

THE STATE OF OHIO,)

) ss.

PROBATE COURT

Franklin County)

I, Robert G. Montgomery, Judge and Ex-officio Clerk of the Probate Court, within and for said County, having custody of the Files, Journals and Records of said Court, do hereby certify

Complaint for Land Sale: filed Oct 08 2014

Certified Mail Returned (6): filed Oct 15 2014

Notice and Answer of Treasurer of Allen County Ohio: Filed Oct 20 2014

Answer of Superior Federal Credit Union: Filed Oct 23 2014

Certified Mail returned: filed Nov 03 2014

Certificate of Service: filed Nov 10 2014

Order of Appraisement: filed Jan 05 2015

Entry Finding Sale Necessary and Ordering Appraisal and Dispensing with Additional Bond and

Ordering Sale: filed Jan 05 2015

Evidence of Title: filed May 06 2015

Return of Order of Appraisal: filed May 06 2015

Real Estate Appraisal: filed May 06 2015

Entry Approving Appraisement and Ordering Private Sale: filed May 06 2015

Order of Sale: filed May 06 2015

Return When Sold by Private Sale: filed May 06 2015

Agreed Journal Entry Confirming Sale, Ordering Deed and Distribution: filed June 08 2015

Exhibit A Proposed HUD: filed Jun 08 2015

Exhibit B Attorney Fees: filed Jun 08 2015

Report of Distribution: filed Jun 24 2015

Exhibit A-HUD Settlement Statement: filed Jun 24 2015

Entry Approving Report of Distribution: filed Jun 24 2015

In The Matter of the Estate of Marilyn Joan Blodgett, Deceased 03/28/2010, Case # 543884A, dated Oct 072014 Through June 24 2015.

The foregoing is a true copy as the same appears of record and on file in said Court.

I further certify that Robert G. Montgomery, whose certificate is hereto annexed, is duly commissioned and qualified as Judge and Ex-officio Clerk of said Probate Court.

IN WITNESS WHEREOF, I have hereunto
Set my hand and affixed the seal of said
Probate Court of Franklin County, at
Columbus, Ohio, this July 20 2015



ROBERT G. MONTGOMERY
Judge and Ex-officio Clerk of the Probate Court,
Franklin County, Ohio

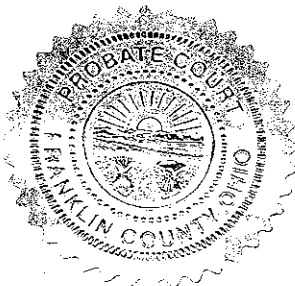
THE STATE OF OHIO,)

PROBATE COURT

Franklin County)

I, Robert G. Montgomery, Probate Judge of Franklin County, Ohio, do hereby certify that Robert G. Montgomery, whose signature appears to the foregoing exemplification and attestation, is Clerk of the Probate Court of said County, and has the custody of the records and files of said Court, and that the said attestation made by him is in due form of law and by the proper officer, and that the seal thereto attached is the seal of said Probate Court.

IN WITNESS WHEREOF, I have hereunto
Set my hand and affixed the seal of said
Probate Court of Franklin County, at
Columbus, Ohio, this July 20 2015



ROBERT G. MONTGOMERY
Judge and Ex-officio Clerk of the Probate Court,
Franklin County, Ohio

e-Filed Franklin County Probate Court

Submitted - Oct 07 2014 2:23 PM

Filed - Oct 08 2014 8:25 AM - 543884A

Case No. 543884A

Ohio Housing Finance Agency
57 East Main Street
Columbus, Ohio 43215

and

Rachael S. Gilroy
Allen County Treasurer
c/o Mr. Robert Scherger
301 N Main St Ste 203
Lima OH 45801

Defendants.

COMPLAINT TO SELL REAL ESTATE

1. Plaintiff, Phillip G. Lilly, is the duly appointed qualified and acting Administrator of The Estate of Marilyn Joan Blodgett, deceased.

2. The decedent died seized in fee simple of an entire interest in the following real estate:

Situated in Shawnee Township, Allen County, Ohio:

Lot No. Twenty Thousand Four Hundred Eighty-five (20485) and Lot No. Twenty Thousand Four Hundred Eighty-six (20486) in Shawnee Oaks Subdivision No. 2, Shawnee Township, Allen County, Ohio, except a trip off of the entire South side of Lot 20485. The said strip being thirty (30) feet in width on the B. & O. Railroad right-of-way line and twenty-five feet in width along Lyn Grove Drive, and also excepting a strip of land off the entire North side of Lot 20486. The said strip being seventy (70) feet in width along the B. & O. Railroad right-of-way line and seventy-five (75) feet in width along Lyn Grove Drive.

