

MARYELLEN O'SHAUGHNESSY

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

CASE TITLE: CARRINGTON MORTGAGE SERVICES LLC -VS-
GRETCHEN GLAIZE ET AL

CASE NUMBER: 19CV007800

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

DOCUMENTS TO BE SERVED:

PRAECIPE TO ISSUE ALIAS ORDER OF SALE alias pos pso

EXHIBITS alias ORDER OF APPRAISAL

JUDGE'S ORDER OF SALE - ALIAS ORDER OF SALE

ORDER OF APPRAISAL alias ORDER OF APPRAISAL form

PROPOSED DOCUMENTS TO BE SERVED:

UPON:

CYNTHIA SCHILLIG

175 SOUTH THIRD ST #100

COLUMBUS, OH 43215

JUVENILE CITATIONS ONLY:

HEARING TYPE:

___ Date already scheduled at : Courtroom:

Electronically Requested by:

Attorney for:

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SMG/KS
19-01145
06/26/2022

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO
Civil Division


| | | |
|--------------------------------------|---|------------------------------------|
| CARRINGTON MORTGAGE SERVICES, LLC | : | CASE NO. 19CV007800 |
| <i>Plaintiff</i> | : | JUDGE JULIE LYNCH |
| - VS - | : | |
| GRETCHEN GLAIZE, ET AL | : | <u>PRAECIPE FOR ALIAS ORDER OF</u> |
| <i>Defendants</i> | : | <u>SALE</u> |
| | : | |
| | : | |

To the Clerk of Courts: Please issue an Order of Sale to Cynthia Schillig, at 175 South Third St., Suite 100, Columbus, OH 43215, the court authorized Private Selling Officer ("PSO"), returnable according to law, directing the PSO to advertise, and sell the following property:

Street Address: 3477 Torrington Street, Hilliard, OH 43026
Parcel Number: 050-002591-00
Legal Description: See "Exhibit A" attached hereto.

Pursuant to the Judgment Entry and Decree of Foreclosure filed January 21, 2022, in the above referenced case. A copy of the time-stamped Decree of Foreclosure is attached.

Submitted by,
Sandhu Law Group, LLC



David T. Brady (0073127)
Suzanne M. Godenswager (0086422)
Austin B. Barnes III (0052130)
Robert E. Daniell (0098708)
Adrienne S. Foster (0080011) ✓
1213 Prospect Avenue, Suite 300
Cleveland, OH 44115
216-373-1001
216-373-1002
afoster@sandhu-law.com
Attorney for Plaintiff

19-01145

LEGAL DESCRIPTION

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

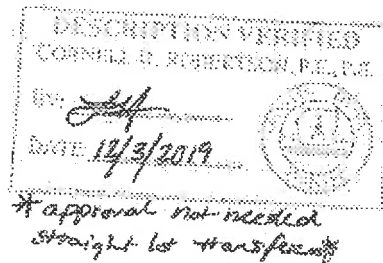
Being Lot Number One Hundred Sixty-Two (162) of BEACON SECOND SUBDIVISION,
as the same is numbered and delineated upon the recorded plat thereof, of record in Plat
Book 31, Page 5, Recorder'S Office, Franklin County, Ohio.

Permanent Parcel No.: 050-00259100

Premises Commonly Known As: 3477 Torrington Street, Hilliard, Oh 43026

Prior Deed Reference: Instrument No. 201607280098378

All of
(050)
002591



MSS/BS
19-01145
01/19/2022

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO
Civil Division

| | | |
|-----------------------------------|---|---------------------------|
| CARRINGTON MORTGAGE SERVICES, LLC | : | CASE NO. 19CV007800 |
| <i>Plaintiff</i> | : | JUDGE JULIE LYNCH |
| - VS - | : | |
| GRETCHEN GLAIZE, ET AL | : | <u>JUDGMENT ENTRY AND</u> |
| <i>Defendants</i> | : | <u>FORECLOSURE DECREE</u> |
| | : | |
| | : | |
| | : | |

THIS DAY this cause came on to be heard, and there being no exceptions thereto, the Court confirms the same, and the findings therein are approved as the findings of the Court.

THIS CAUSE was submitted to the Court, and heard upon the Complaint of Plaintiff, the Answer of Defendant OhioHealth Corporation, Plaintiff's Motion for Default Judgment, and the evidence.

The Court finds that all necessary parties have been properly served with summons, according to law, and are properly before the Court.

The Court further finds that Defendants John Doe, Name Unknown, Unknown Spouse if any of Gretchen Glaize and Gretchen Glaize are in default of Answer or other pleading, and thereby confess the allegations of the Complaint to be true, therefore, the aforementioned Defendants are forever barred from asserting any right, title, or interest in and to the hereinafter described premises.

