

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

COMMON PLEAS COURT
BERNIE QUILTER, CLERK

The State Bank and Trust Company,	)	Case No. CI2025-04177
	)	
Plaintiff,	)	Judge Joseph V. McNamara
	)	
vs.	)	Parcel Numbers:
	)	14-39127, 14-39001,
Dental Center of Northwest Ohio, et al.,	)	07-44844, 14-38981,
	)	14-38987, 14-38991,
Defendants.	)	14-38994, 14-38997, and
	)	14-39007

ORDER APPOINTING PRIVATE SELLING OFFICER

This matter is before the Court of Plaintiff's Motion to Appoint Ronald W. Denney as Private Selling Officer pursuant to Ohio Revised Code 2329.152. The Court finds the Motion to be well-taken and GRANTS Plaintiff's request.

Therefore, it is hereby ORDERED, ADJUDGED and DECREED:

Ronald W. Denney is a resident of Ohio, a licensed auctioneer pursuant to ORC 4707.01, et. seq., and a licensed real estate broker or real estate salesperson pursuant to ORC 4735.01, et. seq.

Plaintiff is authorized to use Ronald W. Denney as the Private Selling Officer ("PSO") for the purpose of conducting a sale for the real property commonly known as 2112, 2116, 2128, 2130, 2138, and 2144 Madison Avenue, Toledo, OH 43604 (the "Property") which is more fully described in the legal description attached hereto as Exhibit A.

The PSO is authorized and directed to request an appraisal of the Property from the Sheriff of Lucas County. To the extent that the PSO does not receive the appraisal within twenty-one (21) days of the request, the PSO is authorized and directed to use the Auditor's collective value for the parcels comprising the Property as the appraised value.

E-Journal #: