

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE NORTHERN DISTRICT OF OHIO  
EASTERN DIVISION**

**IN RE:**

**KEVIN FINNERTY**

**DEBTOR**

**CASE NO. 18-10515**

**CHAPTER 11**

**JUDGE ARTHUR I. HARRIS**

**MOTION OF KEVIN FINNERTY TO SELL RESIDENTIAL REAL PROPERTY  
LOCATED AT 1627 MESSENGER ROAD, AUBURN, OHIO FREE OF ANY INTEREST  
OF ANY ENTITY OTHER THAN THE ESTATE**

Kevin Finnerty, Debtor in Possession ("Debtor") moves this Court for an order pursuant to 11 U.S.C. §§ 102(1)(B)(i), 363(b) and (f), authorizing the sale of the property of the estate described below free of any interest of any entity other than the estate.

1. The Debtor seeks to sell a parcel of residential real property located at 16740 Messenger Road, Auburn, Ohio Permanent Parcel No.01-087000 ("Messenger"). The Debtor proposes to sell the estate's interest in Messenger for \$200,000 ("Gross Proceeds") on the terms and conditions set forth in the offer to purchase from Carlos F. Oyarzun or his nominee ("Buyer") attached hereto as Exhibit "A". Buyer has no connection to the Debtor and Buyer seeks to purchase Messenger in good faith.

2. Prepetition Messenger was titled in the name of Kevin J. Finnerty.

3. Also prepetition Messenger was the subject of a foreclosure proceeding filed in the Geauga County Court of Common Pleas by RBS Citizen Bank, NA, Case No. 10F001278 (the "Foreclosure"). In the Foreclosure case RBS Citizen Bank, NA sought to foreclose the equities of redemption of all interests in Messenger junior in priority to a mortgage it held against it in the original amount of \$221,000 (the "RBS Citizen Bank, NA Mortgage"). The fair market appraisal for Messenger filed in the Foreclosure showed an estimated sale value of \$250,000. See Attached Exhibit "B". The proposed sales price is therefore fair and reasonable for Messenger considering its current state of repair.

4. The only interest superior to the RBS Citizen Bank, NA Mortgage in Messenger is

the lien for real estate taxes payable to the Geauga County Treasurer in the amount of \$2,767.60 ("Real Estate Taxes").

5. There are two holders, other than those set forth herein, of an interest in Messenger as set forth on Exhibit "C".

6. The interests in Messenger are in not in dispute.

7. As the remaining interests are junior in priority to the RBS Citizen Bank, NA Mortgage, the holder of any interest in Messenger may be compelled in a legal or equitable proceeding to accept a money satisfaction of such interest.

8. In order to provide adequate protection of any interest in Messenger, the Debtor will deposit the sale proceeds into his debtor-in-possession account, and disburse from the sale proceeds an amount sufficient to pay the Real Estate Taxes in full to the Geauga County Treasurer. The Debtor will hold the amount of proceeds net of the amount used to pay the Real Estate Taxes pending further order of the Court (the "Net Proceeds"). All other interests in Messenger will be transferred to the Net Proceeds for distribution pursuant to later order of this Court, in accordance with the respective rights and priorities of the holders any interest in Messenger, as such right appears and is entitled to be enforced against Messenger, the Estate or the Debtor under the Bankruptcy Code or applicable non-bankruptcy law.

9. Therefore Messenger may be sold free of any interest of any other entity.

Wherefore, the Debtor respectfully requests that this Court authorize the sale of Messenger, to the proposed purchaser on the terms and conditions herein set forth.

/s/ Dennis J. Kaselak  
Dennis J. Kaselak, Esq. (Of Counsel) (#0029133)  
Ibold & O'Brien  
401 South Street  
Chardon, Ohio 44024  
440-285-3511  
Fax: 440-285-3363  
Email: [dkaselak@peteribold.com](mailto:dkaselak@peteribold.com)  
Attorney for Debtor Kevin Finnerty

## CERTIFICATE OF SERVICE

A true and correct copy of the foregoing *Motion of Kevin Finnerty to Sell Residential Real Property Located at 1627 Messenger Road, Auburn, Ohio Free of Any Interest of Any Entity Other than the Estate* was served this 3<sup>rd</sup> day of October, 2018, to:

via Court Electronic System:

Scott R. Belhorn -Trial Attorney  
[Scott.R.Belhorn@usdoj.gov](mailto:Scott.R.Belhorn@usdoj.gov)

Scott D. Fink  
[ecfndoh@weltman.com](mailto:ecfndoh@weltman.com)

Stephen J. Crawford  
[notices@crawfordlawllc.com](mailto:notices@crawfordlawllc.com)

Robert D. Barr  
[rbarr@koehler.law](mailto:rbarr@koehler.law)

Timothy N. Toma  
[toma@tomalegal.com](mailto:toma@tomalegal.com)

Roger W. Goranson  
[rgoranson@gpblaw.com](mailto:rgoranson@gpblaw.com)

Christopher J. Klym  
[bk@hhkwlaw.com](mailto:bk@hhkwlaw.com)

Matthew K. Seeley  
[mseeley@khwlaw.com](mailto:mseeley@khwlaw.com)

and by regular mail:

First National Bank of PA  
4140 E State St.  
Hermitage, PA 16148

RBS Citizen NA  
10561 Telegraph Road  
Glen Allen, VA 23059

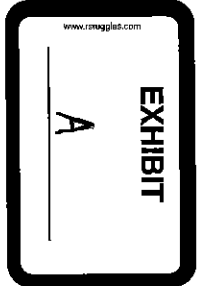
Raymond L. Simpson, Trustee  
18096 Munn Road  
Chagrin Falls, OH 44023

State of Ohio  
Department of Taxation  
P.O. Box 2476  
Columbus, OH 43266-0076

RBS Citizens  
CCO Mortgage  
10561 Telegraph Road  
Glen Allen, VA 23059

Charter One Bank F.S.B  
P.O. Box 789  
Providence, R.I. 02901

/s/ Dennis J. Kaselak  
Dennis J. Kaselak, Esq.  
Attorney for Debtor



REAL ESTATE PURCHASE AGREEMENT

Undersigned Purchaser offers to buy the property at: 16740 Messenger Road, Auburn Township State of Ohio and also known as Perm. Par. No. 01-087000 Consisting of 14.91 Acres Per Deed Description

To be the same, more or less, but subject to all legal highways. The property shall include the land, all appurtenant rights, privileges and easements, which Purchaser has reviewed and approved, and all buildings and fixtures in their present condition, including without limitations, such of the following as are now on the property,

- 1. Purchaser agrees to pay for said property the sum of \$ 200,000 payable as follows: (a) Earnest money credited against purchase price upon acceptance of this Agreement (a)\$ 2000 (b) Cash to be deposited in escrow (b)\$ 198,000 (c) Proceeds of any mortgage to be secured by Purchaser (c)\$
2. Seller, Thru U.S. Bankruptcy Court, shall furnish a warranty deed and/or fiduciary deed, conveying to Purchaser a marketable title to the property, with dower rights, if any, released from and clear of all liens and encumbrances whatsoever, except (a) any mortgage assumed by Purchaser, (b) restrictions of record and any reservations and easements created in conjunction with such restrictions, which Purchaser has reviewed and approved, (c) zoning ordinances, if any, and (d) taxes and easements, both general and special for the current half of the taxable year and thereafter. Seller shall also furnish an Owner's Fee Policy of Title Insurance, in the amount of the purchase price, as evidence of assurance that there has been conveyed to Purchaser the title required to be conveyed hereafter.
3. Unless Purchaser elects to secure new insurance, prepaid premiums on all insurance policies deposited in escrow, and tenant rents, if any, shall be prorated in escrow as of the date of filing the deed for record. In addition, general taxes and annual maintenance charges, municipal and county, if any, shall be prorated as of same date on the basis of latest available tax duplicate. Special assessments, if any, which are a lien against said premises, as of date of proration, shall be either (1) charged to and paid by Seller in full. Tenant's security deposit(s), if any, shall be transferred to Purchaser.
4. All documents and funds necessary to the completion of this transaction shall be placed in escrow with lawyer's Title, Chardon, Ohio within 65 days from the date of acceptance of this offer, subject to their standard conditions of escrow acceptance. If a defect to title appears, Seller shall have thirty (30) days after notice to remove such defect.
5. Seller shall pay through escrow, (a) any real estate transfer tax, (b) title exam and one-half (1/2) the cost of insuring premiums for an Owner's Fee Policy of Title Insurance, (c) any amount due Purchaser by reason of prorations, (d) the amount of any special assessments payable by Seller, (e) the broker's commission, Not Applicable (f) one-half (1/2) of the escrow fee, and (g) any amount required to discharge of record any mortgage, lien or encumbrance not permitted by this Agreement. Purchaser shall pay one-half (1/2) of the escrow fee and all fees and costs incident to filing the deed, the cost of making and recording any mortgage placed on the property by Purchaser and one-half (1/2) the cost of the insurance premiums for the Owner's Fee Policy Title Insurance.
6. Seller shall deliver possession of the property to Purchaser on or within 30 days after the date of filing the deed for record.
7. If any building or other improvements are damaged or destroyed prior to filing of the deed for record, Purchaser shall have the option (a) to receive the proceeds of any insurance payable in connection herewith, or, (b) to terminate this Agreement and to recover all funds previously paid.

