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IN THE COURT OF COMMON PLEAS
_____ COUNTY, OHIO

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Plaintiff,	Case No.
vs.	Judge
Defendants.	Parcel Number(s):
	<u>ORDER TO APPOINT PRIVATE SELLING OFFICER</u>

This matter is before the Court on the Motion of Plaintiff,
_____ ("Plaintiff") to Appoint a Private Selling Officer pursuant to ORC § 2329.152. The Court finds Richard F. Kruse 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.* The Court finds the Motion to be well-taken and **GRANTS** Substitute Plaintiff's request.

Therefore, it is hereby **ORDERED, ADJUDGED** and **DECREED**:

1. Substitute Plaintiff is authorized to use Richard F. Kruse as the Private Selling Officer ("PSO") for the purpose of conducting the sale of the real property commonly known as _____ ("Property").
2. 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 and may place the Property with the area Multiple Listing Service (MLS) if the PSO is a member of the area MLS. The PSO may 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 may perform additional advertisement related to the sale of the Property, including, but not limited to, online advertisement, social media advertisement, listing with the local Multiple Listing Service (MLS), and direct marketing to potential purchasers.

3. The PSO may hold an open house or photograph the interior of the Property pursuant to ORC § 2329.272 if the Property is not occupied and was previously secured and within the control of the Substitute Plaintiff.
4. The PSO shall sell the Property in accordance with the applicable sections of O.R.C. §§ 2329.01 to 2329.61.
5. 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 may also provide additional administrative services to the PSO.
6. The PSO shall not be required to provide or obtain an Agency Disclosure Statement and Residential Property Disclosure Form related to the sale of the Property.
7. 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.
8. In the event the Property is purchased by a third party, the third party purchaser shall pay to the PSO a Buyer's Premium as established by the terms of sale.
9. The PSO shall file with the court an itemized report that includes the costs incurred for appraisal, publication, marketing, and any other expenses; and the fees charged by the PSO related to the sale of the Property. The costs and fees related to the sale of the Property are to be taxed as costs to the case as set forth in O.R.C. § 2329.152.

IT IS SO ORDERED.

