

**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**

**2567 CHANNING ROAD
UNIVERSITY HEIGHTS, OH 44118
PPN: 722-19-080**

Pursuant to O.R.C. 2735.04(10), Receiver certifies that on December 22, 2022, in accordance with a Motion to Sell dated October 10, 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 3567 Channing Road, University Heights, OH 44118 to Odyssey Services, LLC for a price of \$145,000.00. After the deduction of expenses, the sale resulted in a recovery of \$121,061.71 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
Telephone: (216) 771-5056
Fax: (216) 771-2450
Email: mkw@WEadvocate.net
rms@WEadvocate.net
jwe@WEadvocate.net
mlo@WEadvocate.net

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:

Cuyahoga County Fiscal Officer
2079 East 9th St.
Cleveland, OH 44115

Ali Aljibouri
7114 Bluff Grn
San Antonio, TX 78257

The State of Ohio
Riffe Center, 30th Floor
77 South High Street
Columbus, Ohio 43215

Darrel Seibert
11234 Five Oaks Lane
Naples, FL 34120

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 #:	21957	Property	2567 Channing Road	Settlement Date	12/22/2022
Prepared:	01/04/2023		University Heights, OH	Disbursement Date	12/28/2022
Escrow Officer:	Christie Purpura		44118		
		Buyer	Odyssey Services LLC		
			6525 Copley Avenue		
			Solon, OH 44139		
		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		\$145,000.00
Excess Deposit (EARNEST)	\$2,000.00	
Prorations/Adjustments		
County Taxes 01/01/2022 to 12/28/2022	\$7,012.19	
HOLD: Final Water/Sewer	\$100.00	
pay 2021 tax + delin	\$4,044.23	
Government Recording and Transfer Charges		
Transfer Tax (County Deed Taxes) to Cuyahoga County Fiscal Office	\$580.00	
Commissions		
Listing Agent Commission to Berkshire Hathaway Home Services Professional Realty	\$4,800.00	
Selling Agent Commission to Key Realty Cleveland	\$3,900.00	
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 - Owner's Title Policy to Enterprise Title Agency, a Division of Chicago Title Company, LLC	\$416.87	
Title - Title Examination to Enterprise Title Agency, a division of Chicago Title Company, LLC	\$525.00	
	Debit	Credit
Subtotals	\$23,938.29	\$145,000.00
Due to Seller	\$121,061.71	
Totals	\$145,000.00	\$145,000.00

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:

Mark E. Dottore, Receiver

Date

Settlement Agent

Date

Enterprise Title Agency, a division of Chicago Title Company, LLC
 8 North State Street
 Suite 200
 Painesville, OH 44077
 (440) 942-7352

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		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		
	\$145,000.00	Sales Price of Property	\$145,000.00	
		Deposit <i>EARNEST</i>		\$2,000.00
\$2,000.00		Excess Deposit		
		Borrower Funds		\$149,363.19
		Prorations/Adjustments		
\$7,012.19		County Taxes 01/01/2022 to 12/28/2022		\$7,012.19
\$100.00		HOLD: Final Water/Sewer		
\$4,044.23		pay 2021 tax + delin		
		Government Recording and Transfer Charges		
		Recording Fees	\$42.00	
		---Deed: \$42.00		
		---Mortgage: \$0.00		
		Auditor's Transfer Fee (County Deed Taxes) to Cuyahoga County Fiscal Office	\$0.50	
\$580.00		Transfer Tax (County Deed Taxes) to Cuyahoga County Fiscal Office		
		Commissions		
		Broker Commission to Key Realty Cleveland	\$350.00	
\$4,800.00		Listing Agent Commission to Berkshire Hathaway Home Services Professional Realty		
\$3,900.00		Selling Agent Commission to Key Realty Cleveland		
		Title Charges		
\$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	
\$416.87		Title - Owner's Title Policy to Enterprise Title Agency, a Division of Chicago Title Company, LLC	\$416.88	
\$525.00		Title - Title Examination to Enterprise Title Agency, a division of Chicago Title Company, LLC		
		Miscellaneous Charges		
		Hold-POS University Hts/buyer to Hold -POS University Hts	\$12,000.00	

Seller		Buyer	
Debit	Credit	Debit	Credit
\$23,938.29	\$145,000.00		
		Subtotals	
		\$158,359.38	\$158,375.38
		Due to Buyer	
		\$16.00	
\$121,061.71		Due to Seller	
\$145,000.00	\$145,000.00		
		Totals	
		\$158,375.38	\$158,375.38

See signature addendum



CHERYL BROOKS SULLIVAN

Franklin County Treasurer

Payments

Parcel: 010-030285-00

Owner(s):

C.E. INVESTMENT GROUP LLC ✓

2023

Payment Date

12/30/2022

Payment Transaction Amount

\$6,547.40

*delq 2021 + First half
2022*



CHERYL BROOKS SULLIVAN

Franklin County Treasurer

Account Balance

Parcel: 010-030285-00

Owner(s):

C.E. INVESTMENT GROUP LLC

2022

1st Half	Charges	Credits	Balance
<u>Prior Taxes</u> <i>due from seller</i>			
Delinquent Tax	\$3,913.50		
Delinquent Tax - Special Assessment	\$14.32		
Prior Penalty and Interest Charged	\$663.10		
Prior Penalty and Interest Charged - Special Assessment	\$3.22		
Prior Total	\$4,594.14	\$4,594.14	\$0.00
1st Half Taxes <i>2022</i>			
Tax Amount	\$1,953.26		
Unpaid Current Taxes	\$0.00		
Penalty and Interest	\$0.00		
Tax Total	\$1,953.26	\$1,953.26	\$0.00
Special Assessments			
Tax Amount	\$0.00		
Unpaid Current Taxes	\$0.00		
Penalty and Interest	\$0.00		
Special Assessment Total	\$0.00	\$0.00	\$0.00
1st Half Total	\$6,547.40	\$6,547.40	\$0.00
2nd Half	Charges	Credits	Balance
2nd Half Taxes			
Tax Amount	\$1,953.26		
Full Year Total	\$8,500.66	\$6,547.40	\$1,953.26
Scheduled to Apply to Next Year's Taxes		\$0.00	

2nd Half	Charges	Credits	Balance
Unpaid Current Taxes	\$0.00		
Penalty and Interest	\$0.00		
Tax Total	\$1,953.26	\$0.00	\$1,953.26
Special Assessments			
Special Assessment Amount	\$0.00		
Unpaid Current Taxes	\$0.00		
Penalty and Interest	\$0.00		
Special Assessment Total	\$0.00	\$0.00	\$0.00
Future Charges			
Future Charge Amount	\$0.00		
Future Charge - Special Assessment	\$0.00		
Future Total	\$0.00	\$0.00	\$0.00
Full Year Total	\$8,500.66	\$6,547.40	\$1,953.26
Scheduled to Apply to Next Year's Taxes		\$0.00	