There is due the Franklin County Treasurer, taxes, accrued taxes, assessments, and penalties on the premises described herein including: (1) 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 (2) 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 the judicial sale. The exact amount of said taxes, accrued taxes, assessments, and penalties are unascertainable at this time, but will be determined at the time of the sale of said premises for which amount the Franklin County Treasurer has a good and valid lien.

The Court finds on the evidence adduced that there is due to Plaintiff on the promissory note set forth in the First Count of the Complaint (the "Note"), the sum of **\$105,641.17** plus interest at 3.7500% per annum from May 1, 2019, for which sum judgment is hereby rendered in favor of Plaintiff against the Defendant Gretchen Glaize.

In addition, Plaintiff may have advanced or may advance during the pendency of this action sums for the payment of 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 the judicial sale, which amount may be added to the first mortgage lien of plaintiff. The Court reserves for further order a determination of the exact, if any, amount due Plaintiff for said advances.

The Court further finds that in order to secure the payment of the Note, Gretchen Glaize, executed and delivered a certain mortgage deed set forth in the Second Count of the Complaint (the "Mortgage"), thereby conveying to Mortgage Electronic Registration Systems, Inc. as nominee for Carrington Mortgage Services, LLC the following described premises (the "Premises"):

See Legal Description attached marked Exhibit "A"

The Premises are also known as 3477 Torrington Street, Hilliard, OH 43026

Tax Parcel Number 050-002591-00

That the Mortgage was duly filed with the Recorder of Franklin County on July 28, 2016, and was thereafter recorded as Instrument No. 201607280098379 of the Mortgage Records of Franklin County, and assigned unto the Plaintiff on September 18, 2019, and recorded on October 1, 2019, in Instrument No. 201910010128918, and thereby became and is a valid first mortgage lien upon said premises, subject only to the lien of the Treasurer for taxes. The Court further finds that the conditions in the Mortgage have been broken and the same has become absolute and Plaintiff is entitled to have the equity of redemption and dower of all Defendants in and to the Premises foreclosed.

The Judge further finds that Defendant OhioHealth Corporation claims some rights, titles, interests, claims, or liens upon the Premises, as set forth in the pleadings it filed herein, but that any rights, titles, interests, claims, or liens that it may have are inferior and subsequent to the lien of Plaintiff.

While finding that there is no just reason for delay as to the Plaintiff's claim, the Judge makes no finding at this time as to the claims, rights, titles, interests or liens of the Defendant OhioHealth Corporation as set forth in their pleading filed herein, except to note that such claims, rights, titles, interests or liens of the hereinabove Defendant are hereby ordered transferred to the proceeds derived from the sale of said premises, after the payment of the costs of the within action, taxes due and payable and the amount hereinabove found due Plaintiff, and the same is hereby ordered continued until further order.

The Court further finds that there is no just reason for delay in entering the judgment herein.

It is therefore, ORDERED, ADJUDGED, AND DECREED that unless the sums hereinabove found due, together with the costs of this action, be fully paid within three (3) days from the date of the entry of this decree, the equity of redemption and dower of all Defendant's in and to the Premises shall be foreclosed, and the Premises sold; that only upon the issuance of a Praeceptum for Order of Sale by Plaintiff's attorney, shall an order of sale thereafter issue to the Sheriff of Franklin County, directing him to appraise, advertise in a paper of general circulation within the County, and sell the 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. §2329.152.

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. This 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 sales, 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 Praeceptum for those sales.

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

First: To the Clerk of Courts, the costs of this action, including to Plaintiff for the Judicial Report filed herein, which sum is taxed

as costs.

Second: **IF THE PLAINTIFF IS THE PURCHASER AND HAS ELECTED TO FORGO THE PAYMENT FROM 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 hereinafter described, 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.

Third: To Plaintiff, **\$105,641.17** plus interest at 3.7500% per annum from May 1, 2019, together with advances for taxes, insurance and monies otherwise expended, plus costs.

Fourth: If the Sheriff sells the property, the balance, if any, to be held by the Sheriff, pending further order. If a private selling officer sells the property, the balance, if any, to the Clerk of Courts to be held pending further order.

It is further ORDERED, ADJUDGED, AND DECREED that there may be due to the Plaintiff sums advanced by it under the terms of the Note and Mortgage to pay real estate taxes, hazard insurance premiums, and property protection.

It is further ORDERED, ADJUDGED, AND DECREED that after the sale has been completed, a deed will be conveyed to the purchaser and that a Writ of Possession of the Property shall be issued.

It is therefore ORDERED, ADJUDGED, AND DECREED that since Plaintiff is the first and best lien holder, should it be the successful bidder at the Sale, the deposit required is hereby

waived; Plaintiff lien holder shall not be required to make a deposit at the time of sale, but shall pay all costs, taxes, and assessments upon presentment of a statement from the Franklin County Sheriff. Also, in the event Plaintiff is the successful bidder at the Sheriff's Sale, the amount of the deposits made herein by Plaintiff and the costs of the Preliminary Judicial Report shall be deducted from the total amount of court costs otherwise payable herein.

