

**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**

**4333 BEECH HILL AVENUE, CINCINNATI, OH 45223
(PPN: 196-0024-0017-00)**

Pursuant to O.R.C. 2735.04(10), Receiver certifies that on February 2, 2023, in accordance with a Motion to Sell dated November 15, 2022, and an Order to Sell dated January 30, 2023, he sold at a private sale the real property belonging to the Receivership Estate and known as 4333 Beech Hill Avenue, Cincinnati, OH 45223 (PPN: 196-0024-0017-00) Fourth World Capital LLC for a price of \$107,000.00. After the deduction of expenses, the sale resulted in a recovery of \$91,365.46 to the Receivership Estate. A summary of the deductions from the sale proceeds is attached as Exhibit A.

Date: February 8, 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
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Attorneys for Mark E. Dottore, Receiver

CERTIFICATE OF SERVICE

I hereby certify that on February 8, 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 Seller's Settlement Statement

File #:	21975	Property	4333 Beech Hill Avenue	Settlement Date	02/02/2023
Prepared:	01/31/2023		Cincinnati, OH 45223	Disbursement Date	02/02/2023
Escrow Officer:	Christie Purpura	Buyer	Fourth World Capital PO Box 14066 Cincinnati, OH 45250		
		Seller	The AEM Services LLC		
		Lender	Cash		

Description	Seller	
	Debit	Credit
Primary Charges & Credits		
Sales Price of Property		\$107,000.00
Prorations/Adjustments		
County Taxes 01/01/2023 to 02/02/2023	\$286.39	
pay 2021 tax + del	\$4,308.33	
pay 2022 tax	\$3,238.82	
Government Recording and Transfer Charges		
Transfer Tax (County Deed Taxes) to Hamilton County Auditor	\$321.00	
Commissions		
Listing Agent Commission to Berkshire Hathaway Home Services Professional Realty	\$3,210.00	
Selling Agent Commission to OwnerLand Realty	\$3,210.00	
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	\$450.00	
Title - Filing Fee to Enterprise Title Agency, a division of Chicago Title Company, LLC	\$50.00	
Title - Title Examination to Enterprise Title Agency, a division of Chicago Title Company, LLC	\$525.00	
	Debit	Credit
Subtotals	\$15,634.54	\$107,000.00
Due to Seller	\$91,365.46	
Totals	\$107,000.00	\$107,000.00

See signature addendum

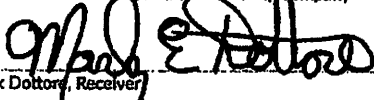
Signature Addendum

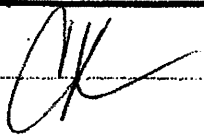
Acknowledgement

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, a Limited Liability Company

By:  11/31/2023
Mark Dottore, Receiver Date

Settlement Agent  1/31/23
Date