

**IN THE COURT OF COMMON PLEAS  
SUMMIT COUNTY, OHIO**

<p><b>CHRISTOPHER LONGO,</b></p> <p style="padding-left: 100px;"><b>Plaintiff,</b></p> <p style="padding-left: 100px;"><b>v.</b></p> <p><b>THE AEM SERVICES, LLC, <i>et al.</i>,</b></p> <p style="padding-left: 100px;"><b>Defendants.</b></p>	<p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p>	<p><b>CASE NO. CV-2022-05-1754</b></p> <p><b>JUDGE PATRICIA A. COSGROVE</b></p>
---	---	---

---

**RECEIVER'S SECOND REPORT OF INVENTORY, CASH RECEIPTS AND  
CASH DISBURSEMENTS FOR THE PERIOD  
JUNE 22, 2022, THROUGH DECEMBER 31, 2022**

---

Mark E. Dottore, the duly appointed Receiver in the captioned matter, in accordance with the local rules, files this Second Report which consists of exhibits and attachments as follows:

Inventory of the Receivership Estate	Exhibit A
Roster of agents, attorneys, accountants, and/or other professionals employed or retained by the Receiver in discharge of the Receiver's duties	Exhibit B
Income received under the Receivership Estate and Expenses incurred under the Receivership Estate	Exhibit C
A log or journal of the activities of the Receiver and/or the Receiver's agents, attorneys, accountants, and/or other professionals employed or retained by the Receiver	Exhibit D

Date: January 11, 2023

Respectfully submitted,

/s/ Mary K. Whitmer  
Mary K. Whitmer (0018213)  
James W. Ehrman (0011006)  
Robert M. Stefancin (0047184)  
M. Logan O'Connor (100214)  
WHITMER & EHRMAN LLC  
2344 Canal Road, Suite 401  
Cleveland, Ohio 44113-2535  
Telephone: (216) 771-5056  
Telecopier: (216) 771-2450  
Email: mkw@WEadvocate.net  
rms@WEadvocate.net  
jwe@WEadvocate.net  
mlo@WEadvocate.net

*Attorneys for Mark E. Dottore, Receiver*

### CERTIFICATE OF SERVICE

I hereby certify that on January 11, 2023, a true and copy of the foregoing *Receiver's Second Report of Inventory, Cash Receipts and Cash Disbursements for the Period June 22, 2022, Through December 31, 2022* was filed electronically. Notice of this filing will be sent by operation of the court's electronic filing system.

/s/ Mary K. Whitmer  
Mary K. Whitmer  
*One of the Attorneys for Mark E. Dottore,  
Receiver*

## EXHIBIT A

Mark E. Dottore, Receiver  
CHRISTOPHER LONGO v. THE AEM SERVICES, LLC, et. al.  
IN THE COURT OF COMMON PLEAS  
SUMMIT COUNTY, OHIO  
Case No. CV 2022 - 05- 1754  
5-Jan-23

