds that the Plaintiff may have advanced or may advance prior to confirmation of the sale in this action, sums for the payment of real estate 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 confirmation of the Sheriff's Sale herein, which amount may

be added to the first mortgage lien of the Plaintiff. The Court reserves for further order a determination of the exact amount due to the Plaintiff for said advances.

ORDER

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that unless the sums herein found due, together with the costs of this action, including the cost of the Judicial Report filed herein for which the Plaintiff is entitled to reimbursement, be fully paid prior to the entry of this decree, the equity of redemption and dower of all Defendants in the premises described herein be foreclosed, and said premises sold; and that an order of sale may issue to the Sheriff of Franklin County, directing him to appraise, advertise in a paper of general circulation within the county, and sell said 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. §2392.152.

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. The second 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 auctions, 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.

Notice of the time and place of the sale of the Property shall be given to all persons who have an interest in the Property according to the provisions of Section 2329.26 of the Ohio Revised Code.

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

1. To the Clerk of Courts, the costs of this action.
2. If the Plaintiff is the purchaser and has elected to forgo the payment for 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 described herein, 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.

3. To Plaintiff FREEDOM MORTGAGE CORPORATION the sum of \$184,047.10, plus interest at the rate of 4.75% per annum from November 1, 2017, plus court costs, advances, and other charges allowed by the Note, Mortgage, Loan Modification Agreement and Ohio Law.
4. To the Clerk of Courts, the balance of funds, if any, to hold pending further order.

In the event Plaintiff is the successful bidder at the sale, the amount of the deposits made herein by Plaintiff and the cost of the preliminary and final judicial reports will be deducted from the total amount of Court costs otherwise payable herein.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that because the Plaintiff is the first and best lien holder, should it be the successful bidder at the Sheriff's Sale, the Plaintiff shall not be required to make a deposit at the time of sale, but the Clerk of this Court shall apply all monies previously deposited as court costs to the court costs due, and the Plaintiff shall pay the balance of all court costs due and owing, taxes and assessments, upon Confirmation of Sale.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon distribution of the proceeds of sale as aforesaid, the Clerk of this Court shall issue his certificate to the County Recorder directing him to enter the same on the margin of the records of said mortgages and liens, releasing the same from the premises.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that there may be due Plaintiff, additional sums advanced by it under the terms of the note and mortgage to pay real estate taxes, hazard insurance premiums, and property protection, which sums are to be determined by further Order.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that upon the confirmation of sale made herein, a minute of these proceedings be entered upon the Franklin County Records involved in this action to reflect that they are released as liens against the subject premises.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that after said sale has been completed, a deed will be conveyed to the purchaser and a Writ of Possession of said property be issued.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that pursuant to Civ.R. 54(B), there is no just reason for delay.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that pursuant to Civ.R. 58(B), the Clerk of Courts must serve, in a manner prescribed in Civ.R. 5(B), all parties not in default for failure to appear notice of this judgment and its date of entry upon the journal and must note the service on the appearance docket.

Record is hereby ordered. There is no just reason for delay.

SIGNATURE PAGE ATTACHED

Submitted by:

/s/Brady J. Lighthall

Austin R. Decker, 0100918

Benjamin M. Rodriguez, 0079289

Brady J. Lighthall, 0079428

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

Attorneys for Plaintiff

2400 Chamber Center Dr. Suite 220

Ft. Mitchell, KY 41017

Telephone: 470-321-7112

Facsimile: 833-310-1332

Email: blighthall@raslg.com

ausdecker@raslg.com

***** Pursuant to the Court's Eighth Amended Administrative Order issued March 1, 2021, the party submitting a proposed order/entry shall, after the order/entry has been signed by the Judge and e-Filed, print out a copy of the same and mail it to all non-registered parties on the case.*****

Exhibit A

DESCRIPTION OF LAND

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

BEING LOT NUMBER ONE HUNDRED FIFTY-FIVE (155), IN WOODSTREAM SECTION 3, PART 1, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 73, PAGE 48, RECORDER'S OFFICE FRANKLIN COUNTY, OHIO.

PARCEL No. 600-218800

PROPERTY ADDRESS: 4387 SECLUDED WOOD COURT, COLUMBUS, OHIO 43230

Franklin County Court of Common Pleas

Date: 05-12-2022
Case Title: FREEDOM MORTGAGE CORPORATION -VS- JAMES TASEVSKI
Case Number: 17CV000943
Type: JUDGMENT ENTRY

It Is So Ordered.

A circular seal with a dotted pattern is partially obscured by a handwritten signature in black ink. The signature is written in a cursive style and extends to the right of the seal.

