



DAILY COURT REPORTER

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Devoted to General, Political, Religious, Social, Business & Legal Events of the Day

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DAYTON, OHIO

FRIDAY, AUGUST 21, 2020

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Phone 937-222-6000

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Ohio couple sentenced for multiple frauds

A Pickerington couple have been sentenced for conspiring to defraud multiple federal programs by committing student-aid fraud, tax-return fraud, and Medicaid and SNAP fraud. They caused a total loss of more than half a million dollars.

Damien M. Johnson, 40, was sentenced to 51 months in prison and was ordered to pay \$219,976 in restitution to the U.S. Department of Education, \$149,824 to the IRS and \$87,404 to the Fairfield County Department of Job and Family Services on one count of conspiracy to commit student loan fraud and theft of government funds, and \$73,120 to an individual victim on one count of bank fraud.

On March 5, 2020, Kisha C. Hollins-Johnson, 42, was sentenced to 28 months in prison, three years of supervised release, of which 12 months is to be served in home confinement, and was ordered to pay restitution in the amount of \$219,976 to the U.S. Department of Education, \$149,824 to the IRS and \$87,404 to the Fairfield County Department of Job and Family Services on one count of conspiring to commit student loan fraud and theft of government funds, one count of committing student loan fraud, one count of making a false statement to HUD, one count of witness tampering and two counts of theft of government money.

According to court documents, from at least 2011 through 2017, the defendants recruited more than five people to provide their personal information to apply for college admissions at Columbus State Community College.

All of the students fraudulently enrolled in online classes at the college. Hollins-Johnson submitted false financial aid forms for the students and completed coursework for all of the students. Hollins-Johnson enrolled the students in the same courses and chose the same or similar topics for their papers.

When Johnson was not making satisfactory academic progress, Hollins-Johnson created fake documents, including medical records, for use in an academic appeals process in order for Johnson to remain eligible to receive financial aid. She fabricated a letter purporting to be from a doctor that claimed Johnson had sickle cell anemia. The doctor did not write the note, and in fact was a gynecologist.

In total, the U.S. Department of Education issued nearly \$220,000 to Columbus State and as refunds to the defendants. Any amount of student loan above the cost of tuition and fees was given to the defendants.

Johnson also committed bank fraud by obtaining seven checks totaling at least \$73,000 from an 87-year-old victim who had dementia. He met the victim going door-to-door, making sales pitches to get customers to switch their energy supplier to his employer.

(See FRAUDS page 2)

With evictions rising, so does demand for more lawyers

The economic slowdown brought on by the COVID-19 pandemic has triggered a surge of rental evictions, leading to a ballooning of social and legal problems and calls for more access to lawyers to represent renters in eviction cases.

At the American Bar Association Virtual Annual Meeting in August, the House of Delegates adopted policy urging governments to minimize evictions and financially assist both landlords and renters faced with hardship because of the pandemic. The new ABA policy expressed concern that if little is done nationwide there would be a significant destabilization of the rental housing market and a major eviction crisis.

Earlier this year, as the pandemic spread, courts, governors or legislatures in most states had imposed moratoriums on evictions, essentially

delaying legal proceedings. Since then, the national landscape for evictions has changed, with 31 states now lacking any eviction moratorium, according to panelists at last week's 2020 Equal Justice Virtual Conference.

The conference, which ran August 11-13, was co-sponsored by the ABA Standing Committee on Pro Bono and Public Service and the National Legal Aid & Defender Association.

In a panel, "Right to Counsel in a World Gone Mad: Evictions During and After COVID-19," panelist Emily Benfer, a health and housing expert and visiting law professor at Wake Forest University School of Law, warned that 30 million to 40 million Americans are at "risk of eviction right now" if no additional governmental assistance is provided.

Aside from financial assistance to renters and landlords, another effort to combat the rise of evictions, which is already law in a handful of U.S. local jurisdictions, is to expand a guaranteed right to counsel for low-income renters. In eviction proceedings, most landlords have lawyers, and research shows that unrepresented tenants usually lose their cases.

"Providing a lawyer makes a tremendous difference in keeping people in their homes," said John Pollock, a housing advocate who moderated the conference program. Evictions, he noted, lead to homelessness with a resulting host of social problems related to the health and welfare of individuals and families.

"This is a right that can really make a difference," Pollock added.

ODJFS adoption website now features children's profiles

Ohio's foster care and adoption website now includes profiles of children in foster care who are waiting to be adopted, the Ohio Department of Job and Family Services (ODJFS) announced recently. The profiles include children's first names and ages, as well as hobbies, strengths and activities that reflect their personality and interests.

"Ohio has more than 16,000 children in foster care, and more than 3,000 of them are awaiting safe, loving and permanent homes," said ODJFS Director Kimberly Hall. "All children need and deserve forever families, and we hope this addition to our website will help achieve that for more of them."

Most children in foster care return to their birth parents or another relative or family friend within a year,

but sometimes it takes longer. When a court determines that returning home or to a relative is not in the child's best interest, then the court may terminate parental rights, and the children services agency will move forward with finding a permanent home for the child. In most cases, the best permanent option is adoption. The adoptive family could be a relative, a friend of the family, a foster parent or another family not known to the child.

Ohioans interested in learning more about adoption should visit FosterAndAdopt.jfs.ohio.gov. The website features information for prospective adoptive families, as well as an interactive map that can link them to local agencies that can help them decide if adoption is right for their family.

County public children services agencies can upload children's profiles into a portal for ODJFS staff to review and post to the website. If families are interested in learning more about a child after reading their profile, they can forward their information to the child's caseworker through the website. The listing is located at FosterAndAdopt.jfs.ohio.gov/profiles.

About the Ohio Department of Job and Family Services

The Ohio Department of Job and Family Services manages vital programs that strengthen Ohio families. These include job training and employment services, unemployment insurance, cash and food assistance, child care, child and adult protective services, adoption, and child support services.

UToledo Student awarded international research grant to study black urban agricultural experience

Christine Billau
University of Toledo

A graduate student at The University of Toledo was awarded a competitive grant to look at land use and barriers to urban agriculture in Toledo and Dayton and how it impacts African-American communities.

Brittany D. Jones, a Ph.D. candidate in the UToledo Spatially Integrated Social Science Doctoral Program in the College of Arts and Letters, is one of four winners of a 2020 MAXQDA Research for Change Grant from VERBI Software and the Global Nature Fund.

Her research project is titled "Empowerment Through Consumption: Land Banks, Land Ownership and Black Food Geographies." Her co-advisors are Dr. Neil Reid and

Dr. Sujata Shetty, professors in the UToledo Department of Geography and Planning.

Jones will explore the urban agricultural experience and Black foodways in Toledo and Dayton, two Ohio cities that saw a large influx of African Americans during the Great Migration. They are also legacy cities, meaning they lost a significant amount of population and economic viability after the decline of manufacturing in the region.

In recognizing Jones as a grant recipient, VERBI noted, "We were greatly impacted by Mrs. Jones' story and how her life history has inspired her to pursue food system and sovereignty studies. With her project, she aims to uncover racialized hypocrisies embedded within both the local and global food system, which is now as relevant as ever. Mrs. Jones is a

first-generation Ph.D. student in her family, and we are glad to be able to support her."

Jones said in her master's program, she began to fully understand the nutritional problems of the world she grew up in were rooted in systemic causes. In applying for the grant, Jones said she hopes her work will not only suggest solutions, but improve research methodology.

"Research for change means more than just finding solutions to a complex problem, [it] embodies the [grassroots] efforts of providing resources and realistic methods that can be easily replicated and adapted, all the while acknowledging cultural differences/expectations, which is crucial to long-term change," Jones said.

(See STUDY page 2)

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Building Permits
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Invitations to Bid
(These listed items appear on a regular basis in the Daily Court Reporter but not necessarily every day.)

Calendar of Events

DUE TO THE ONGOING COVID-19 CRISIS PLEASE CONTACT THE HOSTING ORGANIZATION BEFORE PLANNING TO ATTEND ANY EVENT.

AUGUST 21 - 23

DAYTON PRIDE FESTIVAL
Call for times
Courthouse Square

AUGUST 28

26TH ANNUAL ART AUCTION
6:30 pm - 9:30 pm
The Contemporary Dayton

AUGUST 29 - 30

FULTON FARM SWEET CORN FEST
Call for times
Fulton Farms

SEPTEMBER 3

LATE NIGHT AT AIR FORCE MUSEUM
5 pm - 8 pm
National Museum of the U.S. Air Force

SEPTEMBER 4 - 7

LABOR DAY FAMILY WEEKEND
Call for times
Young's Jersey Dairy

SEPTEMBER 11

DEEDS CARILLON CONCERT
10 am - 10:30 am
Carillon Park

If you would like to publish an event in this calendar, please contact (937) 222-6000.

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All of us need to help revitalize our democracy

Lee Hamilton
Center on Representative Government

Amid all the troubles occupying our attention, one of the more worrisome is also one of the least visible. It is the loss of public faith in the effectiveness of our representative democracy.

While most state and local governments—and certain federal agencies—have maintained public support during the pandemic, concern over our system as a whole is palpable: that it has trouble responding to the country’s needs, is resistant to reform as society evolves, and continues to perpetuate inequality, social immobility, and basic unfairness when it comes to creating more opportunity, liberty, and justice for all.

These deficiencies corrode our unity and effectiveness as a nation. Americans increasingly divide themselves into different, often warring, political and cultural camps. Instead of working to create one out of many, they sort themselves into like-minded communities. They narrow, rather than expand, their sources of news and information, seeking those that reinforce their views. These days, we often live in different worlds from one another.

