

**IN THE FRANKLIN COUNTY, OHIO COURT OF COMMON PLEAS
CIVIL DIVISION**

KEMBA FINANCIAL CREDIT UNION, INC.,	:	
	:	CASE NO. 26 CV 002786
	:	
Plaintiff,	:	
v.	:	JUDGE SHERYL K. MUNSON
	:	
CHAD E. HART, ET AL.,	:	
	:	
Defendants.	:	

**ORDER APPOINTING AND AUTHORIZING PRIVATE SELLING OFFICER
TO SELL REAL PROPERTY AT PUBLIC AUCTION**

This matter came before the Court upon Plaintiff Kemba Financial Credit Union, Inc. (“Plaintiff”)’s Motion, seeking an order authorizing Barry Baker of Ohio Sheriff Sales as Private Selling Officer to sell the real property described in the attached “**Exhibit A**” (the “Premises”) at public auction pursuant to R.C. 2329.151 and R.C. 2329.152(A), in accordance with the Private Selling Officer’s terms attached hereto as “**Exhibit B**.” The Court finds said Motion well-taken and is hereby granted.

THEREFORE, it is hereby ORDERED that Barry Baker of Ohio Sheriff Sales is hereby appointed as the Private Selling Officer (“PSO”) to sell the Premises at public auction pursuant to R.C. 2329.151 and R.C. 2329.152(A), in accordance with the PSO Terms of Sale attached hereto as Exhibit B and pursuant to applicable provisions of R.C. Chapter 2329. The PSO is authorized to market the Premises using commercially reasonable advertising methods, in addition to statutory publication requirements, and may conduct the judicial sale by internet auction in accordance with Ohio law. The PSO is further granted leave of Court to employ a locksmith as necessary and, upon a reasonable determination that the Premises are vacant or abandoned, to obtain access to and secure the Premises, including changing locks as necessary. Any such entry shall be solely for purposes of securing, preserving, inspecting, photographing, marketing, conducting open houses authorized by

law, and facilitating the judicial sale of the Premises.

Upon filing of this Order, if Plaintiff elects to have the Premises sold by the Private Selling Officer, Plaintiff shall file a praecipe requesting issuance of an Order of Appraisal to the Sheriff and an Order of Sale to the Private Selling Officer pursuant to R.C. 2329.152(A). The Sheriff shall obtain an appraisal of the Premises in conformity with R.C. 2329.17 and 2329.18 and, upon completion, shall deliver a copy of the appraisal to the Private Selling Officer, Barry Baker of Ohio Sheriff Sales, Barry@OhioSheriffSales.com, Tel. 937-581-3037, 5030 Calum Way, Grove City, Ohio 43123.

IT IS SO ORDERED.

Submitted By:

/s/ Jeffrey J. Madison

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Attorney for Plaintiff

Kemba Financial Credit Union, Inc.

Copies to when filed: All parties and counsel of record

EXHIBIT A

LEGAL DESCRIPTION

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

Being Lot Number 378 in Westgate Park Addition as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 18, Pages 10-11, Recorder's Office, Franklin County, Ohio.

COMMONLY KNOWN AS: 213 POWHATAN AVENUE, COLUMBUS, OHIO 43204

PARCEL NO.: 010-078892-00

Exhibit B**Private Selling Officer Terms of Sale**

1. If Plaintiff exercises their right to credit bid and becomes the high bidder at auction, Ohio Sheriff Sales will receive the following upon execution of Deed via the Confirmation of Sale:
 - A) A flat fee of \$750
 - B) Reimbursement of actual costs of the statutorily required legal advertisements prepaid by Ohio Sheriff Sales
2. If the subject property sells through to a third-party buyer, a 10% buyer's premium will be added to the high bid amount which shall become a part of the sale proceeds and Plaintiff agrees that Ohio Sheriff Sales will receive the following from said sale proceeds via the Confirmation of Sale and Distribution of Funds Order:
 - A) Commission equal to the 10% buyer's premium on behalf of the named PSO
 - B) Reimbursement of actual costs of the statutorily required legal advertisements prepaid by Ohio Sheriff Sales
 - C) Flat fee of \$750 shall be waived
3. In the event the auction is postponed, PSO shall reschedule the auction as directed by Plaintiff's Counsel with no additional cost to Plaintiff
4. In the event the auction is canceled, Plaintiff agrees that Ohio Sheriff Sales will receive the following:
 - A) Reimbursement of actual costs of the statutorily required legal advertisements prepaid by Ohio Sheriff Sales
 - B) Flat fee of \$300 for time invested

Franklin County Court of Common Pleas

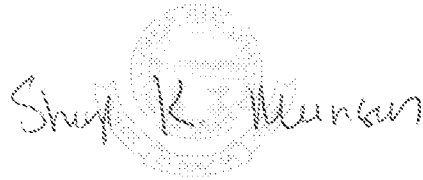
Date: 08-26-2026

Case Title: KEMBA FINANCIAL CREDIT UNION INC -VS- CHAD E HART
ET AL

Case Number: 26CV002786

Type: ORDER

It Is So Ordered.

A handwritten signature in cursive script, reading "Sheryl K. Munson", is written over a faint, circular official seal of the Franklin County Court of Common Pleas. The seal features a central emblem surrounded by text, though the details are faded.

/s/ Judge Sheryl K. Munson

Court Disposition

Case Number: 26CV002786

Case Style: KEMBA FINANCIAL CREDIT UNION INC -VS- CHAD E HART ET AL

Motion Tie Off Information:

1. Motion CMS Document Id: 26CV0027862026-08-2599980000

Document Title: 08-25-2026-MOTION - PLAINTIFF: KEMBA FINANCIAL
CREDIT UNION INC - MOTION TO APPOINT PRIVATE SELLING OFFICE

Disposition: MOTION GRANTED