Record is hereby ordered.

Judge Lynch

Submitted by,

/s/ Suzanne M. Godenswager

David T. Brady (0073127)

Suzanne M. Godenswager (0086422)

Austin B. Barnes III (0052130)

Jeffrey A. Panehal (0090293)

SANDHU LAW GROUP, LLC

1213 Prospect Avenue, Suite 300

Cleveland, OH 44115

216-373-1001

216-373-1002

sgodenswager@sandhu-law.com

Attorneys for Plaintiff

INSTRUCTIONS TO THE CLERK: THIS IS A FINAL APPEALABLE ORDER.
Pursuant to Civ.R.58(B), Please serve upon all parties not in default for failure to
appear notice of Judgment and its date of entry upon the Journal.

LEGAL DESCRIPTION

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

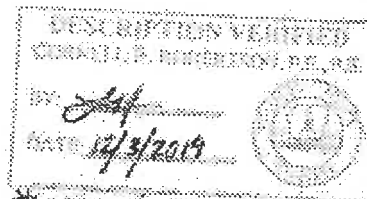
Being Lot Number One Hundred Sixty-Two (162) of BEACON SECOND SUBDIVISION,
as the same is numbered and delineated upon the recorded plat thereof, of record in Plat
Book 31, Page 5, Recorder's Office, Franklin County, Ohio.

Permanent Parcel No.: 050-00259100

Premises Commonly Known As: 3477 Torrington Street, Hilliard, Oh 43026

Prior Deed Reference: Instrument No. 201607280098378

All of
(050)
002591



CERTIFICATE OF SERVICE

A copy of the foregoing was sent by regular U.S. Mail on this 20 day of Jan, 2022, to the following:

Gretchen Glaize
3477 Torrington Street
Hilliard, OH 43026

John Doe, Name Unknown, Unknown
Spouse if any of Gretchen Glaize
3477 Torrington Street
Hilliard, OH 43026

Franklin County Treasurer
373 South High Street, 17th Floor
Columbus, OH 43215

Allen Reis (Adverse Attorney for
OhioHealth Corporation)
3705 Marlane Dr
Grove City, OH 43123

/s/ Suzanne M. Godenswager
David T. Brady (0073127)
Suzanne M. Godenswager (0086422)
Austin B. Barnes III (0052130)
Jeffrey A. Panchal (0090293)
Attorneys for Plaintiff

Franklin County Court of Common Pleas

Date: 01-21-2022
Case Title: CARRINGTON MORTGAGE SERVICES LLC -VS- GRETCHEN
GLAIZE ET AL
Case Number: 19CV007800
Type: DECREE OF FORECLOSURE

It Is So Ordered.

The image shows a handwritten signature in cursive script that reads "Julie M. Lynch". The signature is written over a circular, embossed or stamped seal. The seal appears to be the official seal of the Franklin County Court of Common Pleas, though the details are somewhat faded. The signature is written in dark ink.

/s/ Judge Julie M. Lynch

Court Disposition

Case Number: 19CV007800

Case Style: CARRINGTON MORTGAGE SERVICES LLC -VS-
GRETCHEN GLAIZE ET AL

Case Terminated: 12 - Default

Final Appealable Order: Yes

Motion Tie Off Information:

1. Motion CMS Document Id: 19CV0078002022-01-1999980000
Document Title: 01-19-2022-MOTION FOR DEFAULT JUDGMENT
- PLAINTIFF: CARRINGTON MORTGAGE SERVICES LLC
Disposition: MOTION GRANTED

SMG/KS
19-01145
01/27/2022

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO
Civil Division

| | | |
|-------------------------------|---|---------------------------------|
| CARRINGTON MORTGAGE SERVICES, | : | CASE NO. 19CV007800 |
| LLC | : | |
| <i>Plaintiff</i> | : | JUDGE JULIE LYNCH |
| - vs - | : | |
| | : | |
| GRETCHEN GLAIZE, ET AL | : | <u>ORDER APPOINTING PRIVATE</u> |
| <i>Defendants</i> | : | <u>SELLING OFFICER</u> |
| | : | |

This matter came to be heard on the Plaintiff's Motion at Appoint Private Selling Office under R.C. 2329.152. The Court finds said Motion well-taken and is hereby granted.

THEREFORE, IT IS HEREBY ORDERED that, Cynthia Schillig, whose address is 175 South Third St., Suite 100, Columbus, OH 43215, is hereby appointed as Private Selling Officer to sell the Property, described in attached Exhibit A, at public auction in accordance with the Private Selling Officer's terms attached hereto as Exhibit B, and in accordance with Ohio Revised Code Chapter 2329.

IT IS SO ORDERED.