Politicians have played a significant role in this. Some, including the President, are bent on stoking division. Many play to their parties’ bases. And some, at both the state and federal level, do their best to narrow the public support on which government rests by making it difficult for everyone who’s entitled to vote to cast an actual ballot.

To be sure, there are plenty of efforts in many communities to work against these trends, to expand participation and build connections, and to decrease division. Still, the challenge we face as a nation is to revitalize our democracy and its institutions. We need to strengthen representative democracy by restoring the effectiveness of government, rebuild Congress as a functional, co-equal branch of the federal government, and restore confidence in our institutions, public and private.

How do we do this? Calls for greater public participation and involvement are on target, but not enough. While I’m always encouraged by political leaders who seek to involve the public and by civic groups that try to enhance and encourage citizen participation, I believe we’re at the point where we need to repair our frayed institutions and push back against the forces that divide us.

We are, after all, the United States. Our name expresses an ideal. So, for that matter, does the course of our history, which over time has trended toward expanding inclusivity and opportunity for all. One place to start is to appreciate our history and take inspiration from that history: to recognize where we’ve fallen short, but also to highlight the remarkable progress we’ve made and the efforts of committed citizens that made it possible.

We also need to recognize that divisiveness weakens us, and that efforts to reknit American society are now urgently important.

To that end, proposals for a year of national service strike me as particularly welcome. This would be expensive but focusing young Americans on a year of shared endeavor with others from vastly different backgrounds—in the military, in AmeriCorps, in internships or public-service opportunities—would help meet many needs and be well worth the expense.

We also need to up our game as ordinary citizens and beat back the drivers of divisiveness and polarization as we work to strengthen our communities.

Among other things, this means making an effort to seek out alternative points of view in the media and paying attention to objective, factual reporting. It means supporting measures that bring us together, such as bringing young people from all backgrounds and perspectives to work side by side in projects for the public good. And it means being thoughtful about our engagement: voting for candidates focused on pulling us together and working for the common good and putting our time and effort into causes that bring us together rather than pull us apart.

In short, we must decide what we can do in the voting booth and in our own neighborhoods and communities to revitalize our representative democracy. Our aim is to make our communities and our country better places to live: more creative, inclusive, and welcoming. The answer lies not in the stars, but with all of us.

Lee Hamilton is a Senior Advisor for the Indiana University Center on Representative Government; a Distinguished Scholar at the IU Hamilton Lugar School of Global and International Studies; and a Professor of Practice at the IU O’Neill School of Public and Environmental Affairs. He was a member of the U.S. House of Representatives for 34 years.

Continued from pg. 1 ...
STUDY

Dr. Beth Schlemper, associate professor in the UToledo Department of Geography and Planning, said she believes Jones’ doctoral course work helped her win the grant.

“It makes me happy because I taught the Ph.D. students, who took advanced qualitative methods for spatially integrated social science students, how to use MAXQDA [research software], and she was inspired to use the software in her research methods and apply for this grant.”

Jones agreed: “The skills I acquired through my degree program

have allowed me to confidently apply for opportunities best fit for my research. It has taught me that, as a doctorate student, you are the CEO of your degree and must stand in your truth as a contributor to universal knowledge, especially as a scholar of color.”

The \$1,600 grant includes a two-year student subscription to MAXQDA Analytics Pro software, two online trainings with certified MAXQDA trainers, a registration waiver to the MAXQDA International Conference in Berlin, and full tech support. In addition, Jones’ research will receive international exposure through MAXQDA promotions.

“This software is highly used to

Continued from pg. 1 ...

FRAUDS

He called the victim’s bank, impersonating the victim, to request transfers of funds. Johnson used the money on a variety of personal transactions, including \$7,150 at a pawnshop, \$1,798 at Gucci, \$1,558 at Louis Vuitton, \$1,182 in payments to vehicle dealers and \$2,500 at a law firm.

Hollins-Johnson submitted false tax returns by claiming fake defendants and educational credits, and submitting fictitious W-2s. Johnson contacted the IRS pretending to be at least one of the other taxpayers and delivered portions of the tax refunds to other individuals.

The couple also fraudulently obtained SNAP food stamp benefits by claiming they were each single when they were married. As part of the conspiracy, Hollins-Johnson submitted false letters verifying Johnson’s employment for food stamp eligibility.

In 2014, Hollins-Johnson submitted an application for a \$200,000 home loan insured by the FHA. When she submitted the loan application, she used fabricated employment documents that stated she worked for the State of Ohio. Additionally, she fabricated a form the mortgage company sent to a person they believed was a Human Relations Manager to verify employment.

After investigators searched the defendants’ residence, they engaged in witness tampering. Hollins-Johnson engaged in a scheme that involved creating a fake Facebook account in the victim’s name. The scheme also involved using an app that allows users to change their caller ID and apply a voice changer feature to call a witness in the case, pretending to be from the Licking County Clerk of Courts. Johnson set up an in-person meeting with the witness, where Hollins-Johnson instructed the witness not to talk with law enforcement.

David M. DeVillers, United States Attorney for the Southern District of Ohio; Bryant Johnson, Special Agent in Charge, Internal Revenue Service (IRS) Criminal Investigation; Brad Geary, Special Agent in Charge, U.S. Department of Housing and Urban Development Office of Inspector General; John F. Woolly, Special Agent in Charge, U.S. Department of Education Office of Inspector General; and officials with the Fairfield County Job & Family Services Fraud and Benefit Recovery division announced the sentence handed down by U.S. District Judge U.S. District Judge Edmund A. Sargus, Jr. Assistant United States Attorney Peter K. Glenn-Applegate is representing the United States in this case.

About the United States Attorney’s Office for the Southern District of Ohio

Our mission is to protect and serve the citizens of the Southern District of Ohio through the ethical, vigorous and impartial enforcement of the laws of the United States, and in so doing to defend the national se-

curity, improve the safety and quality of life in our communities, protect the public funds and financial assets of the United States, maintain a courteous and professional working environment, and, with skill and integrity, seek to do justice in every matter

We are the United States Attorney’s Office for the Southern District of Ohio, one of 94 United States Attorney’s Offices in the country. We are a part of the Department of Justice. Our District is comprised of 48 counties in the southern half of the state.

We represent the interests of the United States, both criminal and civil, in federal court. It is our responsibility to enforce federal criminal laws. We work to prevent terrorism and promote the nation’s security. We are committed to preventing crime, enforcing federal laws, and representing the rights and interests of the American people. We strive to ensure the fair and efficient administration of justice for all Americans.

We prosecute those individuals and organizations that violate federal criminal statutes. We work with a multitude of federal, state, and local agencies, including the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF), the Drug Enforcement Administration (DEA), the Federal Bureau of Investigation (FBI), the Bureau of Immigration and Customs Enforcement (ICE), the Internal Revenue Service (IRS), the U.S. Forest Service, the U.S. Park Service, the U.S. Marshal’s Service, the U.S. Postal Inspection Service, the U.S. Secret Service, The Ohio Highway Patrol, and multitude of local law enforcement agencies. We prosecute a wide-variety of offenses including domestic and foreign terrorism; child pornography and exploitation; civil rights violations; bank robbery and other violent crimes; firearms offenses; drug trafficking; health care fraud; immigration violations; public corruption; tax evasion; mail, bank and wire fraud; environmental offenses; and identity theft.

We also represent the United States in civil litigation, affirmative and defensive. As such, we sue individuals or entities who have violated federal civil laws. We also defend the interests of the United States when it, or one of its departments, agencies, or employees is sued, and we defend federal programs and agency actions.

We collect monies owed to the United States from forfeiture, restitution, and fines imposed as a part of the judgment in federal cases. We also pursue collection of civil debts owed to the United States, including student, small business, housing, and farm loans. Finally, we represent the interests of federal agencies in bankruptcy court.

Our district covers the bottom half of the state of Ohio.

Our district contains three staffed offices in Columbus, Cincinnati, and Dayton. The Columbus office is the headquarters of our District and is the largest, followed by Cincinnati then Dayton.

fully integrate qualitative data analysis into your research and is especially popular with mixed methods researchers,” said Jones, who is a graduate research assistant in the University’s Jack Ford Urban Affairs Center and president of the UToledo Graduate Student Association.

Read more about Jones’ research project on the MAXQDA website at: <https://www.maxqda.com/grant-recipients-2020>

About the University of Toledo

The University of Toledo is a student-centered, public metropolitan research university with 20,500 students and picturesque campuses recognized nationally for their beauty.

The University of Toledo is one of 14 state universities in Ohio. We were established in 1872 and became a member of the state university system in 1967. The University of Toledo and the Medical University of Ohio merged July 2006 to form the third-largest public university operating budget in the state. The University is accredited by The Higher Learning Commission.

The University of Toledo has researchers working at all levels — from undergraduates to faculty — toward our mission of improving the human condition. In fact, their combined, efforts have led to 125 patents and nearly \$60 million in funding and grants.

