

**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**

**822 WILSON AVENUE
COLUMBUS, OH 43206
PPN: 010-030285**

Pursuant to O.R.C. 2735.04(10), Receiver certifies that on December 8, 2022, in accordance with a Motion to Sell dated October 12, 2022, and an Order to Sell dated November 12, 2022, he sold at a private sale the real property belonging to the Receivership Estate and known as 822 Wilson Avenue, Columbus, OH 43206 to IPX1031, Qualified Intermediary for C.E. Investment Group, LLC for a price of \$240,000.00. After the deduction of expenses, the sale resulted in a recovery of \$211,635.78 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
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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:

Franklin County Fiscal Office
375 S. High Street, 21st Fl.
Columbus OH 43215

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 (0018213)
*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 #:	21959	Property	822 Wilson Avenue	Settlement Date	12/28/2022
Prepared:	01/04/2023		Columbus, OH 43206	Disbursement Date	12/28/2022
Escrow Officer:	Christie Purpura	Buyer	IPX1031 as Qualified Intermediary for C.E. Investment Group, LLC 1339 East Broad Street Columbus, OH 43205		
		Seller	The AEM Services, LLC 2344 Canal Road Cleveland, OH 44113		
		Lender	CASH 8 North State Street Painesville, OH 44077		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	\$240,000.00	Sales Price of Property	\$240,000.00	
		Deposit <i>Earnest deposit</i>		\$3,000.00
\$3,000.00		Excess Deposit		
		Borrower Funds		\$109,372.94
		Borrower Funds		\$125,037.98
		Prorations/Adjustments		
\$4,594.14		2021 delinq tax + special assess paid by buyer CE Smith		\$4,594.14
\$3,881.33		County Taxes 01/01/2022 to 12/28/2022		\$3,881.33
		Government Recording and Transfer Charges		
		Recording Fees	\$42.00	
		---Deed: \$42.00		
		---Mortgage: \$0.00		
		Auditor's Transfer Fee (County Deed Taxes) to Franklin County Auditor	\$0.50	
\$720.00		Transfer Tax (County Deed Taxes) to Franklin County Auditor		
		Commissions		
\$7,200.00		Listing Agent Commission to Berkshire Hathaway HS Pro Realty		
\$7,200.00		Selling Agent Commission to Berkshire Hathaway Home Services Professional Realty		
		Title Charges		
		Title - Document Processing Fee to Enterprise Title Agency, a division of Chicago Title Company, LLC	\$50.00	
\$35.00		Title - Overnight/Handling Fee to Enterprise Title Agency, a division of Chicago Title Company, LLC		
\$525.00		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 to Enterprise Title Agency, a division of Chicago Title Company, LLC		
\$633.75		Title - Owner's Title Policy to Enterprise Title Agency, a Division of Chicago Title Company, LLC	\$633.75	
\$525.00		Title - Title Examination to Enterprise Title Agency, a division of Chicago Title Company, LLC		

Seller		Buyer	
Debit	Credit	Debit	Credit
\$28,364.22	\$240,000.00	\$241,276.25	\$245,886.39
\$211,635.78		\$4,610.14	
\$240,000.00	\$240,000.00	\$245,886.39	\$245,886.39

See signature addendum

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

File #: 21959	Property	822 Wilson Avenue Columbus, OH 43206	Settlement Date 12/28/2022
Prepared: 01/04/2023	Buyer	IPX1031 as Qualified Intermediary for C.E. Investment Group, LLC 1339 East Broad Street Columbus, OH 43205	Disbursement Date 12/28/2022
Escrow Officer: Christie Purpura	Seller	The AEM Services, LLC 2344 Canal Road Cleveland, OH 44113	
	Lender	CASH 8 North State Street Painesville, OH 44077	

Description	Seller	
	Debit	Credit
Primary Charges & Credits		
Sales Price of Property		\$240,000.00
Excess Deposit	\$3,000.00	
Prorations/Adjustments		
2021 delinq tax + special assess paid by buyer CE Smith	\$4,594.14	
County Taxes 01/01/2022 to 12/28/2022	\$3,881.33	
Government Recording and Transfer Charges		
Transfer Tax (County Deed Taxes) to Franklin County Auditor	\$720.00	
Commissions		
Listing Agent Commission to Berkshire Hathaway HS Pro Realty	\$7,200.00	
Selling Agent Commission to Berkshire Hathaway Home Services Professional Realty	\$7,200.00	
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 - filing fee to Enterprise Title Agency, a division of Chicago Title Company, LLC	\$50.00	
Title - Owner's Title Policy to Enterprise Title Agency, a Division of Chicago Title Company, LLC	\$633.75	
Title - Title Examination to Enterprise Title Agency, a division of Chicago Title Company, LLC	\$525.00	
	Debit	Credit
Subtotals	\$28,364.22	\$240,000.00
Due to Seller	\$211,635.78	
Totals	\$240,000.00	\$240,000.00

See signature addendum

Signature Addendum

Acknowledgement

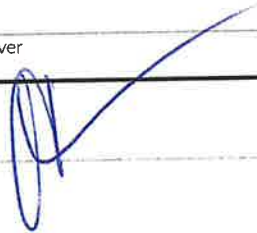
We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.

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: _____ Date
Mark E. Dottore, Receiver

Settlement Agent _____ Date



Essentially both were

to be paid by seller
(AT&T)

you 2021 @ closing in state

buyer's price — 12/31/22
to transfer

As if added the

reimbursement back

to the buyer —

Highlighted on stmt

for reference + tax printed