## ASSET INVENTORY

Address	Parcel Number	City	County	State	Estimated Value	Net Sales Proceeds/ Escrow Deposits
1 3391 S WINCHESTER AVE	040-542-02	PAHRUMP	Nye	NV	undetermined	
2 1128 E.COLUMBUS	010-002018	COLUMBUS	Franklin	OH	undetermined	
3 922 COLUMBIA ST.	110.55-1-35	HUDSON	Columbia	NY	\$ 432,000	
4 1826 GANYARD	670-07-229	AKRON	Summit	OH		\$ 192,335.00
5 3919 POCAHONTAS AVE	527-0020-0228-00	MARIEMONT	Hamilton	OH		372,786.58
6 822 WILSON AV	010-030285-00	AUBURNDALE	Franklin	OH		214,635.78
7 3757 MERWIN TEN MILE RD	282808D141	PIERCE TWP	Clermont	OH		211,184.37
8 396 STODDART AV	010-010768-00	MORRISON PARK	Franklin	OH		220,813.39
9 26940 SCHADY RD	263-07-007	OLMSTED TWP	Cuyahoga	OH		200,802.62
10 2567 CHANNING RD	722-19-080	UNIVERSITY HEIGHTS	Cuyahoga	OH		123,061.71
11 1318 KNOWLTON ST	221-0019-0165-00	CINCINNATI	Hamilton	OH	113,000	1,000.00
12 2012 DELAWARE AVE	651-0053-0146-00	NORWOOD	Hamilton	OH	120,000	
13 4333 BEECH HILL AVE	196-0024-0017-00	CINCINNATI	Hamilton	OH	undetermined	2,000.00
14 6637 HITCHING POST LN	500-0341-0219-00	FOREST HILLS	Hamilton	OH		197,014.68
15 5736 KIEFER CT	236-0002-0284-00	CINCINNATI	Hamilton	OH	82,500	3,000.00
16 1382 CAREY AVENUE	6710540	AKRON	Summit	OH		66,569.98
17 4163 MELCNER	2600471	NEW FRANKLIN	Summit	OH		758,649.17
18 498 WESTON COURT	15-06807	COPLEY	Summit	OH	720,000	
19 313 LACY LANE	13932210012	LAS VEGAS	Clark	NV		8,000.00
20 1735 ANDREWS ST NE	1902604	HARTVILLE	Stark	OH		1,000.00
21 McKINLEY		AKRON	Summit	OH	rental/no equity	
Total						\$ 2,572,853.28

**EXHIBIT B****REPORT OF MARK E. DOTTORE, RECEIVER  
ROSTER OF AGENTS, ATTORNEYS, ACCOUNTANTS, AND/OR OTHER  
PROFESSIONALS EMPLOYED OR RETAINED BY THE RECEIVER IN  
DISCHARGE OF THE RECEIVER'S DUTIES**

Charles A. Dottore  
Thomas F. Dottore  
Camille B. Dottore  
David S. Linscott, CPA  
Dottore Companies, LLC  
2344 Canal Rd.  
Cleveland, Ohio 44113

*These individuals were appointed pursuant to Paragraph 2(k) of the Order Appointing Receiver entered on June 22, 2022.*

Mary K. Whitmer  
James W. Ehrman  
Robert M. Stefancin  
M. Logan O'Connor  
WHITMER & EHRMAN LLC  
2344 Canal Road, Suite 401  
Cleveland, Ohio 44113-2535  
Telephone: (216) 771-5056

*Retained pursuant to the Application filed June 23, 2022, describing the services to be rendered and the terms of engagement.*

Robert T. Glickman  
Hugh D. Berkson  
McCarthy, Lebit, Crystal & Liffman Co., LPA  
1111 Superior Avenue East, Suite 2700  
Cleveland, Ohio 44114  
Telephone: (216) 696-1422

*Retained as special litigation counsel pursuant to Application and Journal Entry of December 8, 2022.*

David Sarver  
Broker Associate  
BHHS Professional Realty  
Telephone: (216) 214-0221

*Mr. Sarver was retained by the Receiver to assist in selling the numerous properties in Receivership. Mr. Sarver is paid by commission at the closing of each transaction.*

Christie Purpura  
Escrow Officer  
Enterprise Title Agency  
8 N. State Street, Suite 200  
Painesville, OH 44077  
Telephone: (440) 942-7352 (ext 5321)

*Ms. Purpura was retained by the Receiver to assist with the transactional documents necessary to close the numerous property sales. Ms. Purpura is paid at the closing of each transaction.*

## EXHIBIT C

Mark E. Dottore, Receiver  
CHRISTOPHER LONGO v. THE AEM SERVICES, LLC, et. al.  
IN THE COURT OF COMMON PLEAS  
SUMMIT COUNTY, OHIO  
Case No. CV 2022 - 05- 1754  
Cash Receipts and Cash Disbursements Summary