/s/ Judge Jaiza Page

Court Disposition

Case Number: 17CV000943

Case Style: FREEDOM MORTGAGE CORPORATION -VS- JAMES
TASEVSKI

Case Terminated: 12 - Default

Final Appealable Order: Yes

Motion Tie Off Information:

1. Motion CMS Document Id: 17CV0009432022-04-0899980000
Document Title: 04-08-2022-MOTION FOR DEFAULT JUDGMENT
- PLAINTIFF: FREEDOM MORTGAGE CORPORATION
Disposition: MOTION GRANTED

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RASC# 21-146433

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO

FREEDOM MORTGAGE
CORPORATION
Plaintiff

vs.

JAMES TASEVSKI, et al.
Defendants

CASE NO. 17 CV 000943

JUDGE JAIZA N. PAGE

PRAECIPE FOR ORDER OF
PRIVATE SELLING OFFICER'S SALE

Please issue an Order of Sale to the Private Selling Officer, Cynthia Schillig, whose address is 175 S. Third St. #100, Columbus OH 43215, email address is cynthia@schilligestatesandauctions.com, directing her to advertise for sale the real property located at 4307 SECLUDEDWOOD CT COLUMBUS, OH 43230, described in Exhibit A attached hereto and incorporated herein by reference, and to report his proceedings to the Court. Should the property not sell at the initial sale due to a lack of bidders, a second sale shall be set not earlier than seven (7) days and not later than thirty (30) days after the initial sale date. The advertisement of sale should be published once a week for three consecutive weeks in a newspaper of general circulation within the county and include that the purchaser of the real property shall

be responsible for all costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

Respectfully submitted,

/s/ Edward Delp

Edward J. Delp, 0088641
Austin R. Decker, 0100918
Maria T. Williams, 0079972
Brady J. Lighthall, 0079428
Brian S. Jackson, 0068516
Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
Attorneys for Plaintiff
2400 Chamber Center Dr. Suite 220
Ft. Mitchell, KY 41017
Telephone: 470-321-7112 ext 207
Facsimile: 833-310-1332
Email: edelp@raslg.com /
ausdecker@raslg.com / bjackson@raslg.com
blighthall@raslg.com /
maria.williams@raslg.com

Exhibit A



**Dallas Baldwin, Sheriff of Franklin County
Property Description Approval Form**

Case No Court: 17 CV 000649

Property Address: 4307 Secludedwood Ct., Columbus, OH 43230

Plaintiff: Freedom Mortgage Corporation

Defendant: James Tazewski

Submitted By: Rubenstein, Anschutz, Scheid, Crans & Partners, PLLC

Attorney & I.D. #: Brady J. Lighthall (25417)

Attorney's Phone #: (470) 321-7112

Contact Person: Joseph H. Bateman

Contact Phone #: 470) 321-7112

The attached legal description has been reviewed by the Franklin County Engineer's Office. 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. In 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 Franklin County Engineer's Office.

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: _____

This document information must be corrected and resubmitted for approval

Legal Description

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

Being lot number one hundred fifty-five (155) in Woodstream section 3, part 1, as the same is numbered and delineated upon the recorded plat thereof, of record in plat book 73, page 48, Recorder's Office, Franklin County, Ohio.


Parcel ID: 600-218800-00

Property Address: 4307 Secludedwood Ct., Columbus, OH 43230

Prior Deed: 200505040084473

ALL OF
 (600)
 218800

DESCRIPTION VERIFIED
 CORNELL H. ROBERTSON, P.F., P.R.
 BY: *[Signature]*
 DATE: *06/28/22*



ORDER OF SALE

FREEDOM MORTGAGE CORPORATION

Case No. 17 CV 000943

PLAINTIFF

-vs-

Judge Jaiza N. Page

JAMES TASEVSKI, et al.

Complaint Filed: 1/26/17

DEFENDANT

THE STATE OF OHIO,) To the X Private Seller or _____ Sheriff of said County, Greetings:
Franklin County, ss)

WHEREAS, at a term of the Court of Common Pleas, held at Columbus in and for said County on the 12th day of May, 2022 A.D. in this cause it was ordered, adjudged and decreed as follows, to wit:
That an order of sale issued to the Private Seller of said County, directing him to appraise and advertise and sell as upon execution the following described premises to wit:

Legal Description

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

Being lot number one hundred fifty-five (155) in Woodstream section 3, part 1, as the same is numbered and delineated upon the recorded plat thereof, of record in plat book 73, page 48, Recorder's Office, Franklin County, Ohio.

Parcel ID: 600-218800-00

Property Address: 4307 Secludedwood Ct., Columbus, OH 43230

Prior Deed: 200505040084473

ALL OF
(600)
218800



PARCEL NO. 600-218800-00 ADDRESS : 4307 SECLUDEDWOOD CT COLUMBUS, OH 43230

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 that 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 _____ day of _____, 20____ A.D. Maryellen O'Shaughnessy by _____, Deputy Clerk.

RASC# 21-146433

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO

FREEDOM MORTGAGE
CORPORATION
Plaintiff

vs.