Judge Julie Lynch

Submitted by,
Sandhu Law Group, LLC
/s/ Suzanne M. Godenswager

David T. Brady (0073127)
Suzanne M. Godenswager (0086422)
Jeffrey A. Panehal (0090293)
Austin B. Barnes III (0052130)
SANDHU LAW GROUP, LLC
1213 Prospect Avenue, Suite 300
Cleveland, OH 44115
Telephone 216-373-1001
Fax 216-373-1002
Attorneys for Plaintiff

**Exhibit A
(legal)**

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

**Being Lot Number One Hundred Sixty-Two (162) of BEACON SECOND SUBDIVISION,
as the same is numbered and delineated upon the recorded plat thereof, of record in Plat
Book 31, Page 5, Recorder'S Office, Franklin County, Ohio.**

Permanent Parcel No.: 050-00259100

Premises Commonly Known As: 3477 Torrington Street, Hilliard, OH 43026

Prior Deed Reference: Instrument No. 201607280098378

Exhibit B

Schedule of Fees and Expenses

1. PSO will be paid directly by the judgment creditor. None of PSO's sale fees will be charged as court costs or assessed against the defendants in this matter. 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.
2. PSO will be reimbursed for the actual costs of the statutorily required legal advertisements for the sale.
3. Additional advertising costs of up to \$250 may be incurred upon consent of the judgment creditor.
4. In the event the auction is postponed, PSO shall re-schedule the auction as directed by judgment creditor's counsel at no additional cost.
5. In the event the auction is canceled, the PSO shall receive reimbursement of actual costs of the statutorily required legal advertisements and any additional advertising authorized by the judgment creditor.
6. PSO shall be entitled to retain and pay for a title agent as provided in R.C. 2329.152.

Franklin County Court of Common Pleas

Date: 01-31-2022
Case Title: CARRINGTON MORTGAGE SERVICES LLC -VS- GRETCHEN
GLAIZE ET AL
Case Number: 19CV007800
Type: ORDER

It Is So Ordered.

A handwritten signature in cursive script, reading "Julie M. Lynch", is written over a circular, embossed seal of the Franklin County Court of Common Pleas. The seal features a central emblem surrounded by text, though the details are somewhat faded.

/s/ Judge Julie M. Lynch

Court Disposition

Case Number: 19CV007800

Case Style: CARRINGTON MORTGAGE SERVICES LLC -VS-
GRETCHEN GLAIZE ET AL

Motion Tie Off Information:

1. Motion CMS Document Id: 19CV0078002022-01-2899980000
Document Title: 01-28-2022-MOTION - PLAINTIFF:
CARRINGTON MORTGAGE SERVICES LLC
Disposition: MOTION GRANTED

CERTIFICATE OF SERVICE

A copy of the foregoing was sent by regular U.S. Mail on this 18th day of May.

2023 to the following:

Gretchen Glaize
3477 Torrington Street
Hilliard, OH 43026

Cynthia Schillig
175 South Third St., Suite 100
Columbus, OH 43215
Private Selling Officer

John Doe, Name Unknown, Unknown
Spouse if any of Gretchen Glaize
3477 Torrington Street
Hilliard, OH 43026

Franklin County Treasurer
373 South High Street, 17th Floor
Columbus, OH 43215

Allen Reis
3705 Marlane Dr
Grove City, OH 43123
Attorney for OhioHealth Corporation



David T. Brady (0073127)
Suzanne M. Godenswager (0086422)
Austin B. Barnes III (0052130)
Robert E. Daniell (0098708)
Adrienne S. Foster (0080011)
Attorney for Plaintiff

SMG/KS
 19-01145
 06/26/2022

IN THE COURT OF COMMON PLEAS
 FRANKLIN COUNTY, OHIO
 Civil Division

| | | |
|--------------------------------------|---|------------------------------------|
| CARRINGTON MORTGAGE SERVICES, LLC | : | CASE NO. 19CV007800 |
| <i>Plaintiff</i> | : | JUDGE JULIE LYNCH |
| - VS - | : | |
| GRETCHEN GLAIZE, ET AL | : | <u>PRAECIPE FOR ALIAS ORDER OF</u> |
| <i>Defendants</i> | : | <u>APPRAISAL</u> |

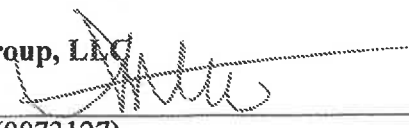
To the Clerk of Courts: Please issue an Order of Appraisal to the Sheriff of Franklin County, Ohio, instructing such Sheriff to appraise the real property described as follows:

Street Address: 3477 Torrington Street, Hilliard, OH 43026
 Parcel Number: 050-002591-00
 Legal Description: See "Exhibit A" attached hereto.

Pursuant to the Judgment Entry and Decree of Foreclosure filed January 21, 2022, in the above referenced case. A copy of the time-stamped Decree of Foreclosure is attached.

