

**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**

**1382 CAREY AVENUE
AKRON, OH 4314
PPN: 6710540**

Pursuant to O.R.C. 2735.04(10), Receiver certifies that on December 21, 2022, in accordance with a Motion to Sell dated November 2, 2022, 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 1382 Carey Avenue, Akron, OH 44314 to Kevin P. Labadie and Laura K. Labadie for a price of \$74,000.00. After the deduction of expenses, the sale resulted in a recovery of \$66,567.98 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
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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:

Summit County Fiscal Office
175 S. Main Street, Room 406
Akron, OH 44308

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 #: | 22005 | Property | 1382 Carey Avenue Akron, OH 44314 | Settlement Date | 12/21/2022 |
| Prepared: | 12/30/2022 | | | Disbursement Date | 12/21/2022 |
| Escrow Officer: | Christie Purpura | Buyer | Kevin P. Labadie and Laura K. Labadie 318 Aurora Street Hudson, OH 44236 | | |
| | | Seller | AEM PRODUCTIONS, LLC | | |
| | | Lender | CASH 8 North State Street Painesville, OH 44077 | | |

| Seller | | | Buyer | |
|------------|-------------|---|-------------|-------------|
| Debit | Credit | | Debit | Credit |
| | | Primary Charges & Credits | | |
| | \$74,000.00 | Sales Price of Property | \$74,000.00 | |
| | | Deposit | | \$2,500.00 |
| | | Borrower Funds | | \$71,558.81 |
| | | Prorations/Adjustments | | |
| \$1,189.36 | | County Taxes 01/01/2022 to 12/21/2022 | | \$1,189.36 |
| \$200.00 | | HOLD: Final Water/Sewer | | |
| | | Government Recording and Transfer Charges | | |
| | | Recording Fees | \$42.00 | |
| | | ---Deed: \$42.00 | | |
| | | ---Mortgage: \$0.00 | | |
| | | Auditor's Transfer Fee (County Deed Taxes) to Summit County Recording Office | \$0.50 | |
| \$296.00 | | Transfer Tax (County Deed Taxes) to Summit County Recording Office | | |
| | | Commissions | | |
| | | Broker Commission to BHHS Stouffer Realty | \$395.00 | |
| \$2,220.00 | | Listing Agent Commission to Berkshire Hathaway Home Services Professional Realty | | |
| \$2,220.00 | | Selling Agent Commission to BHHS Stouffer 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/ to Enterprise Title Agency, a division of Chicago Title Company, LLC | | |
| \$244.66 | | Title - Owner's Title Policy to Enterprise Title Agency, a Division of Chicago Title Company, LLC | \$244.67 | |
| \$525.00 | | Title - Title Examination to Enterprise Title Agency, a division of Chicago Title Company, LLC | | |

| Seller | | | Buyer | |
|-------------|-------------|---------------|-------------|-------------|
| Debit | Credit | | Debit | Credit |
| \$7,430.02 | \$74,000.00 | | \$75,232.17 | \$75,248.17 |
| | | Subtotals | | |
| | | Due to Buyer | \$16.00 | |
| \$66,569.98 | | Due to Seller | | |
| \$74,000.00 | \$74,000.00 | Totals | \$75,248.17 | \$75,248.17 |

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 PRODUCTIONS, LLC, an Ohio Limited Liability Company

Kevin P. Labadie

Date

By: _____

Mark E. Dottore, Receiver

Date

Laura K. Labadie

Date

Settlement Agent

Date