Commonly known as: 2110 Lyn Grove Drive, Lima (Cridersville), Ohio 45806
Allen County PPN: 46-2611-06-003.000 and 46-2611-06-003.001

e-Filed Franklin County Probate Court

Submitted - Oct 07 2014 2:23 PM

Filed - Oct 08 2014 8:25 AM - 543884A

Case No. 543884A

3. It is necessary to sell the real estate of the decedent and because it appears that a sale of the real estate will be for the benefit of the estate.

4. The value of said real estate was ascertained by the Allen County Auditor's Office valuation as approximately \$70,300.00, as set forth in the inventory filed with the Court. The Administrator engaged an independent appraiser to value the property as of May 2013 and the appraiser valued the property at \$70,300.00. However, due to the distressed condition of the real estate, the Plaintiff now believes the value of the real estate is substantially lower.

5. Consistent with Paragraph 4. above, the Plaintiff requests that the Court order a new appraisal of the real estate.

6. Superior Federal Credit Union holds the first mortgage with respect to said property in the original amount of \$55,000.00 recorded at Mortgage Volume 1706, page 469 of the Mortgage records of the Allen County, Ohio Recorder's Office.

7. Ohio Housing Finance Agency holds second mortgage on the property in the original amount of \$3,000.00 as assigned to them by PathStone Corporation through an Assignment of Mortgage recorded at Mortgage Volume 2010, Page 01112 of the Mortgage records of the Allen County, Ohio Recorder's Office .

8 The Defendants, Steven G. Blodgett, Dean A. Blodgett, Terry K. Blodgett, and Vicky L. Stidham are the heirs, devisees or persons entitled to the next estate of inheritance from the Estate, and as next-of-kin of Marilyn Joan Blodgett may possess or claim to possess an interest in the above described real estate.

9. The Defendant, Rachael S. Gilroy, is the County Treasurer of Allen County, Ohio, and as such she may be found to have a lien upon the premises for any and all real estate taxes, assessments and penalties now due and remaining unpaid.

e-Filed Franklin County Probate Court

Submitted - Oct 07 2014 2:23 PM

Filed - Oct 08 2014 8:25 AM - 543884A

Case No. 543884A

10. To the best of the Plaintiff's knowledge, there are no other mortgages or liens with respect to said property.

11. As near as can be ascertained, the estimated amount of the valid debts of the decedent remaining unpaid and the costs of administering the estate remaining to be paid total in excess of approximately \$20,793.00. There are several other creditors. However, a fiduciary was not appointed to receive notice of the claims until well after six (6) months from the date of death.

12. As of the time of the appointment of the fiduciary and Plaintiff herein, there were no assets remaining in the estate with which to meet the outstanding debts and obligations, other than the interest in the real estate subject of these proceedings.

13. Plaintiff desires to sell the entire interest of all Defendants in said real estate, pursuant to the statutory authority granted under Chapter 2127 of the Ohio Revised Code and distribute the proceeds of sale in accordance with Ohio Revised Code §2127.08 and §2127.38.

14. Plaintiff believes it is in the best interest of the Estate and all parties defendant to employ a real estate broker, specifically Jane Bushong who has been listing the real estate since August 2013, to assist in the sale of the premises, and requests the Court for authority to pay such real estate broker the commission customary for the vicinity.

15. Plaintiff further believes that it would be more in the interests of the Estate to sell such real estate at private sale to obtain a better price and to avoid the expense of a public sale for not less than the appraised value or at public sale for not less than two-thirds of the appraised value.

WHEREFORE, Plaintiff prays the Court for authority to sell at private sale for not less than the appraised value or at public sale for not less than two-thirds of the appraised value the entire interest in the said real estate free of the claims, interests, liens, and rights of expectancy or dower therein of all persons to this action; to employ a real estate broker if necessary to assist in such sale

e-Filed Franklin County Probate Court

Submitted - Oct 07 2014 2:23 PM

Filed - Oct 08 2014 8:25 AM - 543884A

Case No. 543884A

and to pay the real estate commission customary in the vicinity of said real estate, and for such other and further relief which the Court deems proper.

/s/ Phillip G. Lilly

Phillip G. Lilly (0038899)
Michael B. Ebner (0086103)
Becker & Lilly, LLC
Attorneys For Plaintiff
100 E. Broad Street, Suite 2320
Columbus, Ohio 43215
Tel: 614-469-4778
Fax: 614-469-4779
Email: plilly@beckerlilly.com
mebner@beckerlilly.com