GENERAL LEGAL NOTICES

Section B

MISCELLANEOUS LEGAL NOTICES, DISSOLUTIONS, ANNUAL REPORTS

NOTICE OF SELF STORAGE SALE
Please take notice US Storage Centers - Dayton – Needmore located at 1830 Needmore Rd., Dayton OH 45414 intends to hold a public sale to the highest bidder of the property stored by the following tenant at the storage facility. This sale will occur as an Online Auction via www.usstoragecenters.com/auctions on 9/8/2020 at 10:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Miller Mclemore Jr unit #207 last known address: 918 Wilberforce Pl., Dayton, OH 45417; Lamar Perry unit #417 last known address: 4856 Philadelphia Dr., Dayton, OH 45406 contents: Carpet, Flooring, tools, signs, contractor supplies, compressor, boxes. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. 08-21, 08-28-2020 2Fri

LEGAL NOTICE
Notice is hereby given that a Public Hearing will be held on **September 2, 2020**, on or after 6:30 p.m. in the meeting room of City Hall, 6131 Taylorsville Road, Huber Heights, Ohio by the Board of Zoning Appeals for **Case 20-11**. The applicant is Jasroop Enterprises, LLC. The applicant is requesting a 4 foot variance from Section 1191.01, 14 foot height restriction.
The application is on file at the Huber Heights Zoning Office located at City Hall, 6131 Taylorsville Road, Huber Heights, Ohio and may be examined between the hours of 9 a.m. and 4 p.m. Monday through Friday. Interested persons may appear and be heard with respect to this request.
Don Stewart, Chair
Board of Zoning Appeals
City of Huber Heights
08-21-2020 1Fri

LEGAL NOTICE
Notice is hereby given that a Public Hearing will be held on **September 2, 2020**, on or after 6:30 p.m. in the meeting room of City Hall, 6131 Taylorsville Road, Huber Heights, Ohio by the Board of Zoning Appeals for **Case 20-12**. The applicant is James Campbell. The applicant is requesting a 2 foot variance from Section 1191.01, 14 foot height restriction.
The application is on file at the Huber Heights Zoning Office located at City Hall, 6131 Taylorsville Road, Huber Heights, Ohio and may be examined between the hours of 9 a.m. and 4 p.m. Monday through Friday. Interested persons may appear and be heard with respect to this request.
Don Stewart, Chair
Board of Zoning Appeals
City of Huber Heights
08-21-2020 1Fri

LEGAL NOTICE
Notice is hereby given that a Public Hearing will be held on **September 2, 2020**, on or after 6:30 p.m. in the meeting room of City Hall, 6131 Taylorsville Road, Huber Heights, Ohio by the Board of Zoning Appeals for **Case 20-13**. The applicant is Joe Breeze. The applicant is requesting a variance of Section 1181.04(d) to allow 6 feet from required 10 feet of setback from rear property line.
The application is on file at the Huber Heights Zoning Office located at City Hall, 6131 Taylorsville Road, Huber Heights, Ohio and may be examined between the hours of 9 a.m. and 4 p.m. Monday through Friday. Interested persons may appear and be heard with respect to this request.
Don Stewart, Chair
Board of Zoning Appeals
City of Huber Heights
08-21-2020 1Fri

LEGAL NOTICE
Notice is hereby given that a Public Hearing will be held on **September 2, 2020**, on or after 6:30 p.m. in the meeting room of City Hall, 6131 Taylorsville Road, Huber Heights, Ohio by the Board of Zoning Appeals for **Case 20-14**. The applicant is Nick Wurst. The applicant is requesting a variance from Section 1181.04(d) 14 foot height restriction, to allow 4 feet on the height of a patio cover for 18 foot of total height.
The application is on file at the Huber Heights Zoning Office located at City Hall,

6131 Taylorsville Road, Huber Heights, Ohio and may be examined between the hours of 9 a.m. and 4 p.m. Monday through Friday. Interested persons may appear and be heard with respect to this request.
Don Stewart, Chair
Board of Zoning Appeals
City of Huber Heights
08-21-2020 1Fri

**CITY OF HUBER HEIGHTS
STATE OF OHIO
RESOLUTION NO. 2020-R-6898
DECLARING THE NECESSITY
OF REPAIRING SIDEWALKS, CURBS,
GUTTERS, DRIVEWAY APPROACHES
AND APPURTENANCES THERETO ON
PORTIONS OR ALL OF CERTAIN STREETS
IN THE 2021 SIDEWALK PROGRAM,
PROVIDING THAT ABUTTING OWNERS
REPAIR THE SAME**
NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio, two-thirds of the members concurring, that:
Section 1. It is necessary to repair sidewalks, curbs, gutters, driveway approaches, and appurtenances thereto on those streets listed in Exhibit A attached to and made a part of this Resolution. All such repairs shall be made in accordance with the plans, specifications and estimates of cost prepared by the Engineer of this City and now on file in the office of the City Engineer.

Section 2. The owners of the lots and lands bounding and abutting upon the streets, sidewalks, curbs, gutters, and driveway approaches, and appurtenances thereto described in Section 1 of this Resolution shall repair sidewalks, curbs, gutters and driveway approaches and the appurtenances thereto in front of their premises in accordance with the plans and specifications now on file with such repair work to be completed by December 31, 2020. If such repair by any such property owner is not completed within said period, this Council shall have the same done and the entire cost thereof shall be assessed upon the property of each such defaulting owner and made a lien thereon, to be collected in the manner provided by law and with penalty and interest as provided by law. The cost of such repair and improvement shall include the cost of preliminary and other surveys, plans, specifications, profiles and estimates and of printing, serving and publishing notices, resolutions and ordinances. Such costs shall further include the costs incurred in connection with the preparation, levy, and collection of the special assessments, expenses of legal services, including obtaining and approving legal opinion, costs of labor and materials, and interest on any bonds and notes that could be sold at the time to finance the improvements plus administration and collection costs, together with all other necessary expenditures.

Section 3. The Clerk of Council is directed to cause written notice of the adoption of this Resolution to be served as required by law.
Section 4. The plans, specifications and estimates of cost for such repair work, as referred to above in this Resolution and as heretofore filed with the City Engineers Office, are hereby approved.

Section 5. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 6. This Resolution shall go into effect upon its passage as provided by law and the Charter of The City of Huber Heights. Passed by Council on the 10th day of August, 2020;
8 Yeas; 0 Nays.
Effective Date: August 10, 2020
AUTHENTICATION:
Anthony Rodgers, Clerk of Council
Date: August 10, 2020
Jeff Gore, Mayor
Date: August 10, 2020

EXHIBIT A 2021 SIDEWALK PROGRAM
STREET LISTING
Alter Road
Brandonview Court
Deergreen Court
Evergreen Woods Dr
Evergreen Circle
Hemingway Road
Hubbard Drive
Leyden Lane
Menlo Way
Tellea Street
Summergreen Drive
Watergreen Court
Wintergreen Place
08-21-2020 1Fri

LEGAL NOTICE
Notice is hereby given that the Dayton City Commission will hold a Public Hearing on Wednesday, September 23, 2020 at 8:30 A.M., or as soon thereafter as the hearing can begin. The hearing will be held in the City Commission Chambers on the Second Floor of City Hall, 101 West Third Street, Dayton, Ohio. However, if certain Covid-19 restrictions remain in place on September 23, the hearing will be held remotely by electronic means. The City of Dayton will make a determination regarding whether the hearing will be held remotely no later than September 22, 2020 and the decision will be posted on the City of Dayton website at www.daytonohio.gov. If you wish to attend, listen to, or speak at the hearing, please contact Tony Kroeger in the Department of Planning and Community Development at 937-333-3673 or tony.kroeger@daytonohio.gov by 3:00 P.M. on September 22, 2020 for information on how to do so.

Official Zoning Map Amendment
Case: PLN2020-00292
Establish a HD-3 Historic Overlay District for the Hallmark Building at 714 Plymouth Avenue and the Meridian Building at 59 Central Avenue. The underlying zoning for property shall remain MMF Mature Multi-Family.

The proposed Official Zoning Map Amendment is available for public inspection in the Office of the City Commission and with the Secretary to the City Plan Board. Please direct inquiries on this subject to Tony Kroeger in the Department of Planning and Community Development at 937-333-3673 or tony.kroeger@daytonohio.gov.

By order of the City Commission of the City of Dayton, Ohio.
RASHELLA LAVENDER, CLERK OFFICE
OF THE CITY COMMISSION
08-21-2020 1Fri

LEGAL ADVERTISEMENT
The following property is hereby ordered to cut all grass, and/or rank vegetation exceeding a height of eight (8) inches within seven (7) days of the date of the publishing of this notice. Failure to comply within the time period stipulated shall cause the Township to have the property cut. All costs for which the cutting was performed will be assessed to the property.
Section 4.18.1 of the Jefferson Township Exterior Property Maintenance Code stipulates that after the initial notice has been issued for high grass and weeds, all subsequent enforcement action can be taken without further notice.

Name: Kellum Steven
Parcel ID: G27 18316 0021
Location: 4854 Vanguard Avenue
08-21-2020 1Fri

City of Vandalia Montgomery County, Ohio REQUEST FOR PROPOSALS

The City of Vandalia is accepting sealed proposals for service providers to provide Golf Cart Lease Services at Cassel Hills Golf Course for a four-year period (2021-2024).

Service providers shall submit the documentation for services as per the Request for Proposals document on file with the City of Vandalia. Formal proposals shall be received by the Managing Golf Professional, City of Vandalia, 333 James E. Bohanan Drive, Vandalia, Ohio 45377 until 10:00 AM local time on Tuesday, September 8, 2020.

Request for Proposal packets are available on the City's website – www.vandaliaohio.org. Please direct questions to Mr. Ben Lickliter, Managing Golf Professional, via email at lickliter@vandaliaohio.org, or by phone at 937-890-1300.

The city reserves the right to waive informalities and reject any or all proposals, all in accordance with the provisions of all applicable local and state codes.

