IN THE COURT OF COMMON PLEAS SUMMIT COUNTY OHIO

CHRISTOPHER LONGO)
Plaintiff))
v.))
THE AEM SERVICES, LLC, et. al.,)
Defendant)

CASE NO. CV-2022-05-1754 JUDGE PATRICIA A. COSGROVE

RECEIVER MARK E. DOTTORE'S NOTICE OF CERTIFICATE AND REPORT OF SALE

3919 POCAHONTAS AVENUE CINCINNATI, OH 45227 (PPN: 527-0020-0510-00)

Pursuant to O.R.C. 2735.04(10, Receiver certifies that on December 15, 2022, in accordance with a Motion to Sell dated October 18, 2022, and an Order to Sell dated December 8, 2022, he sold at a private sale the real property belonging to the Receivership Estate and known as 3919 Pocahontas Avenue, Cincinnati, OH 45227 (PPN: 527-0020-0510-00) to Benjamin J. Willis for a price of \$425,000.00. After the deduction of expenses, the sale resulted in a recovery of <u>\$369,786.58</u> to the Receivership Estate. A summary of the deductions from the sale proceeds is attached as Exhibit A.

Date: January 12, 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, OH 44113-2535 Telephone: (216) 771-5056 Fax: (216) 771-2450 Email: <u>mkw@WEadvocate.net</u> <u>rms@WEadvocate.net</u> <u>jwe@WEadvocate.net</u> <u>mlo@WEadvocate.net</u>

Attorneys for Mark E. Dottore, Receiver

CERTIFICATE OF SERVICE

I hereby certify that on January 12, 2023, a true copy of the foregoing was filed electronically. Notice of this filing will be sent by operation of the court's electronic filing system to all parties on the Electronic Mail Notice List. Parties may access this filing through the Court's system.

The foregoing was also served via ordinary US mail to:

Hamilton County Fiscal Officer 138 E. Court Street, Cincinnati, OH 45202

The State of Ohio Riffe Center, 30th Floor 77 South High Street Columbus, Ohio 43215

Internal Revenue Service 2 S. Main Street Akron, OH 44308

Robert Hammond Kristyn Hemeyer Atty: Michael B. Mezher 8075 Beechmont Ave. Cincinnati, OH 45255

Jefferey Wallace 121 North Main Street New London, OH 44851

Benjamin Petitti 6617 Wildwood Court Hudson, OH 44236 Darrel Seibert 11234 Five Oaks Lane Naples, FL 34120

Ali Aljibouri 7114 Bluff Grn San Antonio, TX 78257

Laura Seibert 3124 Watson's Bend Milton, GA 30004

SP Investment Services, LLC 16295 Tamiami Trail, Suite 422 FT Myers, FL 33908

Kyle Arganbright 550 N. Main St. Valentine, NE 69201

/s/ Mary K. Whitmer

Mary K. Whitmer One of the Attorneys for Mark E. Dottore, Receiver Enterprise Title Agency, a division of Chicago Title Company, LLC 8 North State Street Suite 200 Painesville, OH 44077 (440) 942-7352

File #: 21954 Property 3919 Pocahontas Avenue Settlement Date 11/14/2022 Prepared: 12/15/2022 Cincinnati, OH 45227 Disbursement Date 11/28/2022 Escrow Officer: Christie Purpura Buyer Benjamin J. Willis 502 Elizabeth Street Cincinnati, OH 45203 Seller The AEM Services LLC 2344 Canal Road Cleveland, OH 44113 Lender Better Mortgage Corporation 3 World Trade Center, 175 Greenwich Street New York, NY 10007

Description	Seller	
	Debit	Credit
Primary Charges & Credits		
Sales Price of Property		\$425,000.0
Excess Deposit	\$3,000.00	
Prorations/Adjustments		
County Taxes 01/01/2022 to 11/28/2022	\$10,207.46	
pay 2021 tax + deling balance	\$13,133.46	
Government Recording and Transfer Charges		
Transfer Tax (County Deed Taxes) to Hamilton County Auditor	\$1,275.00	
Commissions		
Listing Agent Commission to Berkshire Hathaway HomeServices Professional Realty	\$12,750.00	
Selling Agent Commission to Coldwell Banker REalty	\$12,750.00	
Title Charges		
Title - Overnight/Handling Fee to Enterprise Title Agency, a Division of Chicago Title Company, LLC	\$35.00	
Title - Settlement Fee to Enterprise Title Agency, a Division of Chicago Title Company, LLC	\$525.00	
Title - Owner's Title Policy to Enterprise Title Agency, a Division of Ch icago Title Company, LLC	\$962.50	
Title - Title Examination to Enterprise Title Agency, a Division of Chicago Title Company, LLC	\$525.00	
Title- Filing Fee(9.5) to Enterprise Title Agency, a Division of Chicago Title Company, LLC	\$50.00	
	Debit	Credit
Subtotals	\$55,213.42	\$425,000.00
Due to Seller Totals	\$369,786.58 \$425.000.00	\$425,000.00

See signature addendum

Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement. We/I authorize Enterprise Title Agency, a division of Chicago Title Company, LLC to cause the funds to be disbursed in accordance with this statement.

The AEM Services LLC, an Ohio Limited Liability Company

By: Mark E. Dottore, Receiver	1	Date
Settlement Agent		Date