

**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**

**26940 SCHADY ROAD
OLMSTED TOWNSHIP, OH 44138
PPN: 263-07-007**

Pursuant to O.R.C. 2735.04(10), Receiver certifies that on November 30, 2022, in accordance with a Motion to Sell dated November 3, 2022, and an Order to Sell dated November 17, 2022, he sold at a private sale the real property belonging to the Receivership Estate and known as 26940 Schady Road, Olmsted Township, OH 44138 to Amanda Steffy for a price of \$232,000.00. After the deduction of expenses, the sale resulted in a recovery of \$198,802.62 to the Receivership Estate. A summary of the deductions from the sale proceeds is attached as Exhibit A.

Date: January 17, 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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Cleveland, OH 44113-2535
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Attorneys for Mark E. Dottore, Receiver

CERTIFICATE OF SERVICE

I hereby certify that on January 17, 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 Ninth Street
Cleveland, OH 44115

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 Combined Settlement Statement

File #:	21967	Property	26940 Schady Road	Settlement Date	11/28/2022
Prepared:	01/11/2023		Olmsted Twp., OH 44138	Disbursement Date	11/30/2022
Escrow Officer:	Christie Purpura	Buyer	Amanda Steffy 4422 Bentley Drive North Olmsted, OH 44070		
		Seller	AEM Services LLC 2344 Canal Road Cleveland, OH 44113		
		Lender	Nations Lending Corporation, #32416 4041 Knight Arnold Road Memphis, TN 38118		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Primary Charges & Credits		
	\$232,000.00	Sales Price of Property	\$232,000.00	
		Deposit		\$2,000.00
		Loan Amount		\$220,400.00
\$2,000.00		Excess Deposit		
		Lender Credit		\$520.80
		Borrower Funds		\$16,097.47
		Prorations/Adjustments		
\$5,897.72		County Taxes 01/01/2022 to 11/30/2022		\$5,897.72
\$1,256.78		Hold Delq Tax Assesments		
\$7,444.13		Pay 2021 county taxes		
		Loan Charges		
		0.75% of Loan Amount (Points)	\$1,653.00	
		Administration Fee	\$1,595.00	
		Location Survey to McSteen Land Surveyors	\$205.00	
		Appraisal Fee to Appraisal Links	\$525.00	
		Credit Report Fee to Credit Plus	\$110.25	
		Flood Certification Fee to corelogic	\$5.75	
		Prepaid Interest (\$43.78 per day from 11/30/2022 to 12/01/2022)	\$43.78	
		Impounds		
		Homeowner's insurance \$94.83 per month for 3 mo.	\$284.49	
		Property taxes \$531.72 per month for 2 mo.	\$1,063.44	
		Aggregate adjustment		\$663.81
		Government Recording and Transfer Charges		
		Recording Fees	\$156.00	
		---Deed: \$42.00		
		---Mortgage: \$114.00		
		Auditor's Transfer Fee (County Deed Taxes) to Cuyahoga County Fiscal Office	\$0.50	
\$928.00		Transfer Tax (County Deed Taxes) to Cuyahoga County Fiscal Office		
		Commissions		

Seller			Buyer	
Debit	Credit		Debit	Credit
\$6,960.00		Listing Agent Commission to Berkshire Hathaway Home Services Professional Realty		
\$6,960.00		Selling Agent Commission to Redfin Corporation		
		Title Charges		
		Title - CPL (Lender) to Chicago Title Insurance Company	\$40.00	
		Title - Document Processing Fee to Enterprise Title Agency, a division of Chicago Title Company, LLC	\$50.00	
		Title - Lender's ALTA 8.1-06 Endorsement to Enterprise Title Agency, a Division of Chicago Title Company, LLC	\$50.00	
		Title - Lender's ALTA 9-06 Endorsement to Enterprise Title Agency, a Division of Chicago Title Company, LLC	\$150.00	
		Title - Lender's OTIRB OH-101 Endorsement to Enterprise Title Agency, a Division of Chicago Title Company, LLC	\$100.00	
		Title - Lender's OTIRB OH-112 Endorsement to Enterprise Title Agency, a Division of Chicago Title Company, LLC	\$150.00	
		Title - Lender's Title Policy to Enterprise Title Agency, a Division of Chicago Title Company, LLC	\$100.00	
\$35.00		Title - Overnight/Handling Fee to Enterprise Title Agency, a division of Chicago Title Company, LLC	\$35.00	
\$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	
		Title - Local Notary Signing Services to C. M. Hyatt & Associates	\$125.00	
\$615.75		Title - Owner's Title Policy to Enterprise Title Agency, a Division of Chicago Title Company, LLC	\$615.75	
\$525.00		Title - Title Examination to Enterprise Title Agency, a division of Chicago Title Company, LLC		
\$50.00		title - update fee to Enterprise Title Agency, a division of Chicago Title Company, LLC		
		Miscellaneous Charges		
		Homeowner's Insurance Premium (12 mo.) to Travelers	\$1,138.00	
		Property Taxes to Cuyahoga County Treasurer/hold buyer	\$4,833.84	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$33,197.38	\$232,000.00	Subtotals	\$245,579.80	\$245,579.80
		Due from Buyer		\$0.00
\$198,802.62		Due to Seller		
\$232,000.00	\$232,000.00	Totals	\$245,579.80	\$245,579.80