Kurt Althouse, City Manager
08-21, 08-28-2020 2Fri

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NEW SUITS & DOCKETS FOR STATE & FEDERAL COURT SYSTEMS OF OHIO

Section C



U.S. DISTRICT COURT Southern District of Ohio

**Hon. Edmund A. Sargus
Columbus, OH, Chief Judge
Hon. Algenon L. Marbley
Columbus, OH, District Judge
Hon. Michael H. Watson
Columbus, OH, District Judge
Michael R Barrett
Cincinnati, OH, District Judge
Hon. Timothy S. Black
Dayton, OH, District Judge
Hon. George C. Smith
Columbus, OH, Senior Judge
Hon. James L. Graham
Columbus, OH, Senior Judge
Hon. Walter Herbert Rice
Dayton, OH, Senior Judge
Hon. Thomas M. Rose
Dayton, OH, Senior Judge
Hon. Susan J. Dlott
Cincinnati, OH, Senior Judge
Hon. Herman J. Weber
Cincinnati, OH, Senior Judge
Hon. Sandra S. Beckwith
Cincinnati, OH, Senior Judge
Mag. Elizabeth A Preston Deavers
Columbus, OH, Chief Magistrate Judge
Mag. Sharon L. Ovington
Dayton, OH, Magistrate Judge
Mag. Karen L. Litkovitz
Cincinnati, OH, Magistrate Judge
Mag. Stephanie K. Bowman
Cincinnati, OH, Magistrate Judge
Mag. Michael J. Newman
Dayton, OH, Magistrate Judge
Mag. Kimberly A. Jolson
Columbus, OH, Magistrate Judge
Mag. Chelsey M Vascara
Columbus, OH, Magistrate Judge
Mag. Norah McCann King
Columbus OH, Magistrate Judge
Mag. Michael R Merz
Dayton, OH, Magistrate Judge
Richard W. Nagel, Clerk
James Tosto, Chief Deputy Clerk
200 West Second Street, Rm. 712
Dayton, Ohio 45402

U.S. CIVIL COURT

8/10/2020 through 8/14/2020
3: 17-cv-00409-WHR-SLO Blue Rock Investments, LLC etal v. Xenia, City of: Walter H. Rice, presiding: Sharon L. Ovington, referral; **Case Summary:** Date Filed: 12/06/2017; Date of last filing: 08/17/2020; Office: Dayton; Filed: 12/06/2017; Jury Demand: Both; Demand: Not Listed; *Nature of Suit:* 440; *Cause:* 42: 1983 Civil Rights Act; Jurisdiction: Federal Question; County: GREENE; Origin: 4; 08/14/2020; Lead Case: None; Related Case: None; Other Court Case: None; Plaintiff: Blue Rock Investments, LLC, represented by: Timothy James Cole; Plaintiff: Blue Rock Investments, LLC, represented by: Christopher L. Ingram (Designation Retained); Plaintiff: Blue Rock Investments, LLC, represented by: Christopher Logan Ingram; Plaintiff: Blue Rock Investments, LLC, represented by: Joseph R. Miller (Designation Retained); Defendant: City of Xenia, represented by: Dawn M Frick; Defendant: City of Xenia, represented by: Christopher Todd Herman (Designation Retained); Defendant: City of Xenia, represented by: Jeffrey Charles Turner; Defendant: Badger Construction Co., Inc., represented by: Matthew F.X. Craven; Defendant: Badger Construction Co., Inc., represented by: Carmen C Sarge; Defendant: Ohio Casualty Insurance Co., represented by: Thomas Russell Yocum; Phone; (859) 291-5500; Defendant Third Party Plaintiff: City of Xenia, represented by: Dawn M Frick; Defendant Third Party Plaintiff: City of Xenia, represented by: Jeffrey Charles Turner; Defendant Third Party Defendant: Badger Construction Co., Inc., represented by: Matthew F.X. Craven; Defendant Third Party Defendant: Badger Construction Co., Inc., represented by: Carmen C Sarge; Defendant Third Party Defendant: Ohio Casualty Insurance Co., represented by: Thomas Russell Yocum; Phone; (859) 291-5500; Defendant Third Party Plaintiff: City of Xenia, represented by: Dawn M Frick; Defendant Third Party Plaintiff: City of Xenia, represented by: Jeffrey Charles Turner; Defendant Third Party Defendant:

Badger Construction Co., Inc., represented by: Matthew F.X. Craven; Defendant Third Party Defendant: Badger Construction Co., Inc., represented by: Carmen C Sarge; Defendant Cross Claimant: City of Xenia, represented by: Dawn M Frick; Defendant Cross Claimant: City of Xenia, represented by: Jeffrey Charles Turner; Defendant Cross Defendant: Badger Construction Co., Inc., represented by: Matthew F.X. Craven; Defendant Cross Defendant: Badger Construction Co., Inc., represented by: Carmen C Sarge; Defendant: Levin Porter Associates, Inc., represented by: Frederick T. Bills (Designation Retained); Defendant: Levin Porter Associates, Inc., represented by: David Tehan Patterson; Defendant: Phillips Sand & Gravel Co., represented by: Fredric L Young (Designation Retained); Defendant: Charles F. Jergens Construction, Inc., represented by: Michael M. Mahon; Defendant: Complete General Construction Company, represented by: Jonathan Wayne Philipp (Designation Retained); Defendant Third Party Plaintiff: Badger Construction Co., Inc., represented by: Matthew F.X. Craven; Defendant Third Party Plaintiff: Badger Construction Co., Inc., represented by: Carmen C Sarge; Defendant Third Party Defendant: Levin Porter Associates, Inc., represented by: Frederick T. Bills (Designation Retained); Defendant Third Party Defendant: Levin Porter Associates, Inc., represented by: David Tehan Patterson (Designation Retained); Defendant Third Party Defendant: Phillips Sand & Gravel Co., represented by: Jeannine E. Hudson; Phone; (937) 224-3333; Defendant Third Party Defendant: Phillips Sand & Gravel Co., represented by: Fredric L Young; Defendant Third Party Defendant: Charles F. Jergens Construction, Inc., represented by: Michael M. Mahon; Defendant Third Party Defendant: Complete General Construction Company, represented by: Jonathan Wayne Philipp; Defendant Third Party Plaintiff: Complete General Construction Company, represented by: Jonathan Wayne Philipp; Defendant Third Party Defendant: Badger Construction Co., Inc., represented by: Matthew F.X. Craven; Defendant Third Party Defendant: Badger Construction Co., Inc., represented by: Carmen C Sarge; Defendant 3:20-cv-00335-TMR-SLO Smiley v. Commissioner of Social Security: Thomas M. Rose, presiding: Sharon L. Ovington, referral; **Case Summary:** Date Filed: 08/10/2020; Date of last filing: 08/11/2020; Office: Dayton; Filed: 08/10/2020; Jury Demand: None; Demand: Not Listed; *Nature of Suit:* 863; *Cause:* 42: 405 Review of HHS Decision (DIWW); Jurisdiction: U.S. Government Defendant; County: MONTGOMERY; Origin: 1; Lead Case: None; Related Case: None; Other Court Case: None; Plaintiff: Terrie Claudette Smiley, represented by: Richard F Brian; Defendant: Commissioner of Social Security, represented by: John J. Stark (Designation Retained); Defendant

3:20-cv-00336-WHR-SLO Blevins-Bryant v. Commissioner of Social Security: Walter H. Rice, presiding: Sharon L. Ovington, referral; **Case Summary:** Date Filed: 08/11/2020; Date of last filing: 08/12/2020; Office: Dayton; Filed: 08/11/2020; Jury Demand: None; Demand: Not Listed; *Nature of Suit:* 863; *Cause:* 42: 405 Review of HHS Decision (DIWC); Jurisdiction: U.S. Government Defendant; County: MONTGOMERY; Origin: 1; Lead Case: None; Related Case: None; Other Court Case: None; Plaintiff: Cynthia Blevins-Bryant, represented by: Robert Christopher Walter; Defendant: Commissioner of Social Security, represented by: John J. Stark (Designation Retained); Defendant

3:20-cv-00337-WHR-MJN Faber v. Commissioner of Social Security: Walter H. Rice, presiding: Michael J. Newman, referral; **Case Summary:** Date Filed: 08/11/2020; Date of last filing: 08/12/2020; Office: Dayton; Filed: 08/11/2020; Jury Demand: None; Demand: Not Listed; *Nature of Suit:* 863; *Cause:* 42: 405 Review of HHS Decision (SSID); Jurisdiction: U.S. Government Defendant; County: MONTGOMERY; Origin: 1; Lead Case: None; Related Case: None; Other Court Case: None; Plaintiff: Christina Faber, represented by: Michael A Rake; Defendant: Commissioner of Social Security, represented by: John J. Stark (Designation Retained); Defendant

3:20-cv-00338-WHR-MJN Moon v. Commissioner of Social Security: Walter H. Rice, presiding: Michael J. Newman, referral; **Case Summary:** Date Filed: 08/12/2020; Date of last filing: 08/13/2020; Office: Dayton; Filed: 08/12/2020; Jury Demand: None; Demand: Not Listed; *Nature of Suit:* 863; *Cause:* 42: 405 Review of HHS Decision

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Fill in the blank squares in the grid, making sure that every row, column and 3-by-3 box includes all digits 1 through 9.