8. This property is being purchased in its present physical condition, the same having been examined by Purchaser. There have been no representations, warranties, or statements concerning the condition of said premises, the value of the same, the improvements thereon, the use that can be made of said premises, or anything concerning the same other than what is included in this written Purchase Agreement upon which Purchaser has relied. Upon acceptance, this offer shall become an agreement binding upon and accruing to the benefit of the Purchaser and Seller and their representative heirs, executors, administrators and assigns.
9. This offer shall be open until 10-2-2018 and if not accepted, the earnest money above mentioned shall be returned to the Purchaser.
10. ADDENDA attached hereto are made a part of this Agreement:
11. Buyer shall receive free and clear title thru U.S. Bankruptcy Court Order

THIS IS A BINDING CONTRACT, BE CERTAIN IT CONTAINS ALL THE TERMS AND REPRESENTATIONS UPON WHICH YOU ARE RELYING. IF YOU HAVE A QUESTION OF LAW, PLEASE CONSULT YOUR ATTORNEY. IF YOU HAVE A TAX OR ACCOUNTING QUESTION, PLEASE CONSULT YOUR ACCOUNTING or TAX PROFESSIONAL.

PURCHASER: CARLOS F. OYARZUN BY: CARLOS F. OYARZUN

DATE: OCTOBER 1<sup>st</sup>, 2018 PHONE: 440-543-7710

DEPOSIT RECEIPT

The Earnest Money deposit of Two thousand dollars CR # 9644 Dollars (\$ 2,000.00) is hereby acknowledged and shall be deposited in escrow or held in trust to terms of this Agreement.

By: KEVIN FURBERTY

ACCEPTANCE

The undersigned accepts the above offer and agrees to all conditions stated herein

SELLER: [Signature] BY: KEVIN FURBERTY

Shirley Furber SHERIL M. FURBERT

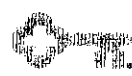
DATE: OCT. 1<sup>st</sup> 2018 PHONE: (440) 667-4342

CARLOS F. OYARZUN 08-90  
MICHELINE S. OYARZUN  
17861 LOST TRL. PH. 440-543-7710  
CHAGRIN FALLS, OH 44023-5835

9644  
6-10241B  
7B

1 OCT 2018  
Date

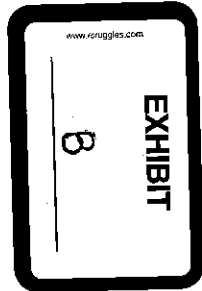
Pay to the Order of KEVIN J. FINNELLY \$ 2,000.00  
Two thousand dollars only Dollars

 KeyBank National Association  
1-800-KEY2YOU® Key.com®

Key Privilege Select  
Carlos F. Oyarzun

For Emergency deposit

⑆041001039⑆ 1178002543⑆ 9644



**LAND APPRAISEMENT**

REVISED CODE, SEC. 2329.17  
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**LAND AND HOUSE**

RBS Citizens NA, fka Citizens Bank NA, sbm to Charter One Bank NA, fka Charter One Bank FSB  
VS  
Frederick Green, et al

CASE NO: 10F001278

IN COMMON PLEAS COURT  
OF GEAUGA COUNTY, OHIO

WHEREAS, the Sheriff of said County, having in his hands an Order of Sale, Issued from the Court of Common Pleas of said County, on the **16th., day of November, 2017** in a decree in favor of **RBS Citizens NA, fka Citizens Bank NA, sbm to Charter One Bank NA, fka Charter One Bank FSB**, AGAINST **Frederick Green**, et al commanding said Sheriff to cause to be appraised, advertised, and sold, the following described lands and tenements situated In Auburn Twp, County of Geauga and State of Ohio, to – wit:

**SEE ATTACHED LEGAL DESCRIPTION**

Did summon us DOLORES WALTER, DAN OREILLY, and BONNIE LOU RICHARDS, three disinterested freeholders, residing within the County of Geauga and administered to us an oath impartially to appraise and lands and tenements, upon actual view thereof.

Now, We. After actual view of said premises, and forthwith after such view, do find and estimate the real value in money of said premises to be as follows. viz.:

Two Hundred Fifty Thousand and ~~two~~ <sup>\$250,000<sup>00</sup></sup> dollars  
In Testimony Whereof, We hereunto set our hands this 14<sup>th</sup>, day of December, 2017.

[ ] INSIDE APPRAISAL COMPLETED

[X] OUTSIDE APPRAISAL COMPLETED

ATTEST:

Appraisers

Scott A. Hildenbrand, Sheriff

And

Addresses

Bonnie Lou Richards

P.O. Box 47

Chardon, OH 44024

◆ DOLORES WALTER

◆ 9951 CHARDON RD, CHARDON, OH 44024

◆ DAN O'Reilly

◆ 139 Main Street Chardon OH 44024

\*\*\*\*\*

The State of Ohio, Geauga County.

I hereby certify that I called an inquest of DOLORES WALTER, BONNIE LOU RICHARDS, and DAN OREILLY, three disinterested freeholders, residents of Geauga County, Ohio, and administered to them an oath impartially to appraise the within described property upon actual view.

Dated this 14<sup>th</sup>, day of December, 2017

Scott A. Hildenbrand, Geauga County Sheriff

BY:  #2843  
Deputy/ Unit #

APPRAISEMENT

Doc \_\_\_\_\_ Page \_\_\_\_\_

FILED \_\_\_\_\_

RE: RBS Citizens NA, fka Citizens Bank NA, sbm to Charter One Bank NA, fka Charter One Bank FSB  
VS.  
Frederick Green, et al

CASE NO: 10F001278

CLERK OF COURTS  
GEAUGA COUNTY OHIO

BY: \_\_\_\_\_  
DEPUTY



**EXHIBIT A**  
**LEGAL DESCRIPTION**

File Number J10-2571

Situated in the Township of Auburn, County of Geauga and State of Ohio: and known as being part of Lots Nos. 3 and 13 in Section No. 5 in Tract No. 1 in said Township, bounded on the North by land formerly owned by Emet A. Ely and Julia A. Ely; on the East by the public highway; and the South by the public highway; on the West by lands formerly owned by Cornelious Stafford and Franklin Sweet and containing 80 1/2 acres of land, be the same more or less, but subject to all legal highways.

Being more particularly described as follows:

Situated in the Township of Auburn, County of Geauga and State of Ohio and known as being part of Lots Nos. 3 and 13 in Section 5, in Tract No. 1 in said Township and bounded and described as follows: Beginning at a point in the center line of Messenger Road; thence Westerly along the center line of Stafford Road to an angle therein; thence southwesterly along the center line of the said Stafford Road and the Southeastery corner of land of J. and M. Dunton (first parcel) as recorded in Volume 272, Page 15 of Geauga County Records of Deeds; thence North along the Easterly line of the said Dunton's land and the Easterly line of land of John and Michael Voytko as recorded in Volume 208, Page 434 of Geauga County Records of Deeds; to the Southwesterly corner of land of Mary Voytko as recorded in Volume 260, Page 131 and 132 of Geauga County Record of Deeds; thence Easterly along the Southerly line of the said Voytko's land to the center line of Messenger Road; thence Southerly along the center line of Messenger Road to the place of beginning containing about 80.50 acres, be the same more or less, but subject to all legal highways.

EXCEPTING AND RESERVING ALL of West Staffordshire Subdivision as shown on Plat Volume 21; Page 85 Geauga County Records, which includes a total of 18.383 acres (Sublots 1 thru 6 and Staffordshire Court);

EXCEPTING AND RESERVING ALL of Staffordshire Subdivision as shown in Plat Volume 22; Page 35 Geauga County Records, which includes a total of 41.631 acres (Sublots 1 thru 19 and Saybrook Lane).

ALSO EXCEPTING AND RESERVING the following parcel (Vol. 977, Page 596); Situated in Township of Auburn, County of Geauga and State of Ohio: Situated in Lot 3 of Tract No. 1 in Auburn Township, Geauga County, Ohio and being further bounded and described as follows: Beginning at a 5/8 inch iron pin found at the northeast corner of a tract of land acquired by Kevin A. Finnerty and Barbara A. Larkin as described in Deed Volume 853, Page 90, said iron pin being on the centerline of Messenger Road and being

**CONTINUATION OF LEGAL DESCRIPTION**

the following two courses from a County Monument found at the intersection of Frank's Road with Messenger Road;

S. 0° 04' 22" W. a distance of 874.03 feet to a County Monument found;

S. 0° 17' 11" E. a distance of 551.5 feet, said bearings being the reference bearing from County Engineer's Field Book No. 51, Pages 73 and 74, said iron pin also being at the southeast corner of lands of Vojtko as described in Deed Volume 571, Page 840 Parcel #2;

Thence continuing S. 0° 17' 11" E. along the centerline of Messenger Road a distance of 220.00 feet to a point;

Thence S. 89° 42' 49" W. a distance of 30.00 feet to a point on the west right-of-way line of Messenger Road;

Thence Southwesterly along a curve to the right an arc distance of 62.83 feet to a point; said curve having a radius of 40.00 feet, a central angle of 90° and a tangent length of 40.00 feet; A chord length of 56.57 feet, and a chord bearing of S. 44° 42' 49" W.; Thence S. 89° 42' 50" W. a distance of 147.09 feet to a point; Thence Westerly along a curve to the left an arc distance of 153.03 feet to a point, said curve has a radius of 530.00 feet, a central angle of 16° 32' 36" and a tangent length of 77.05 feet; A chord length of 152.50 feet, and a chord bearing of S: 81° 26' 31" W.; Thence N. 0° 17' 10" W. a distance of 281.94 feet to a point on said Vojtko South line; Thence N. 89° 42' 49" E. along said Vojtko south line a distance of 368.00 feet to the place of beginning, passing over a 6/8 inch iron pin found 30.00 feet from the road centerline, containing 2.186 acres more or less. The above described tract is part of the lands acquired by Kevin A. Finnerty and Barbara A. Larkin as described in Deed Volume 853, Page 90. This description was prepared by Donald L. Baird, Registered Surveyor No. 4994, in January 1994 based on surveys supervised by him October 1991 and April 1993. Land being conveyed per County Auditor's Office - 14.910 acres.