Date	Check #	Amount	Deposit	Total	Description
		<b>Beginning Balance</b>		\$ -	
6/29/2022		Deposit - Lawyers Title	239.00	239.00	*misc property income
7/6/2022		Deposit - Valley Electric Assn.	567.59	806.59	*misc property income
7/6/2022		Deposit - North Lane	6.41	813.00	*misc property income
7/6/2022		Deposit - American Title Sol.	200.00	1,013.00	*misc property income
7/6/2022		Deposit - Republic Services	47.25	1,060.25	*misc property income
7/20/2022	89	Ray Shell	300.00	760.25	*Cleaning - Melcher
7/20/2022	90	Lia Security Services	566.20	194.05	*Change locks - Melcher
8/4/2022		Deposit - John Dragoiu	5,000.00	5,194.05	*Escrow - Melcher
8/8/2022		Bank Charge	12.00	5,182.05	*Bank charge
8/15/2022		Deposit - American Title Sol.	9,336.71	14,518.76	*2nd Qtr. 2022 Partner Distribution
8/15/2022		Deposit - American Title Sol.	1,725.00	16,243.76	*Repurpose of Shares
8/16/2022		Deposit - American Title Sol.	200.00	16,443.76	*Sewer / Water from house sale
8/16/2022	91	Weltman, Weinberg & Reis	450.00	15,993.76	*Asset searches
8/18/2022	92	Bill Kapcar Lawn Mowing	225.00	15,768.76	*Lawn Mowing - Pocahantas, Cinci
8/22/2022		Deposit - American Title Sol.	200.00	15,968.76	*Parma property - Alderwood
8/22/2022		Deposit - American Title Sol.	100.00	16,068.76	*Akron property - Garman Rd.
8/22/2022		Deposit - American Title Sol.	200.00	16,268.76	*Eastlake property - Willow Dr.
8/22/2022	93	MFRC, Inc.	150.00	16,118.76	*Brokerage Fee - Melcher
8/24/2022	1026	Fox Mgmt. Co.	100.00	16,018.76	Appraisal Melcher

**Mark E. Dottore, Receiver**  
**CHRISTOPHER LONGO v. THE AEM SERVICES, LLC, et. al.**  
**IN THE COURT OF COMMON PLEAS**  
**SUMMIT COUNTY, OHIO**  
**Case No. CV 2022 - 05- 1754**  
**Cash Receipts and Cash Disbursements Summary**

Date	Check #	Amount	Deposit	Total	Description
8/30/2022		Deposit - Wright Patt	5,000.00	21,018.76	*Ernest \$ for Merwin Ten Mile
8/24/2022	EFT	Harland Checks	151.42	20,867.34	*office expense
9/6/2022		Deposit - Karen L. Little	1,800.00	22,667.34	*Earnest \$ for Gaynard
9/6/2022	1027	Evan Wade	30.00	22,637.34	*Lawn Mowing - Pocahantas, Cinci
9/7/2022	1028	Anthony Dente	11,061.71	11,575.63	*Reimb. For American Title
9/19/2022		Deposit	1,000.00	12,575.63	*Reimb. For Hartville property
9/19/2022		Deposit - CE Investment Group	3,000.00	15,575.63	*Earnest \$ for Wilson Avenue
9/21/2022	1029	Harry Rubenkoenig	529.21	15,046.42	*Grass cutting - 822 Wilson Ave.
9/21/2022	1030	Cody Butler	150.00	14,896.42	*Broker Price Opinion - Wilson Ave.
9/21/2022	1031	Angelia Holliday	150.00	14,746.42	*Broker Price Opinion - 396 Stoddart
9/22/2022		Deposit - Sharon Dente	69,508.89	84,255.31	*Funds seized by Attorney General
10/4/2022	1032	Everest Title Agency	1,800.00	82,455.31	*Lien Searches - Delaware Avenue
10/4/2022	WIRE	Chicago Title Company	753,649.17	836,104.48	*Sale of Melcher Avenue
10/10/2022		Deposit - Benjamin Willis	3,000.00	839,104.48	*Earnest \$ for Pocahantas
10/17/2022		Deposit - Xiaoqun Guan	1,500.00	840,604.48	*Earnest \$ for Kiefer
10/18/2022		Deposit - KSL Inv. Properties	1,000.00	841,604.48	*Earnest \$ for Hitching Post
10/18/2022	WIRE	Deposit - Terra Firma Properties	1,000.00	842,604.48	*Earnest \$ for Knowlton
10/19/2022	EFT	UPS	33.32	842,571.16	*Shipping to Google
10/20/2022		Deposit - Amanda Conkle	1,500.00	844,071.16	*Earnest \$ for Stoddart
10/20/2022	1033	Cody Butler	150.00	843,921.16	*Broker Fee for Wilson Ave.

