

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

<b>CHRISTOPHER LONGO</b>	)	CASE NO. CV-2022-05-1754
	)	
Plaintiff	)	JUDGE PATRICIA A. COSGROVE
	)	
v.	)	
	)	
<b>THE AEM SERVICES, LLC, <i>et. al.</i>,</b>	)	
	)	
Defendant	)	

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

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

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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 \$369,786.58 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*

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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: [mkw@WEadvocate.net](mailto:mkw@WEadvocate.net)  
[rms@WEadvocate.net](mailto:rms@WEadvocate.net)  
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[mlo@WEadvocate.net](mailto:mlo@WEadvocate.net)

*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

Darrel Seibert  
11234 Five Oaks Lane  
Naples, FL 34120

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

Ali Aljibouri  
7114 Bluff Grn  
San Antonio, TX 78257

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

Laura Seibert  
3124 Watson's Bend  
Milton, GA 30004

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

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

Jefferey Wallace  
121 North Main Street  
New London, OH 44851

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

Benjamin Petitti  
6617 Wildwood Court  
Hudson, OH 44236

*/s/ Mary K. Whitmer*

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

# EXHIBIT A

Enterprise Title Agency, a division of Chicago Title Company, LLC  
 8 North State Street  
 Suite 200  
 Painesville, OH 44077  
 (440) 942-7352

ALTA Seller's Settlement Statement

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

Description	Seller	
	Debit	Credit
<b>Primary Charges &amp; Credits</b>		
Sales Price of Property		\$425,000.00
Excess Deposit	\$3,000.00	
<b>Prorations/Adjustments</b>		
County Taxes 01/01/2022 to 11/28/2022	\$10,207.46	
pay 2021 tax + delinq balance	\$13,133.46	
<b>Government Recording and Transfer Charges</b>		
Transfer Tax (County Deed Taxes) to Hamilton County Auditor	\$1,275.00	
<b>Commissions</b>		
Listing Agent Commission to Berkshire Hathaway HomeServices Professional Realty	\$12,750.00	
Selling Agent Commission to Coldwell Banker REalty	\$12,750.00	
<b>Title Charges</b>		
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 Chicago 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
<b>Subtotals</b>	<b>\$55,213.42</b>	<b>\$425,000.00</b>
Due to Seller	\$369,786.58	
<b>Totals</b>	<b>\$425,000.00</b>	<b>\$425,000.00</b>

**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

\_\_\_\_\_ Date

\_\_\_\_\_  
Settlement Agent

\_\_\_\_\_ Date