PREMISES COMMONLY KNOWN AS: 16740 Messenger Road, Auburn, Ohio 44021

PARCEL NO.: 01-087000

Title vested in: Frederick H. Green, Trustee

**DESCRIPTION**

Reviewed by SLC

Date 7/12/2010

**OHIO COUNTY AUDITOR**

**END OF LEGAL DESCRIPTION**

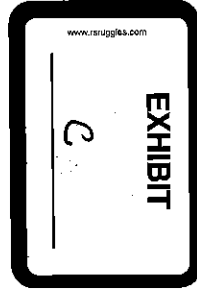
10 F 1278

# Preliminary Judicial Report

FILED  
IN COMMON PLEAS COURT

2018 NOV -8 PM 2:27

DELOACH, ANNAWSKI  
CLERK OF COURTS  
GAUGA COUNTY



PJR 08010966

Order Number 10NM00598

Guaranteed Party Name RBS CITIZENS, N.A.

Guaranteed Party Address \_\_\_\_\_

Pursuant to your request for a Preliminary Judicial Report (hereinafter "the Report") for use in judicial proceedings, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (hereinafter "the Company") hereby guarantees in an amount not to exceed \$ 113,742.50 that it has examined the public records in GAUGA County, Ohio as to the land described in Schedule A, that the record title to the land is at the date hereof vested in FREDERICKH. GREEN, TRUSTEE by instrument recorded in DEED VOLUME 1860, PAGE 2697 and free from all encumbrances, liens or defects of record, except as shown in Schedule B.

This is a guarantee of the record title only and is made for the use and benefit of the Guaranteed Party and the purchaser at judicial sale thereunder and is subject to the Exclusions from Coverage, the Exceptions contained in Schedule B and the Conditions and Stipulations contained herein.

This Report shall not be valid or binding until it has been signed by either an authorized agent or representative of the Company and Schedules A and B have been attached hereto.

Effective Date 6/7/10

Issued By: NATIONS TITLE AGENCY, INC.

*Tara L. Paredes*

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

Signed By Authorized Signatory or Agent  
PLEASE PRINT NAME BELOW

Tara L. Paredes

By

*[Signature]*

President

Attest

*David Wald*

Secretary

ORT Form 4276  
PJR 04/15/2010

# Preliminary Judicial Report



Issued By OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Guaranteed Party Name ORDER NO. 10NM00598

## SCHEDULE A

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND STATE OF OHIO: AND KNOWN AS BEING PART OF LOTS NOS. 3 AND 13 IN SECTION NO. 5 IN TRACT NO. 1 IN SAID TOWNSHIP, BOUNDED ON THE NORTH BY LAND FORMERLY OWNED BY ERNET A. ELY AND JULIA A. ELY; ON THE EAST BY THE PUBLIC HIGHWAY; ON THE SOUTH BY THE PUBLIC HIGHWAY; ON THE WEST BY LANDS OWNED BY CORNELIOUS STAFFORD AND FRANKLIN SWEET AND CONTAINING 80 1/2 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF LOTS NOS. 3 AND 13 IN SECTION NO. 5 IN TRACT NO. 1 IN SAID TOWNSHIP AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER LINE OF STAFFORD ROAD AT ITS POINT OF INTERSECTION WITH THE CENTER LINE OF MESSENGER ROAD; THENCE WESTERLY ALONG THE CENTER LINE OF STAFFORD ROAD TO AN ANGLE THEREIN; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF THE SAID STAFFORD ROAD AND THE SOUTHEASTERLY CORNER OF LAND OF J. AND M. DENTON (FIRST PARCEL) AS RECORDED IN VOLUME 272, PAGE 15 OF GEauga COUNTY RECORDS OF DEEDS; THENCE NORTH ALONG THE EASTERLY LINE OF THE SAID DENTON'S LAND AND THE EASTERLY LINE OF LAND OF JOHN AND MICHAEL VOJTKO AS RECORDED IN VOLUME 208, PAGE 434 OF GEauga COUNTY RECORDS OF DEEDS; TO THE SOUTHWESTERLY CORNER OF LAND OF MARY VOJTKO AS RECORDED IN VOLUME 260, PAGE 131 AND 132 OF GEauga COUNTY RECORD OF DEEDS; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE SAID VOJTKO'S LAND TO THE CENTER LINE OF MESSENGER ROAD; THENCE SOUTHERLY ALONG THE CENTER LINE OF MESSENGER ROAD TO THE PLACE OF BEGINNING CONTAINING ABOUT 80.50 ACRES, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

EXCEPTING AND RESERVING ALL OF WEST STAFFORDSHIRE SUBDIVISION AS SHOWN ON PLAT VOLUME 21, PAGE 65 GEauga COUNTY RECORDS, WHICH INCLUDES A TOTAL OF 18.383 ACRES (SUBLOTS 1 THRU 6 AND STAFFORDSHIRE COURT).

EXCEPTING AND RESERVING ALL OF STAFFORDSHIRE SUBDIVISION AS SHOWN IN PLAT VOLUME 22, PAGE 35 GEauga COUNTY RECORDS, WHICH INCLUDES A TOTAL OF 41.631 ACRES (SUBLOTS 1 THRU 19 AND SAYBROOK LANE).

ALSO EXCEPTING AND RESERVING THE FOLLOWING PARCEL (VOL. 977, PAGE 596): SITUATED IN TOWNSHIP OF AUBURN, COUNTY OF GEauga AND STATE OF OHIO: SITUATED IN LOT 3 OF TRACT NO. 1 IN AUBURN TOWNSHIP, GEauga COUNTY, OHIO AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 INCH IRON PIN FOUND AT THE NORTHEAST CORNER OF TRACT OF LAND ACQUIRED BY KEVIN A. FINNERTY AND BARBARA A. LARKIN AS DESCRIBED IN DEED VOLUME 853, PAGE 90, SAID IRON PIN BEING ON THE CENTERLINE OF MESSENGER ROAD AND BEING THE FOLLOWING TWO COURSES FROM A COUNTY MONUMENT FOUND AT THE INTERSECTION OF FRANK'S ROAD WITH MESSENGER ROAD; S. 0 DEG. 04' 22" W. A DISTANCE OF 874.03 FEET TO A COUNTY MONUMENT FOUND; S. 0 DEG. 17' 11" E. A DISTANCE OF 551.5 FEET, SAID BEARINGS BEING THE REFERENCE BEARING FROM COUNTY ENGINEER'S FIELD BOOK NO. 51, PAGES 73 AND 74, SAID IRON PIN ALSO BEING AT THE SOUTHEAST CORNER OF LANDS OF VOJTKO AS DESCRIBED IN DEED VOLUME 571, PAGE 840 PARCEL #2; THENCE CONTINUING S. 0 DEG. 17' 11" E. ALONG THE CENTERLINE OF MESSENGER ROAD A DISTANCE OF 220.00 FEET TO A POINT; THENCE S. 89 DEG. 42' 49" W. A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MESSENGER ROAD; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 62.83 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90 DEG. AND A TANGENT LENGTH OF 40.00 FEET; A CHORD LENGTH OF 56.57 FEET, AND A CHORD BEARING OF S. 44 DEG. 42' 49" W.; THENCE S. 89 DEG. 42' 50" W. A DISTANCE OF 147.09 FEET TO A POINT; THENCE WESTERLY ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 153.03 FEET TO A POINT, SAID CURVE HAS A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 16 DEG. 32' 36" AND A TANGENT LENGTH OF 77.05 FEET; A CHORD LENGTH OF 152.50 FEET, AND A CHORD BEARING OF S. 81 DEG. 28' 31" W.; THENCE N. 0 DEG. 17' 10" W. A DISTANCE OF 281.94 FEET TO A POINT ON SAID VOJTKO SOUTH LINE; THENCE N. 89 DEG. 42' 49" E. ALONG SAID VOJTKO SOUTH LINE A DISTANCE OF 368.00 FEET TO THE PLACE OF BEGINNING, PASSING OVER A 5/8 INCH IRON PIN FOUND 30.00 FEET FROM THE ROAD CENTERLINE, CONTAINING 2.186 ACRES MORE OR LESS.

THE ABOVE DESCRIBED TRACT IS PART OF THE LANDS ACQUIRED BY KEVIN A. FINNERTY AND BARBARA A. LARKIN AS DESCRIBED IN DEED VOLUME 853, PAGE 90.

