

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

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

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

**6637 HITCHING POST LANE
ANDERSON TOWNSHIP, OH 45230
PPN: 500-0341-0219-00**

Pursuant to O.R.C. 2735.04(10), Receiver certifies that on December 1, 2022, in accordance with a Motion to Sell dated November 2, 2022, and an Order to Sell dated November 17, 2022, he sold at a private sale the real property belonging to the Receivership Estate and known as 6637 Hitching Post Lane, Anderson Township, OH 45230 to Melanie Hunter for a price of \$220,0100.00. After the deduction of expenses, the sale resulted in a recovery of \$191,014.68 to the Receivership Estate. A summary of the deductions from the sale proceeds is attached as Exhibit A.

Date: January 17, 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
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Attorneys for Mark E. Dottore, Receiver

CERTIFICATE OF SERVICE

I hereby certify that on January 17, 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, 30th 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

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 Combined Settlement Statement

File #:	21966	Property	6637 Hitching Post Lane	Settlement Date	12/01/2022
Prepared:	01/11/2023		Anderson Twp., OH 45230	Disbursement Date	12/01/2022
Escrow Officer:	Christie Purpura	Buyer	Melanie Hunter		
		Seller	AEM Productions, LLC		
			2344 Canal Road		
			#401		
			Cleveland, OH 44113		
		Lender	CASH		
			8 North State Street		
			Painesville, OH 44077		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	\$220,100.00	Sales Price of Property	\$220,100.00	
		Deposit		\$5,000.00
\$5,000.00		Excess Deposit		
		Borrower Funds		\$210,966.96
		Prorations/Adjustments		
\$5,332.54		County Taxes 01/01/2022 to 12/01/2022		\$5,332.54
\$3,235.48		pay 2021 tax bal+ del		
		Government Recording and Transfer Charges		
		Recording Fees	\$42.00	
		---Deed: \$42.00		
		---Mortgage: \$0.00		
		Auditor's Transfer Fee (County Deed Taxes) to Hamilton County Auditor	\$0.50	
\$660.30		Transfer Tax (County Deed Taxes) to Hamilton County Auditor		
		Commissions		
\$13,206.00		Listing Agent Commission to Berkshire Hathaway HomeServices Professional Realty		
		Title Charges		
\$35.00		Title - Overnight/Handling Fee to Enterprise Title Agency, a division of Chicago Title Company, LLC		
\$450.00		Title - Settlement Fee to Enterprise Title Agency, a division of Chicago Title Company, LLC	\$450.00	
		Title - Title Commitment to Enterprise Title Agency, a division of Chicago Title Company, LLC	\$100.00	
\$50.00		Title - filing fee/4.75 to Enterprise Title Agency, a division of Chicago Title Company, LLC		
\$591.00		Title - Owner's Title Policy to Enterprise Title Agency, a Division of Chicago Title Company, LLC	\$591.00	
\$525.00		Title - Title Examination to Enterprise Title Agency, a division of Chicago Title Company, LLC		

Seller			Buyer	
Debit	Credit		Debit	Credit
\$29,085.32	\$220,100.00			
		Subtotals	\$221,283.50	\$221,299.50
		Due to Buyer	\$16.00	
\$191,014.68		Due to Seller		
\$220,100.00	\$220,100.00	Totals	\$221,299.50	\$221,299.50

FINAL