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BROWN COUNTY OHIO
MAR 13 2026
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**BROWN COUNTY COMMON PLEAS COURT
BROWN COUNTY, OHIO**

TINA MARCK, et al.
Plaintiffs,

v.

THOMAS PARTIN, et al.
Defendants.

: **CASE NO. 2020-0399**
:
:
: **ENTRY GRANTING PRELIMINARY**
: **APPROVAL OF THE SETTLEMENT**
: **AGREEMENT OF THE CLAIMS OF**
: **SUBCLASS A, APPROVING THE**
: **NOTICE TO CLASS MEMBERS AND**
: **SETTING FINAL APPROVAL**
: **HEARING**
:
: **JUDGE SCOTT T. GUSWEILER**
: **Mag. Kenneth Zuk**
:

This matter came on for consideration of the Parties' Joint Motion Requesting an Order Granting Preliminary Approval of the Settlement Agreement of the Claims of Subclass A (hereinafter "Joint Motion"), Approval of the Notice, and Setting Final Approval Hearing. Upon review of the parties' Joint Motion which includes the proposed Settlement Agreement of the claims of Subclass A and the proposed Notice of the Settlement to be sent to all members of Subclass A, this Court finds said Joint Motion well taken and grants the same. As a result, This Court makes the following findings and orders.

1. The proposed Settlement on its face is fair, reasonable, and adequate and otherwise meets the demands of Rule 23(E) for preliminary approval. The chief benefit of the settlement is that it now requires the issuance of deeds and promissory notes secured by mortgages which accomplish a significant portion of any relief Plaintiffs could theoretically achieve should they take this case to a final verdict. This Court recognizes that the other theoretical outcome from Defendants' point of view is a judgment in Defendants' favor. The proposed Settlement removes that risk and affords Subclass A Members substantial relief.
2. In its determination that the Settlement Agreement is fair, reasonable, and adequate, this Court specifically finds that:
 - a. the class representatives and class counsel have adequately represented the class,

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COURT COMMON PLEAS
BROWN COUNTY, OHIO
CLERK: L. CLARK GRAY
DEPUTY: *[Signature]* 3/13/20

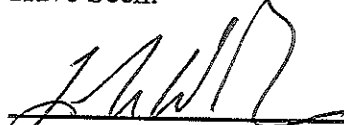
- b. the proposal was negotiated arm's length,
 - c. the relief provided for the class is adequate, and
 - d. the proposed Settlement Agreement treats class members equitably relative to each other.
3. This Court approves the parties' proposed Notice of Settlement of Class Action attached to the Joint Motion for the following reasons. The Notice of Settlement includes the following in plain, easily understood language:
 - a. the nature of the action,
 - b. the definition of the class certified,
 - c. the class claims, issues, or defenses,
 - d. that a class member may enter an appearance through an attorney if the members so desires,
 - e. that the court will exclude from the class any member who requests exclusion,
 - f. the time and manor for requesting exclusion, and
 - g. the binding effect of the class judgment on members under Rule 23(C)(3).
4. This Court finds and approves the proposed Method of Notice of the class settlement via the U.S. Postal Service as being the most effective and practical method of assuring notice of the settlement, including notice of the rights of the Subclass A members to object and exclude themselves.
5. It is hereby ordered that counsel for Plaintiffs send by Ordinary U.S. Mail the proposed Notice to all members of Subclass A along with a copy of the Settlement Agreement, and send by email where available.
6. Any proceedings in the action as to Subclass A unrelated to Settlement is enjoined as to the prosecution of any claims by Class Members who do not timely and validly exclude themselves from this Settlement.
7. Defendants are directed to provide the class list to Class Counsel as specified above, subject to the parties' continuing efforts to cooperate to finalize the class list to their mutual satisfaction.
8. It is hereby ordered that this Court sets April 16, 2026, at 9:00 am as the time for the set forth hearing for consideration of the proposed Settlement Agreement.

It is so Ordered.



Judge Scott T. Gusweiler

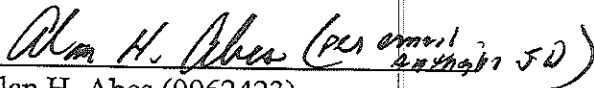
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