THIS DESCRIPTION WAS PREPARED BY DONALD L. BAIRD, REGISTERED SURVEYOR NO. 4994, IN JANUARY 1994 BASED ON SURVEYS SUPERVISED BY HIM IN OCTOBER 1991 AND APRIL 1993.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED REAL ESTATE:

SITUATED IN LOT NO. 13 OF TRACT NO. 1 IN AUBURN TOWNSHIP, GEauga COUNTY, OHIO AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A 5/8 INCH PIN FOUND AT THE INTERSECTION OF THE CENTERLINES OF STAFFORD ROAD AND MESSENGER ROAD, SAID IRON PIN BEING REFERRED TO IN DEED VOLUME 812, PAGE 647 WHICH DESCRIBED A PARCEL OF LAND IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF THE TWO ROADS;

THENCE S. 86 DEG. 19' 50" W. (REFERENCE BEARING) ALONG THE CENTERLINE OF STAFFORD ROAD A DISTANCE OF 767.39 FEET TO A 5/8 INCH IRON PIN FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID CENTERLINE A CURVE TO THE LEFT AN ARC DISTANCE OF 218.21 FEET TO A 5/8 INCH IRON PIN FOUND, SAID CURVE HAS A CENTRAL ANGLE OF 20 DEG. 43' 48" A RADIUS OF 603.11 FEET, A CHORD OF 217.02 FEET AND A CHORD BEARING OF S. 75 DEG. 57' 56" W.;

THENCE CONTINUING ALONG SAID CENTERLINE S. 65 DEG. 36' 02" W., A DISTANCE OF 19.60 FEET TO A 5/8 INCH IRON PIN SET AT THE TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED,

THENCE CONTINUING ALONG SAID CENTERLINE S. 65 DEG. 36' 02" W. A DISTANCE OF 541.41 FEET TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY JEFFREY C. PULSFORD AND CAROL PULSFORD AS DESCRIBED IN DEED VOLUME 808, PAGE 490 AND DEED VOLUME 724, PAGE 463, SAID IRON PIN ALSO BEING ON THE WEST LINE OF LOT NO. 13;

THENCE N. 0 DEG. 20' 34" W. ALONG SAID PULSFORD EAST LINE AND ALONG SAID LOT LINE A DISTANCE OF 348.69 FEET TO A 5/8 INCH IRON PIN SET, PASSING OVER AN IRON PIN FOUND 32.85 FEET FROM THE ROAD CENTERLINE;

THENCE N. 85 DEG. 47' 50" E. A DISTANCE OF 472.64 FEET TO A 5/8 INCH IRON PIN SET ON THE WEST RIGHT-OF-WAY LINE OF STAFFORDSHIRE COURT;

THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 56.92 FEET TO A 5/8 INCH PIN SET, SAID CURVE HAS A CENTRAL ANGLE OF 7 DEG. 35' 04", A RADIUS OF 430.00 FEET, A CHORD LENGTH OF 56.88 FEET AND A CHORD BEARING OF S. 20 DEG. 14' 28" E.;

THENCE S. 24 DEG. 02' E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 28.75 FEET TO A 5/8 INCH IRON PIN SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 62.58 FEET TO A 5/8 INCH IRON PIN SET ON THE NORTH RIGHT-OF-WAY LINE OF STAFFORD ROAD, SAID CURVE HAS A CENTRAL ANGLE OF 89 DEG. 38' 02" A RADIUS OF 40.00 FEET, A CHORD LENGTH OF 56.39 FEET AND A CHORD BEARING OF S. 20 DEG. 47' 01" W.;

THENCE S. 24 DEG. 23' 58" E. A DISTANCE OF 30.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.882 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCEL IS PART OF A TRACT OBTAINED BY KEVIN A. FINNERTY AND BARBARA A. LARKIN AS DESCRIBED IN DEED VOLUME 853, PAGE 90.

THIS DESCRIPTION WAS PREPARED BY DONALD L. BAIRD, REGISTERED SURVEYOR NO. 4994, IN JUNE 1993 BASED ON A SURVEY SUPERVISED BY HIM IN APRIL 1993.

PARCEL NO. 01-087000

CURRENTLY SET FORTH IN DEED VOLUME 1860, PAGE 2697, RECORDED 5-11-09.  
COMMONLY KNOWN AS: 16740 MESSENGER ROAD, BURTON, OHIO 44021.

#### SCHEDULE B

1. First half (2009) taxes in the amount of \$12425.52 are paid current. Parcel No.: 01-087000. Land: 46870. Building: 43370. Total: 90240. Subject to any special assessments, or unpaid utilities included, but not limited to sewer and water.
2. Last half (2009) taxes in the amount of \$12425.52 are unpaid. Due date: 17-2010. Parcel No.: 01-087000. Land: 46870. Building: 43370. Total: 90240. Subject to any special assessments, or unpaid utilities included, but not limited to sewer and water.
3. Mortgage dated (2-25-94) and recorded (3-2-94) as set forth in Document No. 1973, page 1638, made by Barbara A. Larkin, unmarried and Kevin J. Finnerty, married (Suzanne Finnerty), to Charter One Bank, F.S.B., 1215 Superior Avenue, Cleveland, OH 44114, to secure an indebtedness of \$1221,000.00 and open end. (Covers 18.41 acres)
4. Mortgage dated (6-24-00) and recorded (6-29-00) as set forth in Document No. 11303, page 1209, made by Kevin J. Finnerty and Suzanne M. Finnerty, husband and wife, to Charter One Bank, F.S.B., 1215 Superior Avenue, Cleveland, OH 44114, to secure an indebtedness of \$113,750.00 and open end. (Covers 14.91 acres - however the legal is missing the exception of a 2.882 acre tract)  
\*NOTE: At the time this mortgage was recorded, title vested in Kevin J. Finnerty.
5. State Tax Lien in the amount of \$15702.96 plus penalty, interest and cost, recorded (12-14-07), in Case No. 136/307481 in favor of the State of Ohio vs. Kevin Finnerty and Suzanne Finnerty.
6. State Tax Lien in the amount of \$4344.26 plus penalty, interest and cost, recorded (6-19-08), in Case No. 138/323701 in favor of the State of Ohio vs. Kevin Finnerty and Suzanne M. Finnerty.
7. Certificate of Judgment in the amount of \$1,268,491.38 plus penalty, interest and cost, recorded (5-14-09), in Case No. 41/348411 in favor of Park View Federal Savings Bank vs. Tara Century, Inc., Kevin J. Finnerty, Prairie Dog Partners, LLC and Matthew W. Swanson.
8. Certificate of Judgment in the amount of \$1225,000.00 plus penalty, interest and cost, recorded (4-23-10), in Volume 43, page 137174 in favor of Burton Scott Contractors, 11330 Kinsman Road, Newbury, OH 44065 vs. Kevin J. Finnerty. Case No. 09M000418.
9. Certificate of Judgment in the amount of \$1594,682.47 plus penalty, interest and cost, recorded (5-26-10), in Volume 43, page 137382 in favor of Raymond L. Simpson Trustee/Raymond L. Simpson Trust, 18096 Munn Road, Chagrin Falls, OH 44023 vs. Prairie Dog Partners, LLC and Kevin Finnerty, 16740 Messenger, Burton, OH

440211 Case No. 10N000525

10. Save and Except all that certain property conveyed by (Kevin J. Finnerty, married (Suzanne Finnerty) to (Anthony Lee and Gracia C. Lee) recorded (7-28-94) more particularly described in Deed Book Volume (989), page (385), conveying (2.882 acres, more or less).
11. Lease to Richard Haddad, Upper St. Clair, PA, recorded and set forth in Volume 32, page 439.  
Re-recorded in Volume 32, page 603.
12. Right of Way recorded and set forth in Volume 744, page 737.
13. Easement to Staffordshire Development, Inc., recorded and set forth in Volume 977, page 599.
14. Easement to Staffordshire Development, Inc., recorded and set forth in Volume 977, page 956.
15. Easement to Frank J. Costello and Deannie E. Wilson Costello recorded and set forth in Volume 1865, page 3163.
16. Subject to the review and approval of said legal description for conveyance, by County Auditor/Engineer prior to closing. Note: additional requirements and/or exceptions may be placed at that time. \*PER THE COUNTY ENGINEER: ON NEXT TRANSFER, THE DEED WILL BE STAMPED "NEW SURVEY REQUIRED".
17. Conditions, covenants, restrictions, declarations, agreements, zoning, existing highway, sewer, mineral reservations, riparian or littoral rights, erosion, reliction, accretion or avulsion, beach rights, water rights, ditches, creeks, laterals, canals, reservoirs, drainage ways, flumes, utilities, electric, pipeline and gas easements or claims of easements affecting the subject property, dependent upon recording within appropriate public records.

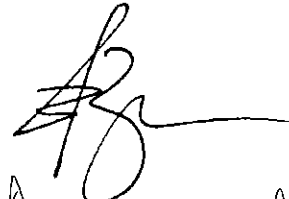
Specially Designated Nationals per the President's Executive Order Targeting Terrorist Assets:  
Nothing found

NOTE I: Deed recorded 5-11-09 in Volume 1860, page 2697 and Deed recorded 6-15-97 in Volume 1121, page 624, are both missing the exception for a 2.882 acre tract of land sold out in 1994.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401

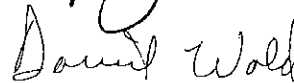
(612) 371-1111

By



President

Attest



Secretary

ORT Form 4276 A & B  
PJR 04/15/2010



## CONDITIONS AND STIPULATIONS OF THIS PRELIMINARY JUDICIAL REPORT

### 1. Definition of Terms

"Guaranteed Party": The party or parties named herein or the purchaser at judicial sale.

