

**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**

**2012 DELAWARE AVENUE  
NORWOOD, OH 45212  
(PPN: 651-0053-0146-00)**

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Pursuant to O.R.C. 2735.04(10), Receiver certifies that on February 2, 2023, in accordance with a Motion to Sell dated January 10, 2023, 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 2012 Delaware Avenue, Norwood, OH 45212 (PPN: 651-0053-0146-00) to Judy Investments, LLC for a price of \$120,000.00. After the deduction of expenses, the sale resulted in a recovery of \$108,239.71 to the Receivership Estate. A summary of the deductions from the sale proceeds is attached as Exhibit A.

Date: February 9, 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  
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Email: [mkw@WEadvocate.net](mailto:mkw@WEadvocate.net)  
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*Attorneys for Mark E. Dottore, Receiver*

**CERTIFICATE OF SERVICE**

I hereby certify that on February 9, 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
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File #:	22014	Property	2012 Delaware Avenue	Settlement Date	02/02/2023
Prepared:	01/31/2023		Norwood, OH 45212	Disbursement Date	02/02/2023
Escrow Officer:	Christie Purpura	Buyer	Judy Investments, LLC		
			PO Box 14066		
			Cincinnati, OH 45250		
		Seller	AEM SERVICES, LLC		
			2344 Canal Road		
			Cleveland, OH 44113		
		Lender			

Description	Seller	
	Debit	Credit
<b>Primary Charges &amp; Credits</b>		
Sales Price of Property		\$120,000.00
Excess Deposit	\$1,500.00	
<b>Prorations/Adjustments</b>		
County Taxes 01/01/2023 to 02/02/2023	\$52.01	
pay 2021 tax Delinq	\$653.67	
pay 2022 tax	\$589.61	
<b>Government Recording and Transfer Charges</b>		
Transfer Tax (County Deed Taxes) to Hamilton County Auditor	\$360.00	
<b>Commissions</b>		
Listing Agent Commission to Berkshire Hathaway HomeServices Professional Realty	\$3,600.00	
Selling Agent Commission to OwnerLand Realty	\$3,600.00	
<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	\$450.00	
Title - Owner's Title Policy to Enterprise Title Agency, a Division of Chicago Title Company, LLC	\$345.00	
Title - Title Examination 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	
	<b>Debit</b>	<b>Credit</b>
<b>Subtotals</b>	<b>\$11,760.29</b>	<b>\$120,000.00</b>
<b>Due to Seller</b>	<b>\$108,239.71</b>	
<b>Totals</b>	<b>\$120,000.00</b>	<b>\$120,000.00</b>

See signature addendum

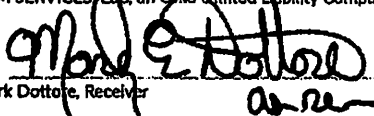
# Signature Addendum

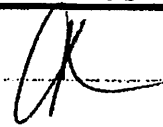
## Acknowledgement

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.

AEM SERVICES, LLC, an Ohio Limited Liability Company

By:  1/31/2023  
Mark Dottore, Receiver Date

Settlement Agent  1/31/23  
Date