**Mark E. Dottore, Receiver**  
**CHRISTOPHER LONGO v. THE AEM SERVICES, LLC, et. al.**  
**IN THE COURT OF COMMON PLEAS**  
**SUMMIT COUNTY, OHIO**  
**Case No. CV 2022 - 05- 1754**  
**Cash Receipts and Cash Disbursements Summary**

Date	Check #	Amount	Deposit	Total	Description
10/21/2022		Deposit - Melanie Hunter	5,000.00	848,921.16	*Earnest \$ for Hitching Post
10/21/2022	WIRE	Odyssey Services	2,000.00	850,921.16	*Earnest \$ for Channing
10/24/2022	1034	CS Electric	1,000.00	849,921.16	*Merwin Ten Mile
10/25/2022	WIRE	Amanda Steffy	2,000.00	851,921.16	*Shady Rd. Earnest \$
10/27/2022	1035	Everest Title Agency	4,800.00	847,121.16	*Delaware - Lien Searches, Title Work
10/31/2022	1036	VOID	-	847,121.16	*check errors - destroyed
10/31/2022	1037	VOID	-	847,121.16	*check errors - destroyed
10/31/2022	1038	VOID	-	847,121.16	*check errors - destroyed
10/31/2022	1039	VOID	-	847,121.16	*check errors - destroyed
11/1/2022	1040	VOID	-	847,121.16	*check errors - destroyed
11/1/2022	EFT	UPS	62.79	847,058.37	*Shipping to Google
11/1/2022	1041	Four Corners Property Sol.	2,197.04	844,861.33	*Landscaping / Utilities / six prop.
11/3/2022		Ohio Real Title	190,535.10	1,035,396.43	*Sale of Ganyard
11/7/2022	1043	Four Corners Property Sol.	152.00	1,035,244.43	*Keifer / Beech Hill
11/7/2022	1042	CS Electric	85.35	1,035,159.08	*Permit - Merwin Ten Mile
11/8/2022	EFT	Bank Charge	80.00	1,035,079.08	*Bank charge
11/8/2022		Deposit - Billie Hudson	1,500.00	1,036,579.08	*1213 McKinley
11/8/2022		Deposit - Alice Calderas	4375	1,040,954.08	*1213 McKinley
11/8/2022		Deposit - Derek Gelispie	297.50	1,041,251.58	*939 Peerless
11/8/2022		Deposit - Lawyers Title	8,000.00	1,049,251.58	*313 Lacy Lane / Excess Closing Cash



**Mark E. Dottore, Receiver**  
**CHRISTOPHER LONGO v. THE AEM SERVICES, LLC, et. al.**  
**IN THE COURT OF COMMON PLEAS**  
**SUMMIT COUNTY, OHIO**  
**Case No. CV 2022 - 05- 1754**  
**Cash Receipts and Cash Disbursements Summary**