JAMES TASEVSKI, et al.

Defendants

CASE NO. 17 CV 000943

JUDGE JAIZA N. PAGE

PLAINTIFF'S PRAECIPE FOR ORDER TO
SHERIFF FOR APPRAISAL OF REAL
PROPERTY TO BE SOLD BY PRIVATE
SELLING OFFICER

To the Clerk of Courts:

Please issue an Order of Appraisal to the Sheriff of this county, instructing the Sheriff to appraise the real property described in Exhibit A attached hereto, for a sale by the private selling officer authorized by this court.

The Order is to direct the Sheriff to deliver a copy of the appraisal to the Private

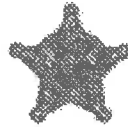
Selling Officer, Cynthia Schillig, via electronic mail to
cynthia@schilligestatesandauctions.com or physical address of 175 S. Third St. #100,
Columbus OH 43215.

Respectfully submitted,

/s/ Edward Delp

Edward J. Delp, 0088641
Austin R. Decker, 0100918
Maria T. Williams, 0079972
Brady J. Lighthall, 0079428
Brian S. Jackson, 0068516
Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
Attorneys for Plaintiff
2400 Chamber Center Dr. Suite 220
Ft. Mitchell, KY 41017
Telephone: 470-321-7112 ext 207
Facsimile: 833-310-1332
Email: edelp@raslg.com
ausdecker@raslg.com / bjackson@raslg.com
blighthall@raslg.com /
maria.williams@raslg.com

Exhibit A



Dallas Baldwin, Sheriff of Franklin County
Property Description Approval Form

Case No Court: 17 CV 800843

Property Address: 4307 Salswoodwood Ct, Columbus, OH 43230

Plaintiff: Freedens Mortgage Corporation

Defendant: James Tasovdis

Submitted By: Robertson, Anschutz, Schmidt, Crane & Partners, PLLC

Attorney & I.D. #: Brent J. Lightner (95447)

Attorney's Phone #: (470) 321-7112

Contact Person: Archie W. Barnes

Contact Phone #: 470) 321-7112

The attached legal description has been reviewed by the Franklin County Engineer's Office. The property address, parcel number(s) and deed reference numbers(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 "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 Franklin County Engineer's Office.

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: _____

This document information must be corrected and resubmitted for approval

Legal Description

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

Being lot number one hundred fifty-five (155) in Woodstream section 3, part 1, as the same is numbered and delineated upon the recorded plat thereof, of record in plat book 73, page 48, Recorder's Office, Franklin County, Ohio.

Parcel ID: 600-218800-00

Property Address: 4307 Secludedwood Ct., Columbus, OH 43230

Prior Deed: 200505040084473



ORDER OF APPRAISAL

FREEDOM MORTGAGE CORPORATION

Case No. 17 CV 000943

PLAINTIFF

-vs-

Judge Jaiza N. Page

JAMES TASEVSKI, et al.

DEFENDANT

THE STATE OF OHIO,) To the _____ Private Seller or X Sheriff of said County, Greetings:
Franklin County, ss)

WHEREAS, at a term of the Court of Common Pleas, held at Columbus in and for said County on the 12th day of May, 2022 A.D. in this cause it was ordered, adjudged and decreed as follows, to wit:

Legal Description

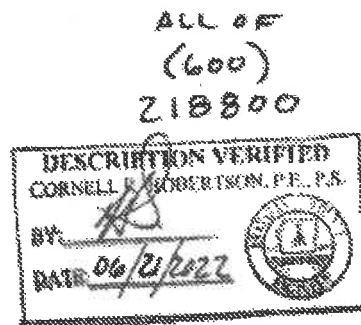
Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being lot number one hundred fifty-five (155) in Woodstream section 3, part 1, as the same is numbered and delineated upon the recorded plat thereof, of record in plat book 73, page 48, Recorder's Office, Franklin County, Ohio.

Parcel ID: 600-218800-00

Property Address: 4307 Secludedwood Ct., Columbus, OH 43230

Prior Deed: 200505040084473



Plaintiff obtained a judgment and decree in foreclosure. And Whereas, it was, by said Court ordered, adjudged and decreed that upon default to pay the sums stated that an Order of Appraisal be issued to the Sheriff of said County, directing him to appraise the following described premises to wit:

PARCEL NO. 600-218800 ADDRESS: 4307 Secludedwood Ct. Columbus, OH 43230

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 proceed without delay to appraise only according to the statutes regulating judgments and executions at law, the above described land and tenants, situated in Franklin County. And instructing the appraisers selected by the Sheriff to deliver a copy of the appraisals to the Sheriff and contemporaneously to the Private Selling Officer, Cynthia Shillig, by electronic mail to cynthia@schilligestatesandauctions.com.

WITNESS my signature as Clerk of our 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.