The Appraisers pursuant to O.R.C. § 2329.17 shall, contemporaneously with their delivery of the appraisal to the Sheriff, deliver a copy of the appraisal to the Private Selling Officer, Cynthia Schillig by electronic mail at Cynthia@SchilligEstatesAndAuctions.com, or by fax at n/a.

Submitted by,
 Sandhu Law Group, LLC


 David T. Brady (0073127)
 Suzanne M. Godenswager (0086422)
 Austin B. Barnes III (0052130)
 Robert E. Daniell (0098708)
 Adrienne S. Foster (0080011) ✓
 1213 Prospect Avenue, Suite 300
 Cleveland, OH 44115
 216-373-1001
 216-373-1002
 afoster@sandhu-law.com
 Attorney for Plaintiff

39-01145

LEGAL DESCRIPTION

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

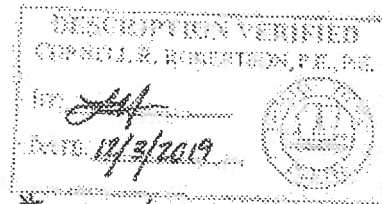
Being Lot Number One Hundred Sixty-Two (162) of BEACON SECOND SUBDIVISION,
as the same is numbered and delineated upon the recorded plat thereof, of record in Plat
Book 31, Page 5, Recorder'S Office, Franklin County, Ohio.

Permanent Parcel No.: 050-00259100

Premises Commonly Known As: 3477 Torrington Street, Hilliard, Oh 43026

Prior Deed Reference: Instrument No. 201607280098378

All of
(050)
002591



*approval not needed
straight lot transfer

MSS/BS
19-01145
01/19/2022

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO
Civil Division

| | | |
|--|---|--|
| CARRINGTON MORTGAGE SERVICES, LLC <i>Plaintiff</i> | : | CASE NO. 19CV007800 |
| | : | |
| | : | JUDGE JULIE LYNCH |
| | : | |
| - vs - | : | |
| | : | |
| GRETCHEN GLAIZE, ET AL <i>Defendants</i> | : | <u>JUDGMENT ENTRY AND</u> <u>FORECLOSURE DECREE</u> |
| | : | |
| | : | |
| | : | |

THIS DAY this cause came on to be heard, and there being no exceptions thereto, the Court confirms the same, and the findings therein are approved as the findings of the Court.

THIS CAUSE was submitted to the Court, and heard upon the Complaint of Plaintiff, the Answer of Defendant OhioHealth Corporation, Plaintiff's Motion for Default Judgment, and the evidence.

The Court finds that all necessary parties have been properly served with summons, according to law, and are properly before the Court.

The Court further finds that Defendants John Doe, Name Unknown, Unknown Spouse if any of Gretchen Glaize and Gretchen Glaize are in default of Answer or other pleading, and thereby confess the allegations of the Complaint to be true, therefore, the aforementioned Defendants are forever barred from asserting any right, title, or interest in and to the hereinafter described premises.

There is due the Franklin County Treasurer, taxes, accrued taxes, assessments, and penalties on the premises described herein including: (1) 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 (2) 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 the judicial sale. The exact amount of said taxes, accrued taxes, assessments, and penalties are unascertainable at this time, but will be determined at the time of the sale of said premises for which amount the Franklin County Treasurer has a good and valid lien.

The Court finds on the evidence adduced that there is due to Plaintiff on the promissory note set forth in the First Count of the Complaint (the "Note"), the sum of \$105,641.17 plus interest at 3.7500% per annum from May 1, 2019, for which sum judgment is hereby rendered in favor of Plaintiff against the Defendant Gretchen Glaize.

In addition, Plaintiff may have advanced or may advance during the pendency of this action sums for the payment of 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 the judicial sale, which amount may be added to the first mortgage lien of plaintiff. The Court reserves for further order a determination of the exact, if any, amount due Plaintiff for said advances.

The Court further finds that in order to secure the payment of the Note, Gretchen Glaize, executed and delivered a certain mortgage deed set forth in the Second Count of the Complaint (the "Mortgage"), thereby conveying to Mortgage Electronic Registration Systems, Inc. as nominee for Carrington Mortgage Services, LLC the following described premises (the "Premises"):

See Legal Description attached marked Exhibit "A"

The Premises are also known as 3477 Torrington Street, Hilliard, OH 43026

Tax Parcel Number 050-002591-00

That the Mortgage was duly filed with the Recorder of Franklin County on July 28, 2016, and was thereafter recorded as Instrument No. 201607280098379 of the Mortgage Records of Franklin County, and assigned unto the Plaintiff on September 18, 2019, and recorded on October 1, 2019, in Instrument No. 201910010128918, and thereby became and is a valid first mortgage lien upon said premises, subject only to the lien of the Treasurer for taxes. The Court further finds that the conditions in the Mortgage have been broken and the same has become absolute and Plaintiff is entitled to have the equity of redemption and dower of all Defendants in and to the Premises foreclosed.