Date	Check #		Amount	Deposit	Total	Description
11/14/2022	1044	Lia Security Services	750.20		1,048,501.38	*Melcher / W. Market
11/16/2022		Deposit - Fourth World Capital		2,000.00	1,050,501.38	*Earnest \$ for Beech Hill
11/17/2022	1045	Allyssa Brooks	600.00		1,049,901.38	*BPO Invoices for six properties
11/17/2022	1046	Medusa Property Preservation	950.00		1,048,951.38	*Winterization of Shady, Carey, Stoddart, Channing
11/17/2022		Returned rent check	500.00		1,048,451.38	*1213 McKinley
11/21/2022		Deposit - New Foundation Bank		206,184.33	1,254,635.71	*Sale of Merwin Ten Mile
12/1/2022	EFT	National Grid	872.01		1,253,763.70	*Electric Hudson NY
12/5/2022	1047	City of Hudson	100.00		1,253,663.70	*Hudson NY property
12/6/2022	EFT	Bank Charge	50.00		1,253,613.70	*Bank charge
12/8/2022		Deposit - Enterprise Title		191,014.68	1,444,628.38	*Sale of Hitching Post
12/8/2022		Deposit - Enterprise Title		198,802.62	1,643,431.00	*Sale of Schady Rd.
12/13/2022		Deposit - Hudson		500.00	1,643,931.00	*McKinley Rent - Landmark
12/13/2022	1048	Angelia Holliday	150.00		1,643,781.00	*BPO for Wilson
12/13/2022	1049	Cody Butler	150.00		1,643,631.00	*BPO for Stoddart
12/19/2022		Deposit - Enterprise Title		369,786.58	2,013,417.58	*Sale of Pocahontas
12/20/2022	1050	Amanda Steffy	38.95		2,013,378.63	*Reimb. For Schady Gas bill
12/20/2022	1001	Selena Properties LLC	300.00		2,013,078.63	*BPO for Schady, Carey, Channing
1/3/2023		Deposit - Judy Investments		1,500.00	2,014,578.63	*Ernest \$ for Delaware
1/3/2023		Deposit - Judy Investments		1,500.00	2,016,078.63	*Earnest \$ for Kiefer
1/4/2023		Deposit - Enterprise Title		219,313.39	2,235,392.02	*Sale of Stoddart

**Mark E. Dottore, Receiver**  
**CHRISTOPHER LONGO v. THE AEM SERVICES, LLC, et. al.**  
**IN THE COURT OF COMMON PLEAS**  
**SUMMIT COUNTY, OHIO**  
**Case No. CV 2022 - 05- 1754**  
**Cash Receipts and Cash Disbursements Summary**

Date	Check #	Amount	Deposit	Total	Description
1/4/2023		Deposit - Enterprise Title	66,569.98	2,301,962.00	*Sale of Carey
1/5/2023		Deposit - Enterprise Title	211,635.78	2,513,597.78	*Sale of Wilson
1/5/2023		Deposit - Enterprise Title	121,061.71	2,634,659.49	*Sale of Channing
		total cash disbursements	28,697.20		
		total cash receipts		2,663,356.69	

**EXHIBIT D****REPORT OF MARK E. DOTTORE, RECEIVER  
LOG OF JOURNAL OF THE ACTIVITIES OF THE RECEIVER AND/OR  
RECEIVER'S AGENTS, ATTORNEYS, ACCOUNTANTS, AND/OR OTHER  
PROFESSIONALS EMPLOYED OR RETAINED BY THE RECEIVER**

The Receiver will submit his journal of activities for himself and his staff, Whitmer & Ehrman LLC and McCarthy, Lebit, Crystal & Liffman Co., LPA, in form as a fee application which will be filed within ten (10) days. The fee applications will contain detailed descriptions of all of the services rendered to the estate.

Pursuant to Court Orders, David Sarver (realtor) and Christie Purpura (title agency) are paid at the closing of each sales transaction of any property as costs of the sale. Information regarding their payments are contained in the closing statements which are or will be filed in the Receiver's Reports of Sale.