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Date: November 18, 2025

To: Ohio House Development Committee

From: Beth Rose, CAI, AARE, AMM
Beth Rose Real Estate and Auctions
beth@bethroseauction.com

Re: Support for HB 458

Chairman Hoops Vice-Chair Lorenz, Ranking Member Brownless, and members of the Ohio House Development Committee:

My name is Beth Rose, and I am the owner of Beth Rose Real Estate and Auctions, a third-generation family-owned company based in Maumee, Ohio. I also serve as the current Chairwoman of the Department of Agriculture, Ohio Auctioneer Commission board. With more than 35 years in the real estate auction industry, I am writing to express strong support for House Bill 458.

Our business operates throughout the state of Ohio and has proudly served homeowners, estates, and commercial clients who need a more efficient, transparent, and responsive way to sell real estate. In recent years, the option to utilize Private Selling Officers (PSOs) has opened the door for meaningful reforms in foreclosure processes—allowing communities to recover value faster and with more accountability. This bill furthers those improvements.

The proposed amendment clarifies and strengthens the independence of PSOs by ensuring they are not under the control of interested financial entities or legal service providers involved in the sale. This is critical for preserving public trust in foreclosure proceedings and for ensuring that sales are conducted in a neutral, fair, and transparent manner.

HB 458 also modernizes and simplifies key elements of the foreclosure sale process—especially in uncontested cases. This includes streamlining advertising rules, reducing unnecessary costs, and allowing greater flexibility in how auctions are conducted and promoted.



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As a company that combines traditional values with forward-thinking marketing strategies, we strongly support these changes. They not only protect homeowner equity but also reduce delays and costs that can unfairly burden property owners already in distress.

Our team sees firsthand how stressful and emotional the foreclosure process can be for families. That's why we approach every transaction with compassion and care. HB 458 creates a system where fairness and efficiency can coexist, and where the focus remains on supporting communities—not just processing properties.

We are ready to stand with our fellow auction professionals, the courts, and homeowners to implement these changes effectively. Thank you for your work on this bill and for considering our support.

Sincerely,

A handwritten signature in blue ink that reads "Beth Rose". The signature is written in a cursive, flowing style.

Beth Rose, CAI, AARE, AMM
Owner, Beth Rose Real Estate and Auctions
Chairwoman, Ohio Auctioneer Commission