The Judge further finds that Defendant OhioHealth Corporation claims some rights, titles, interests, claims, or liens upon the Premises, as set forth in the pleadings it filed herein, but that any rights, titles, interests, claims, or liens that it may have are inferior and subsequent to the lien of Plaintiff.

While finding that there is no just reason for delay as to the Plaintiff's claim, the Judge makes no finding at this time as to the claims, rights, titles, interests or liens of the Defendant OhioHealth Corporation as set forth in their pleading filed herein, except to note that such claims, rights, titles, interests or liens of the hereinabove Defendant are hereby ordered transferred to the proceeds derived from the sale of said premises, after the payment of the costs of the within action, taxes due and payable and the amount hereinabove found due Plaintiff, and the same is hereby ordered continued until further order.

The Court further finds that there is no just reason for delay in entering the judgment herein.

It is therefore, ORDERED, ADJUDGED, AND DECREED that unless the sums hereinabove found due, together with the costs of this action, be fully paid within three (3) days from the date of the entry of this decree, the equity of redemption and dower of all Defendant's in and to the Premises shall be foreclosed, and the Premises sold; that only upon the issuance of a Praecipe for Order of Sale by Plaintiff's attorney, shall an order of sale thereafter issue to the Sheriff of Franklin County, directing him to appraise, advertise in a paper of general circulation within the County, and sell the 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. §2329.152.

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. This 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 sales, 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.

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

First: To the Clerk of Courts, the costs of this action, including to Plaintiff for the Judicial Report filed herein, which sum is taxed

as costs.

Second: **IF THE PLAINTIFF IS THE PURCHASER AND HAS ELECTED TO FORGO THE PAYMENT FROM 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 hereinafter described, 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.

Third: To Plaintiff, **\$105,641.17** plus interest at 3.7500% per annum from May 1, 2019, together with advances for taxes, insurance and monies otherwise expended, plus costs.

Fourth: If the Sheriff sells the property, the balance, if any, to be held by the Sheriff, pending further order. If a private selling officer sells the property, the balance, if any, to the Clerk of Courts to be held pending further order.

It is further ORDERED, ADJUDGED, AND DECREED that there may be due to the Plaintiff sums advanced by it under the terms of the Note and Mortgage to pay real estate taxes, hazard insurance premiums, and property protection.

It is further ORDERED, ADJUDGED, AND DECREED that after the sale has been completed, a deed will be conveyed to the purchaser and that a Writ of Possession of the Property shall be issued.

It is therefore ORDERED, ADJUDGED, AND DECREED that since Plaintiff is the first and best lien holder, should it be the successful bidder at the Sale, the deposit required is hereby

waived; Plaintiff lien holder shall not be required to make a deposit at the time of sale, but shall pay all costs, taxes, and assessments upon presentment of a statement from the Franklin County Sheriff. Also, in the event Plaintiff is the successful bidder at the Sheriff's Sale, the amount of the deposits made herein by Plaintiff and the costs of the Preliminary Judicial Report shall be deducted from the total amount of court costs otherwise payable herein.

Record is hereby ordered.

Judge Lynch

Submitted by,

/s/ Suzanne M. Godenswager

David T. Brady (0073127)

Suzanne M. Godenswager (0086422)

Austin B. Barnes III (0052130)

Jeffrey A. Panehal (0090293)

SANDHU LAW GROUP, LLC

1213 Prospect Avenue, Suite 300

Cleveland, OH 44115

216-373-1001

216-373-1002

sgodenswager@sandhu-law.com

Attorneys for Plaintiff

INSTRUCTIONS TO THE CLERK: THIS IS A FINAL APPEALABLE ORDER.
Pursuant to Civ.R.58(B), Please serve upon all parties not in default for failure to appear notice of Judgment and its date of entry upon the Journal.

LEGAL DESCRIPTION

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

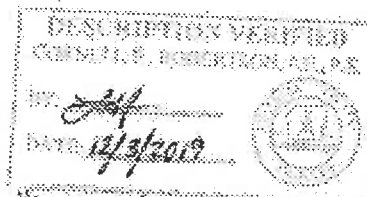
Being Lot Number One Hundred Sixty-Two (162) of BEACON SECOND SUBDIVISION,
as the same is numbered and delineated upon the recorded plat thereof, of record in Plat
Book 31, Page 5, Recorder's Office, Franklin County, Ohio.