Any questions, call at
937-222-6000
Daily Court Reporter

OHIO SUPREME COURT

65 South Front Street
Columbus, Ohio 43215-3431

JUDGES:

Hon. Maureen O’Connor
(Chief Justice)
Hon. Sharon L. Kennedy
Hon. Judith L. French
Hon. Patrick F. Fischer
Hon. R. Patrick DeWine
Hon. Michael P. Donnelly
Hon. Melody J. Stewart

Telephone 614-387-9000
* * * * *

MEDIATION MATTERS Week of August 10, 2020

The following case has been returned to the regular docket under S.Ct.Prac.R. 19.01.
2020-0030. State ex rel. Kelligher v. Ohio State Bar Assn.
In Mandamus.

The court refers the following case to mediation under S.Ct.Prac.R. 19.01 and stays all filing deadlines for this case until further order of this court. The court will not issue any decision on the merits of this case until mediation has concluded.

2020-0788. Columbus City Schools Bd. of Edn. v. McClain.

Board of Tax Appeals, No. 2018-649. On appellant Hawthorne Grove, L.L.C.’s request for referral to mediation. Request granted.

MERIT DECISIONS WITH OPINIONS

Week of August 10, 2020
2019-0214. State v. Blake, Slip Opinion No. 2020-Ohio-3981.

Hocking App. No. 18CA6, 2018-Ohio-5413. Judgment affirmed on the authority of *State v. Nelson*, __ Ohio St.3d __, 2020-Ohio-3690, __ N.E.3d __.

O’Connor, C.J., and Kennedy, French, Fischer, DeWine, and Stewart, JJ., concur. Donnelly, J., dissents.

2020-0002. State v. Cantrell, Slip Opinion No. 2020-Ohio-3980.

Marion App. Nos. 9-19-14, 9-19-15, and 9-19-16, 2019-Ohio-4718. Judgment affirmed on the authority of *State v. Nelson*, __ Ohio St.3d __, 2020-Ohio-3690, __ N.E.3d __.

O’Connor, C.J., and Kennedy, French, Fischer, DeWine, and Stewart, JJ., concur. Donnelly, J., dissents.

2020-0162. State ex rel. Ware v. Pureval, Slip Opinion No. 2020-Ohio-4024.

Hamilton App. No. C-190563. Judgment reversed and cause remanded.

O’Connor, C.J., and Kennedy, French, Fischer, DeWine, Donnelly, and Stewart, JJ., concur.

2020-0468. Disciplinary Counsel v. Hawkins, Slip Opinion No. 2020-Ohio-4023.

On Certified Report by the Board of Professional Conduct, No. 2019-043. Judge Monica Elaine Hawkins, Attorney Registration No. 0072826, last known business address in Columbus, Ohio, publicly reprimanded.

O’Connor, C.J., and Kennedy, French, Fischer, DeWine, Donnelly, and Stewart, JJ., concur.

2019-0395. State v. Jones, Slip Opinion No. 2020-Ohio-4031.

Sandusky App. No. S-18-013, 2019-Ohio-301. This court’s denial of appellant’s motion to supplement is vacated. Appellant’s motion to supplement record with transcript of the August 19, 2016 hearing is granted, and the record is deemed supplemented with the transcript of the hearing attached to appellant’s motion to supplement. Cause remanded to the court of appeals to consider, upon its review of the supplemented record, whether appellant knowingly, intelligently, and voluntarily waived his right to trial counsel.

O’Connor, C.J., and French and Stewart, JJ., concur.

Donnelly, J., concurs, with an opinion. Kennedy, J., dissents, with an opinion joined by Fischer and DeWine, JJ.

2020-0470. Cincinnati Bar Assn. v. Turner, Slip Opinion No. 2020-Ohio-4030.

On Certified Report by the Board of Professional Conduct, No. 2019-045. Jamie Lynn Turner, Attorney Registration No. 0084730, last known business address in Cincinnati, Ohio, suspended from the practice of law for a period of one year, stayed on conditions.

O’Connor, C.J., and Kennedy, French, Fischer, DeWine, Donnelly, and Stewart, JJ., concur.

MISCELLANEOUS DISMISSALS

Week of August 10, 2020
2020-0488. State v. Prescott.

Cuyahoga App. No. 107784, 2019-Ohio-5114. The records of this court indicate that appellant has not filed a memorandum in support of jurisdiction, due August 6, 2020, in compliance with the Rules of Practice of

the Supreme Court of Ohio and therefore has failed to prosecute this cause with the requisite diligence. Cause dismissed.

MOTION AND PROCEDURAL RULINGS

Week of August 10, 2020
2019-1323. State v. Knuff.

Cuyahoga C.P. No. CR-17-618285-A. On appellant’s motion for order compelling parties to assist with S.Ct.Prac.R. 11.03(D) compliance and this court’s order of July 22, 2020. Motion denied.

2019-1642. State v. Brinkman.

Stark C.P. No. 2018CR1994. On appellant’s motion for stay of execution. Motion granted. No execution date shall be set while this appeal is pending.

2019-1769. State v. Simpson. Butler App. No. CA2018-06-0121, 2019-Ohio-1493. On motion to participate in oral argument of amicus curiae Ohio Attorney General Dave Yost. Motion granted. Amicus curiae Ohio Attorney General Dave Yost shall be allotted 15 minutes for oral argument.

2020-0923. State v. Cooper. Licking App. No. 2019 CA 00102, 2020-Ohio-3748. On appellant’s motion for immediate stay of sentence. Motion granted.

2019-1700. State v. Carlisle.

Lake County App. No. 2018-L-141, 2019-Ohio-4651. On appellee’s motion to be excused from oral argument or in the alternative for a continuance of oral argument. Motion granted. Counsel for appellee excused from oral argument.

2020-0931. Lamar Advantage GP Co., L.L.C. v. Cincinnati.

Hamilton App. No. C-180675, 2020-Ohio-3377. On motion for admission pro hac vice of Virginia A. Seitz. Motion granted. Pursuant to Gov.Bar R. XII(4), counsel shall file a notice of permission to appear pro hac vice with the Supreme Court’s Office of Attorney Services within 30 days.

2020-0638. Mohamed v. Eckelberry.

In Habeas Corpus. Matter referred to master commissioner Gregory Mathews, pursuant to S.Ct.Prac.R. 12.10, for the purpose of conducting a hearing to determine whether petitioner is being held unlawfully due to an excessive bond and to make a recommendation to the court regarding the appropriate bond.

Kennedy, Fischer, and DeWine, JJ., dissent.

SLIP OPINIONS REPLACED

Week of August 10, 2020

The official versions of the opinions listed below, which were previously released as slip opinions, are being published in the August 10, 2020 Ohio Official Reports advance sheet. These opinions should now be cited using the Ohio Official Reports citation format.

2016-1783. State v. Bates, 159 Ohio St.3d 156, 2020-Ohio-634.

2017-0489. Disciplinary Counsel v. Fuhry, 159 Ohio St.3d 1226, 2020-Ohio-858.

2018-1396. In re Application of Ohio Power Co., 159 Ohio St.3d 130, 2020-Ohio-143.

2018-1762. Cleveland Metro. Bar Assn. v. King, 159 Ohio St.3d 122, 2019-Ohio-4715.

2019-0078. State v. Nettles, 158 Ohio St.3d 180, 2020-Ohio-768.

2019-0782. Davis v. Sheldon, 159 Ohio St.3d 147, 2020-Ohio-436.

2019-0916. State ex rel. Phelps v. McClelland, 159 Ohio St.3d 184, 2020-Ohio-831.

2019-1075. Disciplinary Counsel v. Spinazze, 159 Ohio St.3d 187, 2020-Ohio-957.

2019-1365. Columbus Bar Assn. v. Family, 159 Ohio St.3d 1221, 2019-Ohio-5514.

2019-1369. Disciplinary Counsel v. Piazza, 159 Ohio St.3d 150, 2020-Ohio-603.

2019-1470. State ex rel. Keith v. Lawrence Cty. Bd. of Elections, 159 Ohio St.3d 128, 2019-Ohio-4766.

2020-0094. State ex rel. Dunn v. Plain Local School Dist. Bd. of Edn., 159 Ohio St.3d 139, 2020-Ohio-339.

2020-0365. In re Pertee, 159 Ohio St.3d 1228, 2020-Ohio-959.

20-AP-014. In re Disqualification of Ater, 159 Ohio St.3d 1223, 2020-Ohio-1576.

20-AP-019. In re Disqualification of Krichbaum, 159 Ohio St.3d 1226, 2020-Ohio-2866.

20-AP-022. In re Disqualification of Lewis, 159 Ohio St.3d 1224, 2020-Ohio-2867.

20-AP-023. In re Disqualification of Thomakos, 159 Ohio St.3d 1231, 2020-Ohio-3095.

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2	7	1	6	3	9	4	8	5
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OHIO COURT OF APPEALS

Second Judicial District
DAYTON-MONTGOMERY
County Courts Building
5th Floor
41 N. Perry Street
Dayton, Ohio 45422-2155

JUDGES:

Hon. Jeffrey M. Welbaum
(Presiding and
Administrative Judge)
Hon. Jeffrey E. Froelich
Hon. Michael Tucker
Hon. Mary E. Donovan
Hon. Michael T. Hall

Telephone 937-225-4464
* * * * *

DECISIONS

August 14, 2020

State v. Anderson
2019-CA-80

The trial court did not err by imposing consecutive sentences for appellant’s two protection order violations, nor did the trial court err by sentencing appellant to an aggregate five-year prison term, as the trial court’s sentencing decision was not contrary to law or clearly and convincingly unsupported by the record. Judgment affirmed.