"Guaranteed Claimant": Guaranteed Party claiming loss or damage hereunder.

"Land": The land described specifically or by reference in Schedule A, and improvements affixed thereto, which by law constitute real property; provided however the term "land" does not include any property beyond the lines of the area specifically described or referred to in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, lanes, ways or waterways.

"Public Records": Those records under state statute and, if a United States District Court resides in the county in which the Land is situated, the records of the clerk of the United States District Court, which impart constructive notice of matters relating to real property to purchasers for value without knowledge and which are required to be maintained in certain public offices in the county in which the land is situated.

### 2. Determination of Liability

This report together with any Final Judicial Report or any Supplement or Endorsement thereof, issued by the Company is the entire contract between the Guaranteed Party and the Company.

Any claim of monetary loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest guaranteed hereby or any action asserting such claim, shall be restricted to this Report.

### 3. Liability of Company

This Report is a guarantee of the record title of the Land only, as disclosed by an examination of the Public Records herein defined.

### 4. Notice of Claim to be given to Guaranteed Claimant

In case knowledge shall come to the Guaranteed Party of any lien, encumbrance, defect, or other claim of title guaranteed against and not excepted in this Report, whether in a legal proceeding or otherwise, the Guaranteed Party shall notify the Company within a reasonable time in writing and secure to the Company the right to oppose such proceeding or claim, or to remove said lien, encumbrance or defect at its own cost. Any action for the payment of any loss under this Report must be commenced within one year after the Guaranteed Party receives actual notice that they may be required to pay money or other compensation for a matter covered by this Report or actual notice someone claims an interest in the Land covered by this Report.

### 5. Extent of Liability

The liability of the Company shall in no case exceed in all the amount stated herein and shall in all cases be limited to the actual loss, including but not limited to attorneys fees and costs of defense, only of the Guaranteed Party. Any and all payments under this Report shall reduce the amount of this Report pro tanto and the Company's liability shall terminate when the total amount of the Report has been paid.

### 6. Options to Pay or Otherwise Settle Claims; Termination of Liability

The Company in its sole discretion shall have the following options:

- a. To pay or tender to the Guaranteed Claimant the amount of the Report or the balance remaining thereof, less any attorneys fees, costs or expenses paid by the Company to the date of tender. If this option is exercised, all liability of the Company under this Report terminates including but not limited to any liability for attorneys fees, or any costs of defense or prosecution of any litigation.
- b. To pay or otherwise settle with other parties for or in the name of the Guaranteed Claimant any claims guaranteed by this Report.
- c. To continue, re-open or initiate any judicial proceeding in order to adjudicate any claim covered by this Report. The Company shall have the right to select counsel of its choice (subject to the right of the Guaranteed Claimant to object for reasonable cause) to represent the Guaranteed Claimant and will not pay the fees of any other counsel.
- d. To pay or tender to the Guaranteed Claimant the difference between the value of the estate or interest as guaranteed and the value of the estate or interest subject to the defect, lien or encumbrance guaranteed against by this Report.

### 7. Notices

All notices required to be given to the Company shall be given promptly and any statements in writing required to be furnished to the Company shall be addressed to Old Republic Title Insurance Company at 400 Second Avenue South, Minneapolis, Minnesota 55401.

### EXCLUSIONS FROM COVERAGE

1. The Company assumes no liability under this Report for any loss, cost or damage resulting from any physical condition of the Land
2. The Company assumes no liability under this Report for any loss, cost or damage resulting from any typographical, clerical or other errors in the Public Records.
3. The Company assumes no liability under the Report for matters affecting title subsequent to the date of this Report or the Final Judicial report or any supplement thereto.
4. The Company assumes no liability under this Report for the proper form or execution of any pleadings or other documents to be filed in any judicial proceedings.
5. The Company assumes no liability under this Report for any loss, cost, or damage resulting from the failure to complete service on any parties shown in Schedule B of the Preliminary Judicial Report and the Final Judicial Report or any Supplemental Report issued thereto.

FILED  
IN COMMON PLEAS COURT  
2012 APR 27 PM 1:00

WEST VIRGINIA  
COUNTY  
OHIO

# FIRST AMERICAN TITLE INSURANCE

## FINAL JUDICIAL REPORT

Issuing Agent: Ohio Title Corp  
7085 Pearl Road, Middleburg Hts., OH  
44130  
(440) 886-6141 Fax (440) 886-2070  
Agent #4040343

Order No.: J102571  
Client No.: F10-4951  
PJ No.: 5007339-20479

An examination of the record title from the Effective Date of the Preliminary Judicial Report, any supplemental judicial report or Final Judicial Report dated **June 23, 2010 at 7:00 A.M.**, ORDER NO. **J102571** has been made to the date hereof and the Company finds the following matters of record:

**\*\*For Exceptions, See Attached Schedule B Continued\*\***

A review of the proceedings in Case No. **10F001278**, Common Pleas Court, **Geauga County**, Ohio has been made and the Company finds no record in said proceedings of service completed on the following parties:

**See Docket Attached**

This examination is made for the use and benefit of the Guaranteed Party to said proceedings and the purchaser at judicial sale there under and is further subject to the Exclusions from coverage, the Exceptions contained in Schedule B and the Conditions and Stipulations of the Preliminary Judicial Report and any supplements related hereto.

Effective Date: **April 1, 2011 at 7:00 A.M.**



Dennis J. Gilmore  
President

Timothy Kemp  
Secretary

Countersigned  
Ohio Title Corp

By: \_\_\_\_\_

Authorized Officer or Agent



## ***FIRST AMERICAN TITLE INSURANCE***

Issuing Agent: **Ohio Title Corp**  
7085 Pearl Road, Middleburg Hts., OH  
44130  
(440) 886-6141 Fax (440) 886-2070  
**Agent #4040343**

Order No.: **J102571**  
Client No.: **F10-4951**  
PJ No.:

### **SCHEDULE B**

1. **Warranty Deed contained in an instrument from Frederick H. Green, Trustee, the grantor to Kevin J. Finnerty, the Grantee, dated January 14, 2011, filed for record January 14, 2011, recorded in OR Volume 1895, Page 502 of Geauga County Records.**
2. **The following entries appear on the docket of the Geauga County Common Pleas Court, Case No. 10F001278:**  

**(See Copy Attached)**
3. **For tax information, Permanent Parcel Number 01-087000 see tax information attached.**

End of Schedule B

Denise M. Kaminski

**Geauga County Clerk of Courts**

**Docket Information**

DOCKET ENTRIES

BOTTOM

Date: 3/30/2011

Geauga County  
General Division  
Denise M. Kaminski

Time: 3:32:15 PM

### DOCKET SHEET

STYLE: RBS CITIZENS NA vs. GREEN CASE: 10F001278  
 ACTION: FORECLOSURE (F) FILE DATE: 10/27/2010  
 JUDGE: DAVID L. FUHRY

RBS CITIZENS NA	PLAINTIFF	HOLLY A SEIDEL	ATTORNEY
10561 TELEGRAPH RD		24755 CHAGRIN BOULEVARD	
GLEN ALLEN, VA 23059		SUITE 200	
		CLEVELAND, OH 44122-5690	
		BRIAN L BLY	ATTORNEY
		CARLISLE MCNELLIE RINI	
		KRAMER & ULRICH	
		24755 CHAGRIN BOULEVARD	
		SUITE 200	
		CLEVELAND, OH 44122-5690	
FREDERICK H GREEN	DEFENDANT	PROSE	ATTORNEY
TRUSTEE			
104 WATER STREET			
CHARDON, OH 44024			
KEVIN J FINNERTY	DEFENDANT	DENNIS J KASELAK	ATTORNEY
16740 MESSENGER ROAD		PETERSEN AND IBOLD	
BURTON, OH 44021		401 SOUTH STREET	
		CHARDON, OH 44024	
BARBARA A LARKIN	DEFENDANT		
16740 MESSENGER RD			
AUBURN, OH 44021			
OHIO DEPT OF TAXATION	DEFENDANT		
C/O ATTORNEY GENERAL			
150 EAST GAY ST			

COLUMBUS, OH 43215		
RBS CITIZENS NA	<b>DEFENDANT</b>	
10561 TELEGRAPH RD		
GLEN ALLEN, VA 23059		
CHARTER ONE BANK FSB	<b>AKA</b>	
10561 TELEGRAPH RD		
GLEN ALLEN, VA 23059		
CITIZENS BANK NA	<b>AKA</b>	GRETCHEN F WESTON <b>ATTORNEY</b>
10561 TELEGRAPH RD		405 MADISON AVENUE
GLEN ALLEN, VA 23059		SUITE 2200
		TOLEDO OH 43604
PARKVIEW FEDERAL SAVINGS BANK	<b>NEW PARTY DEFENDANT</b>	ROBERT H YOUNG <b>ATTORNEY</b>
30000 AURORA ROAD		WELTMAN, WEINBERG & REIS CO LPA
SOLON, OH 44137		323 WEST LAKESIDE AVENUE, STE 200
		CLEVELAND, OH 44113
RAYMOND L SIMPSON	<b>NEW PARTY DEFENDANT</b>	AARON H BULLOFF <b>ATTORNEY</b>
TRUSTEE OF RAYMOND L SIMPSON TRUST		KADISH HINKEL & WEIBEL
18096 MUNN RD		1360 EAST 9TH STREET SUITE 400
CHAGRIN FALLS, OH 44023		CLEVELAND, OH 44114
		DAVID G WEIBEL <b>ATTORNEY</b>
		KADISH HINKEL & WEIBEL
		1360 EAST NINTH STREET SUITE 4002
		CLEVELAND, OH 44114
BURTON SCOTT CONTRACTORS	<b>NEW PARTY DEFENDANT</b>	TIMOTHY N TOMA <b>ATTORNEY</b>
11330 KINGMAN ROAD		TOMA & ASSOCIATES LPA INC
NEWBURY, OH 44065		33977 CHARDON RD #100
		WILLOUGHBY, OH 44094
SUZANNE FINNERTY	<b>NEW PARTY DEFENDANT</b>	DENNIS J KASELAK <b>ATTORNEY</b>
16740 MESSENGER RD		PETERSEN AND IBOLD
		401 SOUTH STREET

