COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO

FEDERAL HOME LOAN MORTGAGE
CORPORATION, AS TRUSTEE FOR
FREDDIE MAC SEASONED CREDIT RISK
TRANSFER TRUST, SERIES 2017-4,AS
OWNER OF THE RELATED MORTGAGE
LOAN

                  Plaintiff

             -vs-

SALLY K. THOMAS, et al.

               Defendants

CASE NO. 20 CV 000941

JUDGE: CHRISTOPHER BROWN

ORDER AUTHORIZING PRIVATE SALE OFFICER

For Good Cause Shown, it is the ORDER of this Court that Cynthia Schillig, (hereafter "the PSO"), a Private Sale Officer is hereby appointed to sell the real estate commonly known as 231 N Powell Ave, Columbus, OH 43204 at a public auction, which may be held either online or at a physical location as set forth in the Notice of Sale, pursuant to Ohio Revised Code §2329.151(C) and §2329.152.

The PSO shall advertise the Property in a newspaper of general circulation for a minimum of three (3) consecutive weeks pursuant to O.R.C. §§ 2329.26-2329.27. The PSO shall perform additional advertisement related to the sale of the Property, including, but not limited to, online advertisement, social media advertisement, and direct marketing to potential purchasers.

The PSO shall sell the Property in accordance with the applicable sections of O.R.C. §§2329.01 to 2329.61. The highest bidder will be required to provide the sale deposit, as required under O.R.C. §2329.211, typically within 2 hours of the end of the auction. If the Property is

vacant and abandoned, the PSO may show the interior of the Property in accordance with O.R.C. § 2329.272.

The PSO shall engage the services of a duly licensed title agent or title company to provide title, escrow, and closing services related to the sale of the Property, which title agent or company may also provide additional administrative services to the PSO.

The PSO shall execute a deed of conveyance to the purchaser (or purchaser's designee) of the Property and cause the deed to be recorded on behalf of the purchaser.

The PSO shall file with the court an itemized report that includes (1) the costs incurred for appraisal, publication, marketing, and any other expenses; (2) the fees charged by the title agent or title company for title, escrow, closing services, and administrative services, if applicable; and (3) the fees charged by the PSO related to the sale of the Property only to the extent any portion of such fees are to be taxed as costs to the case. Fee charged by PSO related to the sale of the Property shall be either (i) paid directly by judgment creditor and none of the PSO sale fees will be charged as court costs or assessed against the defendants in which case PSO is authorized to list its sale fee as $0 on the report of sale filed in this case regardless of any contractual payment received from the judgment creditor; or (ii) a buyer's premium not to exceed 5% of the winning bid amount that will be added to the buyer's winning bid amount to establish the total purchase price payable by the buyer from sale proceeds and listed on the report of sale filed in this case.

The costs and fees contained in the report are to be taxed as costs to the case as set forth in

O.R.C. § 2329.152.

IT IS SO ORDERED.

_____

JUDGE CHRISTOPHER BROWN

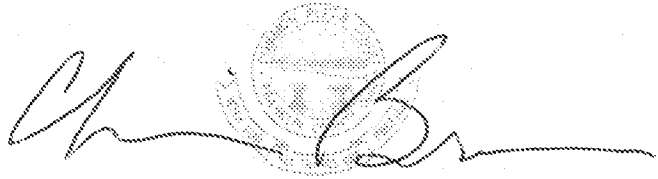Date:_____

SUBMITTED BY:

/s/Melissa J. Whalen

_____

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20-037557 FC01; at; December 14, 2021

Franklin County Court of Common Pleas

Date: 12-16-2021

Case Title: FEDERAL HOME LOAN MORTGAGE CORPORATION -VS-
                     SALLY K THOMAS ET AL

Case Number: 20CV000941

Type: ORDER

It Is So Ordered.

/s/s Judge Christopher M. Brown

Court Disposition

Case Number: 20CV000941

Case Style: FEDERAL HOME LOAN MORTGAGE CORPORATION - VS- SALLY K THOMAS ET AL

Motion Tie Off Information:

1. Motion CMS Document Id: 20CV0009412021-12-1599970000
   Document Title: 12-15-2021-MOTION - PLAINTIFF: FEDERAL HOME LOAN MORTGAGE CORPORATION - MOTION TO APPOINT PRIVATE SALE OFFICER
   Disposition: MOTION GRANTED