Permanent Parcel No.: 050-00259100

Premises Commonly Known As: 3477 Torrington Street, Hilliard, Oh 43026

Prior Deed Reference: Instrument No. 201607280098378

All of
(050)
002591



**approval not needed
straight lot transfer*

CERTIFICATE OF SERVICE

A copy of the foregoing was sent by regular U.S. Mail on this 20 day of Jan, 2022, to the following:

Gretchen Glaize
3477 Torrington Street
Hilliard, OH 43026

John Doe, Name Unknown, Unknown
Spouse if any of Gretchen Glaize
3477 Torrington Street
Hilliard, OH 43026

Franklin County Treasurer
373 South High Street, 17th Floor
Columbus, OH 43215

Allen Reis (Adverse Attorney for
OhioHealth Corporation)
3705 Marlane Dr
Grove City, OH 43123

/s/ Suzanne M. Godenswager
David T. Brady (0073127)
Suzanne M. Godenswager (0086422)
Austin B. Barnes III (0052130)
Jeffrey A. Panchal (0090293)
Attorneys for Plaintiff

Franklin County Court of Common Pleas

Date: 01-21-2022
Case Title: CARRINGTON MORTGAGE SERVICES LLC -VS- GRETCHEN
GLAIZE ET AL
Case Number: 19CV007800
Type: DECREE OF FORECLOSURE

It Is So Ordered.

The image shows a handwritten signature in cursive script that reads "Julie M. Lynch". The signature is written over a circular, embossed or stamped seal. The seal appears to be the official seal of the Franklin County Court of Common Pleas, though the details are somewhat faded. The signature is written in dark ink.

/s/ Judge Julie M. Lynch

Court Disposition

Case Number: 19CV007800

Case Style: CARRINGTON MORTGAGE SERVICES LLC -VS-
GRETCHEN GLAIZE ET AL

Case Terminated: 12 - Default

Final Appealable Order: Yes

Motion Tie Off Information:

1. Motion CMS Document Id: 19CV0078002022-01-1999980000
Document Title: 01-19-2022-MOTION FOR DEFAULT JUDGMENT
- PLAINTIFF: CARRINGTON MORTGAGE SERVICES LLC
Disposition: MOTION GRANTED

SMG/KS
19-01145
01/27/2022

IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO
Civil Division

| | | |
|--------------------------------------|---|---------------------------------|
| CARRINGTON MORTGAGE SERVICES, LLC | : | CASE NO. 19CV007800 |
| <i>Plaintiff</i> | : | |
| - vs - | : | JUDGE JULIE LYNCH |
| | : | |
| GRETCHEN GLAIZE, ET AL | : | <u>ORDER APPOINTING PRIVATE</u> |
| <i>Defendants</i> | : | <u>SELLING OFFICER</u> |
| | : | |

This matter came to be heard on the Plaintiff's Motion at Appoint Private Selling Office under R.C. 2329.152. The Court finds said Motion well-taken and is hereby granted.

THEREFORE, IT IS HEREBY ORDERED that, Cynthia Schillig, whose address is 175 South Third St., Suite 100, Columbus, OH 43215, is hereby appointed as Private Selling Officer to sell the Property, described in attached Exhibit A, at public auction in accordance with the Private Selling Officer's terms attached hereto as Exhibit B, and in accordance with Ohio Revised Code Chapter 2329.

IT IS SO ORDERED.

Judge Julie Lynch

Submitted by,
Sandhu Law Group, LLC
/s/ Suzanne M. Godenswager

David T. Brady (0073127)
Suzanne M. Godenswager (0086422)
Jeffrey A. Panehal (0090293)
Austin B. Barnes III (0052130)
SANDHU LAW GROUP, LLC
1213 Prospect Avenue, Suite 300
Cleveland, OH 44115
Telephone 216-373-1001
Fax 216-373-1002
Attorneys for Plaintiff

**Exhibit A
(legal)**

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

**Being Lot Number One Hundred Sixty-Two (162) of BEACON SECOND SUBDIVISION,
as the same is numbered and delineated upon the recorded plat thereof, of record in Plat
Book 31, Page 5, Recorder'S Office, Franklin County, Ohio.**

Permanent Parcel No.: 050-00259100

Premises Commonly Known As: 3477 Torrington Street, Hilliard, OH 43026

Prior Deed Reference: Instrument No. 201607280098378

Exhibit B

Schedule of Fees and Expenses

1. PSO will be paid directly by the judgment creditor. None of PSO's sale fees will be charged as court costs or assessed against the defendants in this matter. 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.
2. PSO will be reimbursed for the actual costs of the statutorily required legal advertisements for the sale.
3. Additional advertising costs of up to \$250 may be incurred upon consent of the judgment creditor.
4. In the event the auction is postponed, PSO shall re-schedule the auction as directed by judgment creditor's counsel at no additional cost.
5. In the event the auction is canceled, the PSO shall receive reimbursement of actual costs of the statutorily required legal advertisements and any additional advertising authorized by the judgment creditor.
6. PSO shall be entitled to retain and pay for a title agent as provided in R.C. 2329.152.

Franklin County Court of Common Pleas

Date: 01-31-2022
Case Title: CARRINGTON MORTGAGE SERVICES LLC -VS- GRETCHEN
GLAIZE ET AL
Case Number: 19CV007800
Type: ORDER

It Is So Ordered.