AUBURN, OH 44021		CHARDON, OH 44024
RICHARD HADDAD	NEW PARTY DEFENDANT	
C/O HADDAD & BROOKS INC		
30 E. BEAU STRRET SUITE 700		
WASHINGTON, PA 15301		
***** DOCKET ENTRIES *****		
10/27/2010	CASE DESIGNATION SHEET FILED.	
10/27/2010	COMPLAINT WITH NOTICE UNDER THE FAIR DEBT COLLECTION PRACTICES ACT ATTACHED FILED. Receipt 51451 reversed by 51453 on 11/12/2010.	
10/27/2010	PRELIMINARY JUDICIAL REPORT FILED. (CARLISLE MCNELLIE RINI KRAMER & ULRICH CO LPA) Receipt 51451 reversed by 51453 on 11/12/2010.	
10/27/2010	INSTRUCTIONS FOR SERVICE FILED. (CERTIFIED MAIL)	
10/27/2010	MOTION TO APPOINT PRIVATE PROCESS SERVER FILED. Attorney: BLY, BRIAN L (0083199)	
10/28/2010	FORECLOSURE DEPOSIT: \$271.00 MADE BY CARLISLE MCNELLIE RINI KRAMER & ULRICH CO LPA / ATTY FOR PLNTF Receipt: 51048 Date: 10/28/2010	
10/28/2010	INITIAL FILING FEES ON MEDIATION Receipt: 51048 Date: 10/28/2010	
10/28/2010	PERMANENT PARCEL NUMBER: 01-087000.	
11/02/2010	SUMMONS AND COMPLAINT SENT W/MEDIATION PACKET TO MAIN DEF (S)	
11/02/2010	Issue Date: 11/02/2010 Service: SUMMONS AND COMPLAINT SENT (W/MEDIATION PACKET) Method: CERTIFIED MAIL - CP Cost Per: \$ 8.00 GREEN, FREDERICK H TRUSTEE 109 MAIN ST STE 202 CHARDON, OH 44024 Tracking No: 71603901984896596773 FINNERTY, KEVIN J 16740 MESSENGER ROAD BURTON, OH 44021 Tracking No: 71603901984896596780 LARKIN, BARBARA A 16740 MESSENGER RD AUBURN, OH 44021 Tracking No: 71603901984896596797 OHIO DEPT OF TAXATION C/O ATTORNEY GENERAL 150 EAST GAY ST COLUMBUS, OH 43215 Tracking No: 71603901984896596803 RBS CITIZENS NA 10561 TELEGRAPH RD GLEN ALLEN, VA 23059 Tracking No: 71603901984896596810	
11/05/2010	UNSUCCESSFUL SERVICE - FREDERICK H GREEN - NOT DELIVERABLE AS ADDRESSED Method : CERTIFIED MAIL - CP Issued : 11/02/2010 Service : SUMMONS AND COMPLAINT SENT(W/MEDIATION PACKET) Served : Return : 11/05/2010 On : GREEN, FREDERICK H Signed By : Reason : NOT DELIVERABLE AS ADDRESSED Comment : Tracking #: 71603901984896596773	
11/08/2010	PRELIMINARY JUDICIAL REPORT FILED.	
	SUCCESSFUL SERVICE OHIO DEPT OF TAXATION Method : CERTIFIED MAIL - CP Issued : 11/02/2010 Service : SUMMONS AND COMPLAINT SENT	

11/08/2010	(W/MEDIATION PACKET) Served : 11/08/2010 Return : 11/08/2010 On : OHIO DEPT OF TAXATION Signed By : STAMP IS UNREADABLE Reason : SUCCESSFUL SERVICE Comment : SIGNED - NO SERVICE DATE. Tracking # : 71603901984896596803
11/08/2010	SUCCESSFUL SERVICE RBS CITIZENS NA Method : CERTIFIED MAIL - CP Issued : 11/02/2010 Service : SUMMONS AND COMPLAINT SENT (W/MEDIATION PACKET) Served : 11/05/2010 Return : 11/08/2010 On : RBS CITIZENS NA Signed By : P. JOHNSON Reason : SUCCESSFUL SERVICE Comment : Tracking # : 71603901984896596810
11/08/2010	SEPARATE COUNTERCLAIM, CROSS-CLAIM AND THIRD PARTY COMPLAINT AS TO PARKVIEW FEDERAL SAVINGS BANK ET AL FILED.
11/12/2010	ADDITIONAL DEPOSIT PAID BY GORANSON PARKER & BELLA LLP RBS CITIZENS NA (DEFENDANT); Receipt 51451 reversed by 51453 on 11/12/2010. Receipt: 51455 Date: 11/12/2010
11/12/2010	DEPOSIT ON COUNTERCLAIM: \$125.00 MADE BY GORANSON PARKER & BELLA LLP RBS CITIZENS NA (DEFENDANT); Receipt: 51455 Date: 11/12/2010
11/12/2010	DEPOSIT ON THIRD PARTY COMPLAINT \$125.00 PAID BY: GORANSON PARKER & BELLA LLP RBS CITIZENS NA (DEFENDANT); Receipt: 51455 Date: 11/12/2010
11/12/2010	DEPOSIT ON CROSSCLAIM: \$125.00 MADE BY GORANSON PARKER & BELLA RBS CITIZENS NA (DEFENDANT); Receipt: 51455 Date: 11/12/2010
11/15/2010	ORDER FILED. APPOINTMENT OF PRIVATE PROCESS SERVER FILED. (NICHOLAS MAICHL/PROVEST)
11/15/2010	INSTRUCTIONS FOR SERVICE FILED. (PERSONAL/RESIDENTIAL BY PROCESS SERVER)
11/16/2010	NOTICE OF FAILURE OF SERVICE SENT TO BRIAN BLY, RE: FREDERICK H GREEN (N) NOTICE OF FAILURE OF SERVICE Sent on: 11/16/2010 09:34:14
11/16/2010	SUMMONS AND COMPLAINT SENT W/MEDIATION PACKET TO MAIN DEF (S)
11/16/2010	Issue Date: 11/16/2010 Service: SUMMONS AND COMPLAINT SENT (W/MEDIATION PACKET) Method: PERSONAL SERVICE - CP Provider: PROCESS SERVER Cost Per: \$ 2.00 GREEN, FREDERICK H TRUSTEE 109 MAIN ST STE 202 CHARDON, OH 44024 Tracking No: P000002641
11/16/2010	PRAECIPE FOR CERTIFIED MAIL SERVICE OF SEPARATE COUNTERCLAIM CROSS-CLAIM AND THIRD PARTY COMPLAINT FILED.
11/17/2010	SUCCESSFUL SERVICE-KEVIN J FINNERTY Method : CERTIFIED MAIL - CP Issued : 11/02/2010 Service : SUMMONS AND COMPLAINT SENT (W/MEDIATION PACKET) Served : 11/16/2010 Return : 11/17/2010 On : FINNERTY, KEVIN J Signed By : KEVIN FINNERTY Reason : SUCCESSFUL SERVICE Comment : Tracking # : 71603901984896596780
11/22/2010	SUMMONS AND THIRD PARTY COMPLAINT AND ORIGINAL COMPLAINT SENT
	Issue Date: 11/22/2010 Service: SUMMONS AND THIRD PARTY COMPLAINT

