

# OHIO PRIVATE SELLING OFFICER (PSO) VS COURT-ORDERED SALES IN CINCYMLS



Both PSO (Private Selling Officer) sales and other court-ordered sales are judicial sales. The primary distinction is who conducts the sale. When entering these listings in the MLS, be sure to select the correct Property Ownership type and follow all MLS rules applicable to the specific sale type.

## ***Court-Appointed Officers in Ohio***

A **court-appointed officer** is a neutral third party authorized by a judge to manage or sell real estate as part of a judicial proceeding. Examples include:

- Sheriff
- Private Selling Officer (PSO)
- Partition Commissioner
- Private Auctioneer
- Receiver

## ***What is a Private Selling Officer Sale?***

A Private Selling Officer (PSO) Sale is a judicial sale of real estate conducted by a court-appointed Private Selling Officer rather than by the sheriff or another court-appointed officer.

These sales are authorized under Ohio Revised Code § 2329.152, are used only when specifically approved by a court order, and are conducted under full court supervision.

## ***What are Other Court-Ordered Sales?***

Court-ordered sales are judicial sales conducted by court-ordered officers other than a PSO, and are commonly used in foreclosure actions, divorce proceedings, probate matters, and creditor or judgment enforcement actions.

These sales are governed by Ohio Revised Code Chapter 2329 and supervised by the court to ensure compliance.

## ***Listing Rules***

- Only PSO properties may not allow showings
- PSOs must be marked Limited Service = Yes
- PSOs must be marked Auction = Yes
- PSOs must have the court order uploaded to the listing under the document type "PSO Court Order"

Click [HERE](#) for more information about PSO and Court-Ordered Sales.

