

**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**

**6637 HITCHING POST LANE  
ANDERSON TOWNSHIP, OH 45230  
PPN: 500-0341-0219-00**

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Pursuant to O.R.C. 2735.04(10), Receiver certifies that on December 1, 2022, in accordance with a Motion to Sell dated November 2, 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 6637 Hitching Post Lane, Anderson Township, OH 45230 to Melanie Hunter for a price of \$220,0100.00. After the deduction of expenses, the sale resulted in a recovery of \$191,014.68 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*

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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)  
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[mlo@WEadvocate.net](mailto:mlo@WEadvocate.net)

*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:

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 Combined Settlement Statement

<b>File #:</b>	21966	<b>Property</b>	6637 Hitching Post Lane	<b>Settlement Date</b>	12/01/2022
<b>Prepared:</b>	01/11/2023		Anderson Twp., OH 45230	<b>Disbursement Date</b>	12/01/2022
<b>Escrow Officer:</b>	Christie Purpura	<b>Buyer</b>	Melanie Hunter		
		<b>Seller</b>	AEM Productions, LLC		
			2344 Canal Road		
			#401		
			Cleveland, OH 44113		
		<b>Lender</b>	CASH		
			8 North State Street		
			Painesville, OH 44077		

Seller			Buyer	
Debit	Credit		Debit	Credit
		<b>Primary Charges &amp; Credits</b>		
	\$220,100.00	Sales Price of Property	\$220,100.00	
		Deposit		\$5,000.00
\$5,000.00		Excess Deposit		
		Borrower Funds		\$210,966.96
		<b>Prorations/Adjustments</b>		
\$5,332.54		County Taxes 01/01/2022 to 12/01/2022		\$5,332.54
\$3,235.48		pay 2021 tax bal+ del		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees	\$42.00	
		---Deed: \$42.00		
		---Mortgage: \$0.00		
		Auditor's Transfer Fee (County Deed Taxes) to Hamilton County Auditor	\$0.50	
\$660.30		Transfer Tax (County Deed Taxes) to Hamilton County Auditor		
		<b>Commissions</b>		
\$13,206.00		Listing Agent Commission to Berkshire Hathaway HomeServices Professional Realty		
		<b>Title Charges</b>		
\$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/4.75 to Enterprise Title Agency, a division of Chicago Title Company, LLC		
\$591.00		Title - Owner's Title Policy to Enterprise Title Agency, a Division of Chicago Title Company, LLC	\$591.00	
\$525.00		Title - Title Examination to Enterprise Title Agency, a division of Chicago Title Company, LLC		

Seller			Buyer	
Debit	Credit		Debit	Credit
\$29,085.32	\$220,100.00			
		<b>Subtotals</b>	\$221,283.50	\$221,299.50
		Due to Buyer	\$16.00	
\$191,014.68		Due to Seller		
\$220,100.00	\$220,100.00	<b>Totals</b>	\$221,299.50	\$221,299.50

FINAL