Welbaum
Clark

Johnson v. Johnson
2019-CA-58

The trial court exceeded the scope of our remand by imputing additional income to appellant, but the error was harmless because it did not affect appellant’s support obligations. The trial court did not err in determining that appellant’s inheritance was marital property. The trial court did err by ordering appellant to seek work, because the court did not have statutory authority to enter the seek-work order. The trial court also erred by ordering appellee to pay appellant his share of her tax refund, offset by her share of his tax debt. Judgment affirmed as modified.

Hall
Greene

State v. Combs
28559

Appellant’s conviction for gross sexual imposition was supported by sufficient evidence and was not against the manifest weight of the evidence. Ineffective assistance of counsel is not demonstrated in defense counsel’s withdrawal of his hearsay objection to the testimony of the victim’s step-father about the victim’s statements to him; the victim’s statements were admissible as excited utterances. Ineffective assistance of counsel also is not demonstrated in defense counsel’s failure to voir dire or object to the testimony of the State’s expert in child psychology and child sexual abuse; her testimony was admissible under Evid. R. 702, and she did not offer a direct opinion as to the victim’s truthfulness. Defense counsel cross-examined the victim’s mother about the victim’s global disability disorder, and his

failure to call an expert on the issue did not establish ineffective assistance. Judgment affirmed.

Donovan
Montgomery

State v. Johnson
28505 & 28506

Depriving appellant of his right of allocution until after oral pronouncement of his sentence constituted harmless error. When the oversight was brought to the trial court’s attention, it gave appellant ample opportunity to say whatever he wanted. Appellant took advantage of the opportunity and spoke at length in mitigation of his sentence. The trial court listened and considered what he said, as evidenced by its interaction with him. Under these circumstances, appellant was not prejudiced by any violation of Crim.R. 32(A) (1). Judgment affirmed.

Hall
Montgomery

State v. Stanton
28574

The trial court did not err in denying appellant’s motion to suppress. The officers saw a car that had fled from them a few days earlier parked at a store; while parked, the car’s engine was running, but it was unoccupied. The car had dark tinted windows and was playing music loudly. The officers reasonably believed that appellant was the driver of the vehicle when he exited the store, walked to the driver’s door, and stopped. The officers reasonably stopped and detained appellant to investigate possible criminal violations connected with the car. Judgment affirmed.

Froelich
Montgomery

Village at the Greene v. Smith
28762

In an action by a nursing facility to recover the amount of a resident’s unpaid bills, the trial court did not err by entering summary judgment in favor of the resident’s son, who signed the contract with the nursing facility as resident’s “representative” and who resigned as the resident’s attorney-in-fact prior to judgment. In executing the contract, the son expressly declined to voluntarily assume personal responsibility for the resident’s charges. The nursing facility acknowledged that the son executed the contract pursuant to a power of attorney granted by the resident, and it did not plead or demonstrate that the son was subject to personal liability as attorney-in-fact under the statutory exceptions at R.C. 1337.092(B). Furthermore, the nursing facility’s attempt to hold the son personally liable for the resident’s expenses based on the son’s alleged breach of contract terms requiring the son to pay those expenses from the resident’s assets and his alleged failure to cooperate in securing Medicaid benefits contravened federal and state law prohibiting the imposition of personal liability on those bases. Judgment affirmed.

Froelich
Montgomery



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BUSINESS AND STATISTICAL INFORMATION

Compiled in Miami Valley

Section D

RECORDER’S OFFICE



**Brandon C. McClain, Recorder
Montgomery County**

RELEASED

U.S. TAX LIENS

August 10, 2020 – August 14, 2020

**INSTRUMENT; DATE; AMOUNT;
MORTGAGOR(S); ADDRESS;
MORTGAGEE(S); REFERENCE**

2020-00046204; 08/11/2020; \$59,189.84;
USA; NOT LISTED; IMS TECHNOLOGY &
SECURITY LLC & CHARLES M BRENNEN;
2017-00042976

2020-00046205; 08/11/2020; \$28,105.42;
USA; NOT LISTED; JOHNSON KATINA
Y AGENCY INC & KATINA Y JOHNSON
AGENCY INC; 2018-00008182

2020-00046207; 08/11/2020;
\$12,310.36; USA; NOT LISTED; SECURITY
WORKFORCE LLC; 2018-00025295
2020-00046509; 08/12/2020; \$10,654.73;
USA; NOT LISTED; AMY M HARDIN; 2020-
00002696

2020-00046208; 08/11/2020; \$54,832.14;
USA; NOT LISTED; DAVID M SHRINER &
KARRIE L SHRINER; 2014-00001023

2020-00046508; 08/12/2020;
\$31,628.82; USA; NOT LISTED; SANDRA D
CONWAY (ONLY); 2015-00050514

2020-00046510; 08/12/2020; \$2,966.74;
USA; NOT LISTED; SANDRA D CONWAY
(ONLY); 2016-00030123

2020-00046510; 08/12/2020; \$6,777.18;
USA; NOT LISTED; SANDRA D CONWAY
(ONLY); 2017-00003571

2020-00046509; 08/12/2020; \$954.53;
USA; NOT LISTED; WALLY W WILLIS; 2014-
00051142

2020-00046512; 08/12/2020;
\$10,234.51; USA; NOT LISTED; BONNIE E
DILLON; 2020-00018419

MECHANIC’S LIENS

August 10, 2020 – August 14, 2020

**INSTRUMENT; DATE; AMOUNT;
MORTGAGOR(S); ADDRESS;
MORTGAGEE(S)**

2020-00045745; 08/10/2020; NOT
LISTED; NANCY PINARD LTD; FOXBORO
ARMS S02 (LOTS 4 - 11) Lot/Unit: 8; DRY
PATROL LLC

2020-00045834; 08/10/2020; NOT
LISTED; LINDA ZAVACKY; DAYTON Lot:
23602 - PT & DAYTON Lot: 23603 - PT; ROTO
ROOTER SERVICES CO

2020-00045975; 08/10/2020; NOT
LISTED; BERRY TRAVIS; TOWNEHOUSES
CATALPA PH 02 CONDE (LOTS 75 - 107)
Lot/Unit: 79; TEASDALE FENTON CARPET
CLEANING & RESTORATION

2020-00046343; 08/11/2020; NOT
LISTED; J K REAL ESTATE COMMERCIAL
GROUP LLC; KETTERING Section: 35
Township: 2 Range: 6MRS - 2.899 ACRES;
KERKAN ROOFING INC

2020-00046978; 08/13/2020; NOT
LISTED; GEORGE HAMMANN; DAYTON
Lot: 80700; DRY PATROL LLC

2020-00047022; 08/14/2020; NOT
LISTED; VALERIE OPEN ARMS LLC;
DAYTON Lot: 79619 & DAYTON Lot: 79620;
ROTO ROOTER SERVICES CO

2020-00047203; 08/14/2020; NOT
LISTED; CYNTHIA J WEBSTER; DAYTON
Lot: 50109; COMFORTABLE LIVING
ENTERPRISES LLC

RELEASED

MECHANIC’S LIENS

August 10, 2020 – August 14, 2020

**INSTRUMENT; DATE; AMOUNT;
MORTGAGOR(S); ADDRESS;
MORTGAGEE(S); REFERENCE
INSTRUMENT**

2020-00046878; 08/13/2020; NOT
LISTED; ADRIAN FRITZ; DAYTON Lot:
61916 & DAYTON Lot: 61917 & DAYTON
Lot: 61918 & DAYTON Lot: 64383 & DAYTON
Lot: 64384 & DAYTON Lot: 64385 & DAYTON
Lot: 64386 & DAYTON Lot: 64389 & DAYTON
Lot: 64387 – PT & DAYTON Lot: 64388 – PT
& DAYTON Lot: 62546 – PT & DAYTON Lot:
62547 - PT; DEBORAH DBA CARROLL &
CHILDRENS FIRST LEARNING CENTER;
2019-00035922

VENDOR'S LICENSES



Karl L. Keith, Auditor
Montgomery County

License No.; Applicant Name; Business Name; Business Address
August 10, 2020
206251; BLAQ IZ BUTY HAIR STORE; BLAQ IZ BUTY HAIR STORE; 3819 LINDEN AVE
August 11, 2020
206258; LUXX BEAUTY BAR; LUXX BEAUTY BAR; 524 ST PAUL AVE
206260; WILLIAMS BRITTANY Y; YOUNG SAVAGE; 5367 WOODCREEK DR
August 12, 2020
206265; KII KII S COLLECTIONS LLC; KII KII'S COLLECTIONS; 5331 ABBY LOOP WAY
August 13, 2020
206268; KUNKLE DANIELLE; DANI K.; 6535 KIMMEL RD
206269; SCOODY S BBQ LLC; SCOODY'S BBQ; 2820 HOOVER AVE
206270; ZAINA OPERATIONS THREE; MARATHON 4051; 4051 SALEM AVE
August 14, 2020
206273; HARVEY DEBORAH J; THE HARVEY HEARTH LLC; 1145 HUFFMAN AVE
206274; LINCOLN PARK ASSOCIATES; ONE LINCOLN PARK; 590 ISAAC PRUGH WAY