11/22/2010	Method: CERTIFIED MAIL - CP Cost Per: \$ 8.00 GREEN, FREDERICK H TRUSTEE 109 MAIN ST STE 202 CHARDON, OH 44024 Tracking No: 71603901984896599644 RBS CITIZENS NA 10561 TELEGRAPH RD GLEN ALLEN, VA 23059 Tracking No: 71603901984896599651 PARKVIEW FEDERAL SAVINGS BANK 30000 AURORA ROAD SOLON, OH 44137 Tracking No: 71603901984896599668 SIMPSON, RAYMOND L TRUSTEE OF RAYMOND L SIMPSON TRUST 18096 MUNN RD CHAGRIN FALLS, OH 44023 Tracking No: 71603901984896599675 BURTON SCOTT CONTRACTORS 11330 KINGMAN ROAD NEWBURY, OH 44065 Tracking No: 71603901984896599682 FINNERTY, SUZANNE 16740 MESSENGER RD AUBURN, OH 44021 Tracking No: 71603901984896599699 HADDAD, RICHARD C/O HADDAD & BROOKS INC 30 E. BEAU STRRET SUITE 700 WASHINGTON, PA 15301 Tracking No: 71603901984896599705
11/24/2010	UNSUCCESSFUL SERVICE Method : PERSONAL SERVICE - CP Issued : 11/16/2010 Service : SUMMONS AND COMPLAINT SENT(W/MEDIATION PACKET) Served : Return : 11/24/2010 On : GREEN, FREDERICK H Signed By : Reason : UNSUCCESSFUL SERVICE Comment : SUBJECT NOT FOUND Tracking #: P000002641
11/24/2010	INSTRUCTIONS FOR SERVICE FILED.
11/29/2010	SUCCESSFUL SERVICE - BURTON SCOTT CONTRACTORS Method : CERTIFIED MAIL - CP Issued : 11/22/2010 Service : SUMMONS AND THIRD PARTY COMPLAINT Served : 11/24/2010 Return : 11/29/2010 On : BURTON SCOTT CONTRACTORS Signed By : DAVID PAULITSCH Reason : SUCCESSFUL SERVICE Comment : Tracking # : 71603901984896599682
11/29/2010	UNSUCCESSFUL SERVICE - FREDERICK GREEN TRUSTEE - NOT DELIVERABLE AS ADDRESSED Method : CERTIFIED MAIL - CP Issued : 11/22/2010 Service : SUMMONS AND THIRD PARTY COMPLAINT Served : Return : 11/29/2010 On : GREEN, FREDERICK H Signed By : Reason : NOT DELIVERABLE AS ADDRESSED Comment : Tracking #: 71603901984896599644
11/30/2010	SUCCESSFUL SERVICE-SUZANNE FINNERTY Method : CERTIFIED MAIL - CP Issued : 11/22/2010 Service : SUMMONS AND THIRD PARTY COMPLAINT Served : 11/29/2010 Return : 11/30/2010 On : FINNERTY, SUZANNE Signed By : UNREADABLE Reason : SUCCESSFUL SERVICE Comment : Tracking # : 71603901984896599699
12/02/2010	SUCCESSFUL SERVICE-RICHARD HADDAD Method : CERTIFIED MAIL - CP Issued : 11/22/2010 Service : SUMMONS AND THIRD PARTY COMPLAINT Served : 11/29/2010 Return : 12/15/2010 On : HADDAD, RICHARD Signed By : JAMES H CROPP Reason : SUCCESSFUL SERVICE Comment : Tracking # : 71603901984896599705
12/02/2010	SUCCESSFUL SERVICE Method : CERTIFIED MAIL - CP Issued : 11/22/2010 Service : SUMMONS AND THIRD PARTY COMPLAINT Served : 11/29/2010 Return : 12/02/2010 On : RBS CITIZENS NA Signed By : P JOHNSON Reason : SUCCESSFUL SERVICE Comment : Tracking # : 71603901984896599651
12/03/2010	SUCCESSFUL SERVICE-PARKVIEW FEDERAL SAVINGS BANK Method : CERTIFIED MAIL - CP Issued : 11/22/2010 Service : SUMMONS AND THIRD PARTY COMPLAINT Served : 12/01/2010 Return : 12/03/2010 On : PARKVIEW FEDERAL SAVINGS BANK Signed By : R SCHREIBER Reason : SUCCESSFUL SERVICE Comment : Tracking # : 71603901984896599668



12/06/2010	NOTICE OF FAILURE OF SERVICE SENT TO ATTY BRIAN BLY RE: FREDRICK H GREEN (N) NOTICE OF FAILURE OF SERVICE Sent on: 12/06/2010 09:54:22
12/06/2010	SUMMONS AND COMPLAINT SENT W/MEDIATION PACKET TO MAIN DEF (S)
12/06/2010	Issue Date: 12/06/2010 Service: SUMMONS AND COMPLAINT SENT (W/MEDIATION PACKET) Method: CERTIFIED MAIL - CP Cost Per: \$ 8.00 GREEN, FREDERICK H PO BOX 67 THOMPSON, OH 44086 Tracking No: 71603901984896601354 FINNERTY, KEVIN J 16740 MESSENGER ROAD CHAGRIN FALLS, OH 44023 Tracking No: 71603901984896601361 LARKIN, BARBARA A 16740 MESSENGER RD CHAGRIN FALLS, OH 44021 Tracking No: 71603901984896601378
12/06/2010	UNSUCCESSFUL SERVICE BARBARA LARKIN - UNCLAIMED Method : CERTIFIED MAIL - CP Issued : 11/02/2010 Service : SUMMONS AND COMPLAINT SENT(W/MEDIATION PACKET) Served : Return : 12/06/2010 On : LARKIN, BARBARA A Signed By : Reason : UNCLAIMED Comment : Tracking # : 71603901984896596797
12/10/2010	NOTICE OF FAILURE OF SERVICE SENT TO BRIAN BLY. RE: FREDERICK GREEN TRUSTEE (SUMMONS AND THIRD PARTY COMPLAINT) (N) NOTICE OF FAILURE OF SERVICE Sent on: 12/10/2010 12:28:11
12/10/2010	DEPOSIT ON CROSSCLAIM: \$125.00 MADE BY TOMA & ASSOCIATES / BURTON SCOT Receipt: 52187 Date: 12/10/2010
12/10/2010	ANSWER AND CROSS-CLAIM OF DEFENDANT BURTON SCOT CONTRACTORS FILED. Attorney: TOMA, TIMOTHY N (0038717)
12/10/2010	ANSWER OF STATE OF OHIO DEPARTMENT OF TAXATION FILED. Attorney: CHAPMAN, JOSEPH T (0072326)
12/10/2010	LETTER FROM STATE OF OHIO RE: APPEARANCE FILED.
12/10/2010	SUCCESSFUL SERVICE-FREDERICK H GREEN Method : CERTIFIED MAIL - CP Issued : 12/06/2010 Service : SUMMONS AND COMPLAINT SENT (W/MEDIATION PACKET) Served : 12/09/2010 Return : 12/10/2010 On : GREEN, FREDERICK H Signed By : FREDERICK H GREEN Reason : SUCCESSFUL SERVICE Comment : Tracking # : 71603901984896601354
12/14/2010	ANSWER OF PARK VIEW FEDERAL SAVINGS BANK TO THIRD PARTY COMPLAINT FILED. Attorney: YOUNG, ROBERT H (0036743)
12/15/2010	NOTICE OF FAILURE OF SERVICE SENT TO BRIAN BLY. RE: BARBARA LARKIN (N) NOTICE OF FAILURE OF SERVICE Sent on: 12/15/2010 17:20:27
12/20/2010	SUCCESSFUL SERVICE Method : CERTIFIED MAIL - CP Issued : 11/22/2010 Service : SUMMONS AND THIRD PARTY COMPLAINT Served : 12/15/2010 Return : 12/20/2010 On : SIMPSON, RAYMOND L Signed By : RAY SIMPSON Reason : SUCCESSFUL SERVICE Comment : Tracking # : 71603901984896599675
12/20/2010	ANSWER OF THIRD PARTY DEFENDANT RAYMOND L SIMPSON TRUSTEE OF THE RAYMOND L SIMPSON TRUST TO THIRD PARTY COMPLAINT FILED. Attorney: BULLOFF, AARON H (0006106)
	SUCCESSFUL SERVICE-KEVIN J FINNERTY Method : CERTIFIED MAIL - CP

12/27/2010	Issued : 12/06/2010 Service : SUMMONS AND COMPLAINT SENT (W/MEDIATION PACKET) Served : 12/23/2010 Return : 12/27/2010 On : FINNERTY, KEVIN J Signed By : KEVIN FINNERTY Reason : SUCCESSFUL SERVICE Comment : Tracking # : 71603901984896601361
12/27/2010	REQUEST FOR SERVICE FILED.
01/03/2011	SUMMONS AND COMPLAINT SENT W/MEDIATION PACKET TO MAIN DEF (S)
01/03/2011	Issue Date: 01/03/2011 Service: SUMMONS AND COMPLAINT SENT (W/MEDIATION PACKET) Method: ORDINARY MAIL - CP Cost Per: \$ 0.00 LARKIN, BARBARA A 16740 MESSENGER RD CHAGRIN FALLS, OH 44021 Tracking No: 0000002998
01/04/2011	UNSUCCESSFUL SERVICE-BARBARA A LARKIN Method : CERTIFIED MAIL - CP Issued : 12/06/2010 Service : SUMMONS AND COMPLAINT SENT (W/MEDIATION PACKET) Served : Return : 01/04/2011 On : LARKIN, BARBARA A Signed By : Reason : NO SUCH NUMBER Comment : Tracking #: 71603901984896601378
01/06/2011	ANSWER FILED. Attorney: GREEN, FREDERICK H (0010311)
01/07/2011	ANSWER OF THIRD PARTY DEFENDANT SUZANNE FINNERTY FILED. Attorney: KASELAK, DENNIS J (0029133)
01/07/2011	STIPULATED LEAVE TO PLEAD FILED. Attorney: KASELAK, DENNIS J (0029133)
01/10/2011	ANSWER OF DEFENDANT KEVIN FINNERTYKASELAK FILED. Attorney: KASELAK, DENNIS J (0029133)
01/11/2011	NOTICE OF FAILURE OF SERVICE SENT TO BRIAN L BLY RE: BARBARA A LARKIN (N) NOTICE OF FAILURE OF SERVICE Sent on: 01/11/2011 09:06:34
01/12/2011	MOTION FOR LEAVE TO FILE AMENDED COMPLAINT FILED. Attorney: SEIDEL, HOLLY A (0055326)
01/26/2011	ORDER FILED. GRANTED LEAVE TO PLEAD UNTIL JAN. 15, 2011
01/26/2011	ORDER GRANTING LEAVE TO FILE AMENDED COMPLAINT FILED.
01/26/2011	AMENDED COMPLAINT WITH NOTICE UNDER THE FAIR DEBT COLLECTION PRACTICES ACT ATTACHED FILED.
01/26/2011	INSTRUCTIONS FOR SERVICE FILED.
01/27/2011	REQUEST FOR MEDIATION FILED.
01/31/2011	SUMMONS AND AMENDED COMPLAINT W/MEDIATION PACKETS TO MAIN DEFS
01/31/2011	Issue Date: 01/31/2011 Service: SUMMONS AND AMENDED COMPLAINT (W/MEDIATION PACKET) Method: CERTIFIED MAIL - CP Cost Per: \$ 8.00 GREEN, FREDERICK H TRUSTEE 109 MAIN ST STE 202 CHARDON, OH 44024 Tracking No: 71603901984928991255 FINNERTY, KEVIN J 16740 MESSENGER ROAD AUBURN, OH 44023 Tracking No: 71603901984928991262 LARKIN, BARBARA A 16740 MESSENGER RD AUBURN, OH 44021 Tracking No: 71603901984928991279 OHIO DEPT OF TAXATION C/O ATTORNEY GENERAL



