

**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**

**396 STODDART AVENUE  
COLUMBUS, OH 43205  
PPN: 010-010768**

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Pursuant to O.R.C. 2735.04(10), Receiver certifies that on December 22, 2022, in accordance with a Motion to Sell dated October 18, 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 396 Stoddart Avenue, Columbus, OH 43205 to Tyler Conklin and Amanda Conkle for a price of \$248,500.00. After the deduction of expenses, the sale resulted in a recovery of \$219,313.39 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*

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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  
Fax: (216) 771-2450  
Email: [mkw@WEadvocate.net](mailto:mkw@WEadvocate.net)  
[rms@WEadvocate.net](mailto:rms@WEadvocate.net)  
[jwe@WEadvocate.net](mailto:jwe@WEadvocate.net)  
[mlo@WEadvocate.net](mailto: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:

Franklin County Fiscal Office  
375 S. High Street, 21<sup>st</sup> Fl.  
Columbus OH 43215

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 (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

<b>File #:</b>	21962	<b>Property</b>	396 Stoddart Avenue	<b>Settlement Date</b>	12/21/2022
<b>Prepared:</b>	12/30/2022		Columbus, OH 43205	<b>Disbursement Date</b>	12/22/2022
<b>Escrow Officer:</b>	Christie Purpura	<b>Buyer</b>	Tyler Conklin and Amanda Conkle		
			119 East Willow Street		
			Columbus, OH 43206		
		<b>Seller</b>	The AEM Services LLC		
			2344 Canal Road		
			Cleveland, OH 44113		
		<b>Lender</b>	Guaranteed Rate Affinity, LLC		
			1800 West Larchmont Avenue		
			Chicago, IL 60613		

Seller			Buyer	
Debit	Credit		Debit	Credit
		<b>Primary Charges &amp; Credits</b>		
	\$248,500.00	Sales Price of Property	\$248,500.00	
		Deposit		\$1,500.00
		Loan Amount		\$238,350.00
\$7,455.00		Seller Credit		\$7,455.00
\$1,500.00		Excess Deposit		
		Borrower Funds		\$736.80
		gift funds		\$42,000.00
		lender rehab	\$30,511.80	
		<b>Prorations/Adjustments</b>		
\$433.84		County Taxes 01/01/2022 to 12/22/2022		\$433.84
\$577.06		pay 2021 tax balance + delinq		
\$163.65		pay Delinq sewer		
		<b>Loan Charges</b>		
		1.409% of Loan Amount (Points)	\$3,358.35	
		Application Fee (\$150.00 POC by Borrower)		
		Lender Fees	\$1,290.00	
		rate lock extension	\$95.34	
		rate lock extension	\$715.05	
		Renovation Supplemental	\$500.00	
		Location Survey to McSteen Land Surveyors	\$225.00	
		Appraisal Fee to The Appraisal group (\$575.00 POC by Borrower)		
		Credit Report Fee to Factual data	\$10.00	
		Renovation Draw to Built Technologies	\$750.00	
		Renovation Title Update to Built Technologies	\$150.00	
		undisclosed debt reprot to Factual /CBC	\$30.00	
		Prepaid Interest (\$43.26 per day from 12/22/2022 to 01/01/2023)	\$432.60	
		<b>Impounds</b>		
		Homeowner's insurance \$88 per month for 4 mo.	\$352.00	
		Property taxes \$43.8 per month for 9 mo.	\$394.20	
		Aggregate adjustment		\$219.00

Seller			Buyer	
Debit	Credit		Debit	Credit
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees	\$308.00	
		---Deed: \$42.00		
		---Mortgage: \$266.00		
		Auditor's Transfer Fee (County Deed Taxes) to Franklin County Auditor	\$0.50	
\$745.50		Transfer Tax (County Deed Taxes) to Franklin County Auditor		
		<b>Commissions</b>		
		Broker Commission to Coldwell Banker Realty	\$395.00	
\$7,455.00		Listing Agent Commission to Berkshire Hathaway Home Services Professional Realty		
\$7,455.00		Selling Agent Commission to Coldwell Banker Realty		
		<b>Title Charges</b>		
		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	
\$1,504.20		Title - Owner's Title Policy to Enterprise Title Agency, a Division of Chicago Title Company, LLC		
\$525.00		Title - Title Examination to Enterprise Title Agency, a division of Chicago Title Company, LLC		
		<b>Miscellaneous Charges</b>		
\$762.36		Home Warranty to American Home Shield		
\$50.00		Title-Filing Fee to Enterprise Title Agency, a division of Chicago Title Company, LLC		
		Homeowner's Insurance Premium (12 mo.) to Grange Insurance	\$1,056.00	
		Property Taxes to Franklin County Treasurer/buyer	\$262.80	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$29,186.61	\$248,500.00	<b>Subtotals</b>	\$290,686.64	\$290,694.64
		Due to Buyer	\$8.00	
\$219,313.39		Due to Seller		
\$248,500.00	\$248,500.00	<b>Totals</b>	\$290,694.64	\$290,694.64

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

Tyler Conklin

Date

By:

Mark E. Dottore, Receiver

Date

Amanda Conkle

Date

Settlement Agent

Date