/s/ Judge Julie M. Lynch

Court Disposition

Case Number: 19CV007800

Case Style: CARRINGTON MORTGAGE SERVICES LLC -VS-
GRETCHEN GLAIZE ET AL

Motion Tie Off Information:

1. Motion CMS Document Id: 19CV0078002022-01-2899980000
Document Title: 01-28-2022-MOTION - PLAINTIFF:
CARRINGTON MORTGAGE SERVICES LLC
Disposition: MOTION GRANTED

CERTIFICATE OF SERVICE

A copy of the foregoing was sent by regular U.S. Mail on this 6th day of May

2023, to the following:

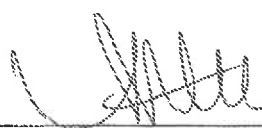
Gretchen Glaize
3477 Torrington Street
Hilliard, OH 43026

Cynthia Schillig
175 South Third St., Suite 100
Columbus, OH 43215
Private Selling Officer

John Doe, Name Unknown, Unknown
Spouse if any of Gretchen Glaize
3477 Torrington Street
Hilliard, OH 43026

Franklin County Treasurer
373 South High Street, 17th Floor
Columbus, OH 43215

Allen Reis
3705 Marlane Dr
Grove City, OH 43123
Attorney for OhioHealth Corporation



David T. Brady (0073127)
Suzanne M. Godenswager (0086422)
Austin B. Barnes III (0052130)
Robert E. Daniell (0098708)
Adrienne S. Foster (0080011) ✓
Attorney for Plaintiff

ALIAS ORDER OF SALECARRINGTON MORTGAGE SERVICES,
LLC

CASE NO. 19CV007800

PLAINTIFF

JUDGE JULIE LYNCH

-VS-

ACTION CODE NO. 6030

GRETCHEN GLAIZE

DEFENDANT

COMPLAINT FILED: September 26,
2019THE STATE OF OHIO,) To Cynthia Schillig, Greetings:
Franklin County, ss)

WHEREAS, at a term of the Court of Common Pleas, held at Columbus in and for said County on the January 21, 2022 in this cause it was ordered, adjudged and decreed as follows, to wit:

That an order of sale is issued to the Private Selling Officer, directing him to sell as upon execution the following described premises to wit: See Attached Exhibit A, **WITH APPRAISAL**. To be sold for not less than two-thirds of the appraised value. A payment must be made by certified funds at the time of sale based on the appraised value. If the appraised value of the residential property is:

- Less than or equal to \$10,000.00, the deposit shall be \$2,000.00.
- Greater than \$10,000.00 but less than or equal to \$200,000.00, the deposit shall be \$5,000.00.
- Greater than 200,000.00, the deposit shall be \$10,000.00

The full balance is to be paid within 30 days from the date the confirmation is filed.

PARCEL NO. 050-002591-00 ADDRESS: 3477 Torrington Street, Hilliard, OH 43026

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 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 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.
COC-CV-82 (Rev. 2-2001)

Franklin County Court of Common Pleas

Date: 05-02-2023

Case Title: CARRINGTON MORTGAGE SERVICES LLC -VS- GRETCHEN GLAIZE ET AL

Case Number: 19CV007800

Type: JUDGE'S ORDER OF SALE - ALIAS

WITNESS MY HAND AND SEAL OF THE
COURT ON THE DATE NOTED HEREON.



MARYELLEN O'SHAUGHNESSY, FRANKLIN
COUNTY CLERK OF THE COURT OF
COMMON PLEAS

ALIAS ORDER OF APPRAISAL

CARRINGTON MORTGAGE SERVICES,
 LLC

CASE NO. 19CV007800

PLAINTIFF

JUDGE JULIE LYNCH

-VS-

ACTION CODE NO. 6030

GRETCHEN GLAIZE

DEFENDANT

COMPLAINT FILED: September 26,
 2019

THE STATE OF OHIO,) To the 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 January 21, 2022 in this cause it was ordered, adjudged and decreed as follows, to wit:

That an order of **APPRAISAL** is issued to the Sheriff of said County, directing him to appraise upon execution the following described premises to wit: See Attached Exhibit A. To be sold for not less than two-thirds of the appraised value by Private Selling Officer.

PARCEL NO. 050-002591-00 ADDRESS: 3477 Torrington Street, Hilliard, OH 43026

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 appraise the above described Real Estate, under the Statute regulating sales on Execution, 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 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 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.
 COC-CV-82 (Rev. 2-2001)

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

Franklin County Court of Common Pleas

Date: 05-02-2023
Case Title: CARRINGTON MORTGAGE SERVICES LLC -VS- GRETCHEN
GLAIZE ET AL
Case Number: 19CV007800
Type: ORDER OF APPRAISAL

WITNESS MY HAND AND SEAL OF THE
COURT ON THE DATE NOTED HEREON.



MARYELLEN O'SHAUGHNESSY, FRANKLIN
COUNTY CLERK OF THE COURT OF
COMMON PLEAS