

ORDER OF SALE

**U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE FOR TOWD
POINT MASTER FUNDING TRUST 2021-PM1
Plaintiff**

CASE NO. 21 CV 004857

JUDGE: ANDY MILLER

-vs-

ACTION CODE NO. 6030

**KEVIN L. SMITH A/K/A KEVIN SMITH et al.
Defendants**

COMPLAINT FILED August 2, 2021

THE STATE OF OHIO) To Cynthia Schillig, Greetings:
Franklin County, ss)

Whereas, at the term of the Court of Common Pleas, held at Columbus, in and for said County on the June 20, 2022 A.D. in this cause it was ordered, adjudged and decreed as follows, to wit:

That an order of sale issued to Cynthia Schillig, Private Selling Officer, by mail at 175 S. Third Street, Suite 100, Columbus, OH 43215, by email at Cynthia@schilligestatesandauctions.com, or by fax at *,, directing them to advertise and sell upon execution the following described premises to wit:

Terms of sale:

Pursuant to Ohio Revised Code §2329.211, any purchaser of the property other than Plaintiff shall pay on the day of sale a deposit of \$2000.00 if the appraised value is less than or equal to \$10,000, \$5,000.00 if the appraised value of the property is greater than \$10,000.00 and less than or equal to \$200,000.00, \$10,000.00 if the appraised value is greater than \$200,000.00. The purchaser shall be responsible for all costs, allowances and taxes that the proceeds of the sale are insufficient to cover. Ohio Revised Code §2327.02 (c) requires successful bidders pay recording and conveyance fees at the time of sale to the officer who conducted the sale. The balance of the purchase price is due within 30 days of the confirmation of sale.

Legal Description: SEE ATTACHED EXHIBIT "A"

Parcel No. 010-081747-00

Address: 641 S. Terrace Avenue, Columbus, OH 43224

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 thereof, 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 _____ day of _____, 20__ A.D. Maryellen O'Shaughnessy, Clerk by
_____ Deputy.

Respectfully Submitted,

/s/ Jessica M. Johnson
LOGS Legal Group LLP
Jessica M. Johnson (#0093300)
4805 Montgomery Road, Suite 320
Norwood, OH 45212
Phone: (513) 396-8100
Fax: (847) 627-8805
Email: jesjohnson@logs.com

EXHIBIT A
LEGAL DESCRIPTION

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

BEING LOT NUMBER ONE HUNDRED SEVENTY-NINE (179) OF HEFFNER HEIGHTS ANNEX, AS THE SAME IS NUMBER AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 1b, PAGE 58, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.