	150 EAST GAY ST COLUMBUS, OH 43215 Tracking No: 71603901984928991286 RBS CITIZENS NA 10561 TELEGRAPH RD GLEN ALLEN, VA 23059 Tracking No: 71603901984928991293
01/31/2011	T/S COPIES OF AMENDED COMPLAINT SENT TO ATTY HOLLY A SEIDEL
02/03/2011	CASE SCHEDULED Event: MEDIATION Date: 04/08/2011 Time: 8:30 am Judge: HORN, CHRISTOPHER Location:
02/03/2011	UNSUCCESSFUL SERVICE - FREDERICK GREEN TRUSTEE - UNDELIVERABLE AS ADDRESSED Method : CERTIFIED MAIL - CP Issued : 01/31/2011 Service : SUMMONS AND AMENDED COMPLAINT(W/MEDIATION PACKET) Served : Return : 02/03/2011 On : GREEN, FREDERICK H Signed By : Reason : NOT DELIVERABLE AS ADDRESSED Comment : Tracking #: 71603901984928991255
02/04/2011	SUPREME COURT CLOSED
02/04/2011	FORECLOSURE MEDIATION ORDER AND NOTICE FILED. (STAYED) -A18-
02/07/2011	SUCCESSFUL SERVICE - RBS CITIZENS NA Method : CERTIFIED MAIL - CP Issued : 01/31/2011 Service : SUMMONS AND AMENDED COMPLAINT (W/MEDIATION PACKET) Served : 02/04/2011 Return : 02/07/2011 On : RBS CITIZENS NA Signed By : P JOHNSON Reason : SUCCESSFUL SERVICE Comment : Tracking # : 71603901984928991293
02/08/2011	NOTICE OF FAILURE OF SERVICE SENT TO BRIAN BLY. RE: FREDERICK GREEN TRUSTEE (N) NOTICE OF FAILURE OF SERVICE Sent on: 02/08/2011 10:19:35
02/08/2011	SUCCESSFUL SERVICE-OHIO DEPT. OF TAXATION Method : CERTIFIED MAIL - CP Issued : 01/31/2011 Service : SUMMONS AND AMENDED COMPLAINT(W/MEDIATION PACKET) Served : 02/04/2011 Return : 02/08/2011 On : OHIO DEPT OF TAXATION Signed By : NANCY DUNN Reason : SUCCESSFUL SERVICE Comment : Tracking # : 71603901984928991286
02/23/2011	INSTRUCTIONS FOR SERVICE FILED.
02/28/2011	UNSUCCESSFUL SERVICE - KEVIN FINNERTY UNCLAIMED Method : CERTIFIED MAIL - CP Issued : 01/31/2011 Service : SUMMONS AND AMENDED COMPLAINT(W/MEDIATION PACKET) Served : Return : 02/28/2011 On : FINNERTY, KEVIN J Signed By : Reason : UNCLAIMED Comment : Tracking #: 71603901984928991262
02/28/2011	UNSUCCESSFUL SERVICE - BARBARA A LARKIN - UNCLAIMED (BUT ALSO ZIP CODE WAS GIVEN) Method : CERTIFIED MAIL - CP Issued : 01/31/2011 Service : SUMMONS AND AMENDED COMPLAINT(W/MEDIATION PACKET) Served : Return : 02/28/2011 On : LARKIN, BARBARA A Signed By : Reason : UNCLAIMED Comment : Tracking #: 71603901984928991279
03/03/2011	SUMMONS AND AMENDED COMPLAINT W/MEDIATION PACKETS TO MAIN DEFS
03/03/2011	Issue Date: 03/03/2011 Service: SUMMONS AND AMENDED COMPLAINT (W/MEDIATION PACKET) Method: CERTIFIED MAIL - CP Cost Per: \$ 8.00 GREEN, FREDERICK H TRUSTEE 104 WATER STREET CHARDON, OH 44024 Tracking No: 71603901984928995383 FINNERTY, KEVIN J C/O DENNIS J KASELAK 401 SOUTH STRRET CHARDON, OH 44024 Tracking No:

71603901984928995390	
03/04/2011	ANSWER OF DEFENDANT KEVIN FINNERTY TO PLAINTIFF'S AMENDED COMPLAINT FILED. Attorney: KASELAK, DENNIS J (0029133)
03/07/2011	2 NOTICES OF FAILURE OF SERVICE SENT TO BRIAN BLY. RE: KEVIN FINNERTY AND BARBARA LARKIN (N) NOTICE OF FAILURE OF SERVICE Sent on: 03/07/2011 11:31:29
03/08/2011	SUCCESSFUL SERVICE - FREDERICK H GREEN TRUSTEE Method : CERTIFIED MAIL - CP Issued : 03/03/2011 Service : SUMMONS AND AMENDED COMPLAINT(W/MEDIATION PACKET) Served : 03/07/2011 Return : 03/08/2011 On : GREEN, FREDERICK H Signed By : ELIZABETH (LAST NAME UNREADABLE) Reason : SUCCESSFUL SERVICE Comment : Tracking # : 71603901984928995383
03/08/2011	SUCCESSFUL SERVICE - KEVIN FINNERTY Method : CERTIFIED MAIL - CP Issued : 03/03/2011 Service : SUMMONS AND AMENDED COMPLAINT (W/MEDIATION PACKET) Served : 03/07/2011 Return : 03/08/2011 On : FINNERTY, KEVIN J Signed By : ANNA IBOLD Reason : SUCCESSFUL SERVICE Comment : Tracking # : 71603901984928995390

Top of Page



[http://www.co.geauga.oh.us/common\\_pleas/Docket2/ViewDkt.asp?Casein=92386434](http://www.co.geauga.oh.us/common_pleas/Docket2/ViewDkt.asp?Casein=92386434)

3/30/2011

30-Mar-2011

\*\*\* REAL ESTATE \*\*\*  
TAX INFORMATION  
Geauga Co., Frank J. Gliha, Auditor

10:09 AM

PARCEL: 01-087000  
Rte. Nbr: 01-14-02-00-018-00  
Own Nm1: FINNERTY KEVIN J  
Own Nm2:  
Own Ad1: 16740 MESSENGER RD  
Own Ad2: CHAGRIN FALLS OH 44023

Bank/Forcl: 1000  
Contract:  
Mail Acct: 1000  
Mail Nm1: FINNERTY KEVIN J  
Mail Nm2:  
Mail Ad1: 16740 MESSENGER RD  
Mail Ad2: CHAGRIN FALLS OH 44023

Loc Addr: 16740 MESSENGER RD  
Class: 101  
Land: \$133,900 \$46,870  
Impr: \$123,900 \$43,370  
Total: \$257,800 \$90,240

Cert Delq:

Cauv: \$0 \$0  
Front Ft: 0.0

Deed Vol/Pg: 1895/502  
Neigh Cd: 22000  
Agdist Appl:  
Maint Date: 5/3/2001 A Year

Acres: 14.91  
Lot #:  
Legal 1: LOTS 3 & 13 SEC 5 TR 1  
Legal 2:  
Legal 3:  
Legal 4:

Sales Dt: 01-14-2011  
# Parcels: 1 Type: 13477  
Amount: \$0  
Source: Valid: N  
Convey #: Deed 5059

Prior Delq	Adj-Del	December	Adj-Dec	June	Adj-Jun	
0.00	0.00	5160.37	0.00	5160.37	0.00	ReCharge
		2330.39	0.00	2330.39	0.00	Credit
		0.0	0.00	0.0	0.00	Homestd
		283.0	0.00	283.0	0.00	Rollbck
		0.0	0.00	0.0	0.00	Reduct
		0.00	0.00	0.00	0.00	Int/Pen
		2546.98		0.00		Re Paid
		0.00		2546.98		Re Owed
		0.00		0.00		Sa Paid
		0.00		0.00		Sa Owed
0.00		2546.98		0.00	2546.98	Tot Paid
					0.00	Surplus

Paid Dates: 1/24

THESE DUPLICATE (2010) VALUES BELOW WERE USED TO CALCULATE THE ABOVE TAX

Land: \$133,900 \$46,870  
Impr: \$123,900 \$43,370  
Total: \$257,800 \$90,240  
CAUV: \$0 \$0