DEATH NOTICES

Miami Valley Counties
Ohio Department of Health

July, 2020
Name; Age; Birth Date; Death Date; Address
AARON B HUFF; 36; 7/27/1983; 7/3/2020; 5 BRADLEY DRIVE, GERMANTOWN, OH 43527
ADEN R ALEXANDER; 18; 4/7/2002; 7/10/2020; 139 GUNCKEL ST., DAYTON, OH 45410
AHREN L ROACH; 82; 1/12/1938; 6/28/2020; 10671 GREEN APPLE ROAD, MIAMISBURG, OH 45342
ALBERT S BLEIL; 87; 11/3/1932; 7/26/2020; 926 SHAREWOOD COURT, KETTERING, OH 45429
ALICE M RUDY; 82; 9/11/1937; 6/22/2020; 5283 COBBLEGATE BLVD, MORAINES, OH 45439
ALLAN D GIBBS; 70; 8/27/1949; 7/14/2020; 4530 BYESVILLE BOULEVARD, RIVERSIDE, OH 45431
ALLEN J BREWER; 91; 5/29/1929; 7/25/2020; 10 WILMINGTON AVENUE, DAYTON, OH 45420
ALMEDA L LUNDY; 81; 3/12/1939; 6/29/2020; 1748 WILLAMET ROAD, KETTERING, OH 45429
ALVERTA MCDONALD; 91; 6/27/1929; 7/22/2020; 6125 NORTH MAIN ST, DAYTON, OH 45415
ALYSA N JOHNSON; 32; 5/20/1988; 6/28/2020; 4241 GARDENDALE AVENUE, TROTWOOD, OH 45417
ANACORITA T WARES; 76; 2/6/1944; 7/8/2020; 7038 UNION SCHOOLHOUSE ROAD, RIVERSIDE, OH 45424
ANDREW M ASMONDY-TALSMA; 33; 5/24/1987; 7/9/2020; 1200 KERN DR, GERMANTOWN, OH 43527
ANNA D FRAZIE; 81; 2/1/1939; 7/25/2020; 4855 POPPA DRIVE, DAYTON, OH 45424
ANNE T BARR; 88; 12/30/1931; 7/4/2020; 22 N. MONMOUTH ST., DAYTON, OH 45403
ANNIS BEARD; 81; 1/28/1939; 6/30/2020; 8959 CEDARGATE PLACE, HUBER HEIGHTS, OH 45424
ANTHONY DICKSON; 54; 10/11/1965; 6/27/2020; 400 N DECKER, DAYTON, OH 45417
ANTHONY L EARLEY; 59; 1/29/1961; 6/25/2020; 440 DAYTON TOWERS DR, DAYTON, OH 45410
ANTHONY L GIST; 53; 9/16/1966; 6/5/2020; 2 KOSMO DR., DAYTON, OH 45402
ANTHONY MARTIN; 69; 1/2/1951; 7/5/2020; 4921 BLOOMFIELD DR, TROTWOOD, OH 45426
ARMSTEAD DOCKERY; 65; 8/11/1954; 7/15/2020; 210 NORTH MAIN STREET, DAYTON, OH 45402
ARTIE A TURNER; 90; 8/13/1929; 7/19/2020; 8725 BALTIMORE-PHILLIPSBURG ROAD, BROOKVILLE, OH 45309

AVEON A FAIRCLOTH; 29; 4/6/1991; 7/11/2020; 3770 PINNACLE ROAD, MORAINES, OH 45439
BAHIYA M STAGGERS; 46; 6/17/1974; 6/19/2020; 306 WEST MARTINDALE ROAD, UNION, OH 45322
BARBARAA HORTON; 79; 11/13/1940; 7/4/2020; 4415 DANADO DR., DAYTON, OH 45406
BARBARAA WHEELER; 79; 4/17/1941; 7/22/2020; 231 EAST 2ND STREET, DAYTON, OH 45402
BARBARA J GALYK; 87; 11/13/1932; 6/23/2020; 5650 POWELL ROAD, HUBER HEIGHTS, OH 45424
BARBARA J MARSH; 84; 6/20/1936; 7/11/2020; 1148 S. ALEX RD., WEST CARROLLTON, OH 45449
BARBARA J POTTER; 76; 11/29/1943; 6/30/2020; 1849 W. STROOP RD., KETTERING, OH 45439
BARBARA JORDAN; 91; 2/26/1929; 7/23/2020; 317 SYCAMORE GLEN DR., MIAMISBURG, OH 45342
BARBARA L WEBB; 92; 1/29/1928; 7/23/2020; 5923 BRANTFORD ROAD, HARRISON TOWNSHIP, OH 45414
BARBARA PARKER; 79; 4/26/1941; 7/16/2020; 221 VOLKENAND AVENUE, DAYTON, OH 45410
BARBARA S HANNAH; 70; 6/2/1950; 6/30/2020; 804 MCGRAW COURT, ENGLEWOOD, OH 45322
BARBARA WILEY; 93; 8/11/1926; 7/5/2020; 2435 ELSMERE AVENUE, DAYTON, OH 45406
BARRY M RYAN; 69; 12/7/1950; 7/5/2020; 200 TALMADGE ROAD, CLAYTON, OH 45315
BERNADETTE BAKER; 69; 9/5/1950; 7/12/2020; 829 MENTOR AVENUE, DAYTON, OH 45404
BERNICE STARR; 69; 12/14/1950; 7/10/2020; 3454 RIDGE AVENUE, DAYTON, OH 45414
BETTY D GREGER; 92; 7/23/1927; 7/17/2020; 2501 KEYSTONE CLUB DR, MIAMI TOWNSHIP, OH 45439
BETTY J BLAINE; 74; 5/27/1946; 6/21/2020; 241 GREENHILL ROAD, HARRISON TOWNSHIP, OH 45405
BETTY J JOHNSON; 58; 5/5/1962; 7/2/2020; 2947 LOFFER COURT, MIAMI TOWNSHIP, OH 45449
BETTY J SEHLHORST; 94; 5/3/1926; 7/16/2020; 904 GREENWAY CT., MIAMISBURG, OH 45342
BETTY L MORROW; 86; 1/10/1934; 6/27/2020; 1523 NEWTON AVE, DAYTON, OH 45406
BETTY R SMITH; 80; 1/4/1940; 7/1/2020; 953 HURON AVENUE, DAYTON, OH 45402
BILLIE B COX; 90; 5/24/1930; 6/19/2020; 7881 GERMANTOWN PIKE, GERMANTOWN, OH 45327
BILLY R BARLOW; 81; 3/6/1939; 6/22/2020; 5887 OVERBROOKE DRIVE, WASHINGTON TOWNSHIP, OH 45440
BOBBY C HESTER; 50; 5/13/1970; 6/16/2020; 2712 TANGY COURT, HARRISON TOWNSHIP, OH 45414
BONNIE L WILLIAMS; 73; 5/1/1947; 6/27/2020; 2479 BEECHKNOELL POINT, WASHINGTON TOWNSHIP, OH 45458
BRENDA J RICE; 60; 12/1/1959; 7/9/2020; 6111 RIP RAP ROAD, HUBER HEIGHTS, OH 45424
BRENDA K CONRAD; 62; 5/31/1958; 7/17/2020; 1538 PERSHING BOULEVARD, DAYTON, OH 45410
BRENDA K OGLESBY-HENDERSON; 63; 8/23/1956; 6/30/2020; 1500 MIAMI CHAPEL ROAD, DAYTON, OH 45417
BRENDYN K ELLIS; 22; 2/7/1998; 7/2/2020; 9283 EASTBROOK DRIVE, MIAMI TOWNSHIP, OH 45342
BRIAN BAIRD; 52; 11/27/1967; 7/1/2020; 208 S. LANDSOWNE AVENUE, JEFFERSON TOWNSHIP, OH 45417
BRIAN L LAWSON; 46; 10/29/1973; 6/30/2020; 218 ALBERTA STREET, DAYTON, OH 45410
BRIAN T SCHROEDER; 41; 10/9/1978; 6/30/2020; 6739 ALTER ROAD, HUBER HEIGHTS, OH 45424
BUTLER SMITH; 93; 6/16/1927; 6/28/2020; 3121 EARLHAM DR, DAYTON, OH 45406
CAMERON M HENRY; 19; 5/21/2001; 7/2/2020; 2235 BLAKE AVENUE, HARRISON TOWNSHIP, OH 45414
CANDAS S CALDWELL; 57; 6/24/1963; 7/8/2020; 3421 PINNACLE ROAD, MORAINES, OH 45439
CARL D SEIBEL; 84; 6/26/1936; 7/19/2020; 1010 TAYWOOD ROAD, ENGLEWOOD, OH 45322
CARL M COVEY; 72; 12/19/1947; 7/6/2020; 432 WATERVLIT AVENUE, DAYTON, OH 45420
CARLOS M BARBECHO-GUACHICHULLCA; 56; 11/3/1963; 7/19/2020; 48 BURLINGTON AVE, DAYTON, OH 45403
CARMEN M ORTEGA; 87; 10/9/1932; 7/1/2020; 1133 DUNAWAY STREET, MIAMISBURG, OH 45342
CAROL A LEHMAN; 73; 10/7/1946; 7/5/2020; 304 IRVING AVE., OAKWOOD, OH 45409
CAROLYN A COCHRAN; 67; 2/20/1953; 7/14/2020; 2948 SPRING FALLS DRIVE, MIAMI TOWNSHIP, OH 45449
CAROLYN A GASKILL; 79; 5/10/1941; 7/15/2020; 1525 WESLEYAN ROAD, DAYTON, OH 45406

CAROLYN J TAYLOR; 78; 1/5/1942; 7/2/2020; 2625 WINDLOW DR., DAYTON, OH 45406
CAROLYN L SEEL; 68; 8/11/1951; 7/10/2020; 244 STUBBS DR, TROTWOOD, OH 45426
CAROLYN M GIBSON; 75; 12/1/1944; 6/26/2020; 206 SOUTH HEDGES STREET, DAYTON, OH 45403
CAROLYN S ROTH; 73; 8/21/1946; 6/30/2020; 4830 SALEM AVENUE, TROTWOOD, OH 45426
CAROLYN S YOUNG; 77; 10/5/1942; 7/17/2020; 2413 DELAVAN DR., MIAMI TOWNSHIP, OH 45439
CAS SCHICK; 20; 7/28/1999; 7/21/2020; 925 REVERE VILLAGE COURT, CENTERVILLE, OH 45458
CASINA L CARSON-SEAY; 76; 10/13/1943; 7/18/2020; 5790 DENLINGER ROAD, TROTWOOD, OH 45426
CASSIDY V BOLING; 26; 1/15/1994; 7/11/2020; 59 PINEWOOD CIRCLE, TROTWOOD, OH 45426
CATHERINE A RYAN; 68; 8/13/1951; 7/24/2020; 200 TALMADGE ROAD, CLAYTON, OH 45315
CATHERINE C SZYMCAK; 97; 1/27/1923; 6/30/2020; 3309 HACKNEY DRIVE, KETTERING, OH 45420
CATHERINE MSCUDDER; 95; 3/7/1925; 6/20/2020; 404 NORTH BROADWAY STREET, DAYTON, OH 45402
CECILE L COMBS; 86; 8/17/1933; 7/4/2020; 2501 KEYSTONE CLUB DR., MIAMI TOWNSHIP, OH 45439
CHARLENE DESCH; 85; 12/17/1934; 7/17/2020; 1537 RED OAK ROAD, KETTERING, OH 45432
CHARLES D MORRISON; 77; 7/9/1943; 7/26/2020; 340 ROSELAKE DR., DAYTON, OH 45458
CHARLES E VANBUREN; 76; 3/2/1944; 7/18/2020; 407 SOUTH WALNUT STREET, ENGLEWOOD, OH 45322
CHARLES H DIXON; 81; 1/8/1939; 7/6/2020; 160 CLOVERWOOD DRIVE, CENTERVILLE, OH 45458
CHARLES HUELSMAN; 65; 10/24/1954; 7/5/2020; 1431 COVENTRY RD, DAYTON, OH 45410
CHARLES O SEADERS; 73; 5/9/1947; 7/15/2020; 2144 KOEHLER AVENUE, HARRISON TOWNSHIP, OH 45414
CHARLES W CALL; 85; 2/8/1935; 7/10/2020; 647 CHERRY BLOSSOM DRIVE, DAYTON, OH 45449
CHARLES W MOLER; 85; 10/18/1934; 7/3/2020; 139 ANTWERP AVE, BROOKVILLE, OH 45309
CHARLES W ORTH; 65; 5/21/1955; 6/26/2020; 127 MOUND AVE., MIAMISBURG, OH 45342
CHARLOTTE E BARNETT; 92; 2/21/1928; 7/14/2020; 10091 AIR HILL ROAD, PERRY TOWNSHIP, OH 45309
CHARLOTTE R WILLIAMS; 88; 9/25/1931; 7/9/2020; 2236 GUERNSEY DELL BOULEVARD, RIVERSIDE, OH 45404
CHRISHELLE J HILL; 27; 7/26/1992; 7/17/2020; 566 BURGESS AVENUE, DAYTON, OH 45415
CHRISTINE A WILSON; 52; 7/31/1967; 7/18/2020; 4598 SWEETBIRCH DRIVE, DAYTON, OH 45424
CHRISTINE F NYSTROM; 85; 3/12/1935; 4/27/2020; 6581 ATTERBURY COURT, CENTERVILLE, OH 45459
CHRISTINE LEMASTER-PERKINS; 67; 1/3/1953; 6/27/2020; 272 BURKHARDT AVE., DAYTON, OH 45403
CHRISTOPHER S KEMP; 58; 5/1/1962; 6/18/2020; 9984 GERMANTOWN MIDDLETOWN PIKE, GERMANTOWN, OH 45327
CHRISTOPHER T WALL; 51; 10/4/1968; 6/27/2020; 320 ALBANY ST., DAYTON, OH 45417
CLARA M TRUMAN; 92; 2/23/1928; 6/24/2020; 4998 WOLF CREEK PIKE, TROTWOOD, OH 45426
CLARENCE E THAXTON; 58; 9/9/1961; 6/5/2020; 440 DAYTON TOWER LN, DAYTON, OH 45410
CLAUDINE B TWEED; 89; 10/28/1930; 7/11/2020; 51 ANKARA AVE, BROOKVILLE, OH 45309
CLAYTON A SWAFFORD; 70; 10/15/1949; 6/29/2020; 4418 WILMINGTON PIKE, KETTERING, OH 45440
CLENNON R GHOSTON; 79; 4/16/1941; 7/8/2020; 6651 LITTLE RICHMOND RD, TROTWOOD, OH 45426
CLEO I CANTERBURY; 89; 1/16/1931; 7/21/2020; 450 OAKRIDGE BLVD, MIAMISBURG, OH 45342
CLYDE BERRY; 90; 9/20/1929; 7/22/2020; 5266 COBBLEGATE BLVD, MIAMISBURG, OH 45439
CONSTANCE J THARP; 94; 5/17/1926; 7/4/2020; 6447 FAR HILLS AVENUE, CENTERVILLE, OH 45459
CORDON R SHAVERS; 0; 5/28/2020; 6/22/2020; 3013 WEXFORD PLACE, DAYTON, OH 45417
CORNELIOUS D HAYES; 24; 3/8/1996; 7/7/2020; 6154 FIRESIDE DR., CENTERVILLE, OH 45459
CRAIG J MURPHY; 62; 3/30/1958; 7/2/2020; 11937 OXFORD ROAD, GERMAN TOWNSHIP, OH 45327
CRYSTAL A LONG; 36; 1/2/1984; 6/28/2020; 95 NORTH GEBHART CHURCH ROAD, MIAMISBURG, OH 45342
CURTIS WHITE; 86; 5/31/1934;

7/4/2020; 1507 SHELLEY DRIVE, DAYTON, OH 45406
CYNTHIA A REID-PORTER; 67; 2/14/1953; 7/23/2020; 3658 WALES DRIVE, HARRISON TOWNSHIP, OH 45405
CYNTHIA A WILMOTH; 59; 3/21/1961; 6/30/2020; 1000 HEINCKE ROAD, WEST CARROLLTON, OH 45449
CYNTHIA S MARCUM; 76; 1/15/1944; 7/24/2020; 438 REICHARD DRIVE, VANDALIA, OH 45377
DAISY E SPROAT; 79; 12/23/1940; 7/5/2020; 425 LAURICELLA COURT, ENGLEWOOD, OH 45322
DALE R ENGEL; 63; 9/4/1956; 6/27/2020; 2230 SOUTH PATTERSON BLVD, KETTERING, OH 45409
DAN R FORTNEY; 85; 4/19/1935; 6/25/2020; 1304 SOUTH ELM STREET, WEST CARROLLTON, OH 45449
DANIEL BRUNET; 72; 2/18/1948; 7/23/2020; 1509 BEAVERTON DRIVE, DAYTON, OH 45429
DANIEL D TAYLOR; 71; 1/15/1949; 6/11/2020; 4980 WORCHESTER DRIVE, RIVERSIDE, OH 45431
DANIEL W ORRILL; 82; 4/1/1938; 7/6/2020; 6852 PARK VISTA ROAD, CLAYTON, OH 45322
DANNY DUNCAN; 61; 11/20/1958; 7/15/2020; 126 CHURCH ST., BROOKVILLE, OH 45309
DANNY L BOHANNON; 62; 10/3/1957; 7/26/2020; 243 HUNTER AVENUE, DAYTON, OH 45404
DARRELL G CARROLL; 74; 10/28/1945; 7/7/2020; 2656 WEST ALEX BELL ROAD, DAYTON, OH 45459
DARRYL LEDFORD; 56; 7/24/1963; 7/16/2020; 4144 FREUDENBERGER AVENUE, TROTWOOD, OH 45417
DARYL R PHELPS; 24; 4/14/1996; 7/24/2020; 2000 SIDNEYWOOD DRIVE, WEST CARROLLTON, OH 45449
DAVID AMACK; 79; 3/1/1941; 7/4/2020; 2118 FAUVER AVE, DAYTON, OH 45420
DAVID A NICKELL; 77; 4/18/1943; 6/19/2020; 1329 DONSON CIRCLE, KETTERING, OH 45429
DAVID C BOYD; 53; 9/11/1966; 6/30/2020; 7883 SEBRING DRIVE, HUBER HEIGHTS, OH 45424
DAVID E COLTER; 83; 11/27/1936; 6/29/2020; 1100 LISCUM DRIVE, DAYTON, OH 45417
DAVID E DENTON; 81; 5/4/1939; 6/30/2020; 140 DEVAY AVE., CENTERVILLE, OH 45458
DAVID L EVANS; 51; 10/8/1968; 6/30/2020; 602 KARNS DRIVE, VANDALIA, OH 45377
DAVID P ELY; 78; 12/10/1941; 7/14/2020; 1692 HUMPHREY AVE, DAYTON, OH 45410
DAVID W JOHNSON; 62; 5/29/1958; 7/7/2020; 4709 FAIRPARK AVENUE, RIVERSIDE, OH 45431
DAVID W LUKE; 77; 10/12/1942; 7/26/2020; 3017 SOUTHERN BLVD, DAYTON, OH 45409
DAVIONE L JOHNSON; 29; 1/22/1991; 7/18/2020; 33 EAST BEECHWOOD AVENUE, DAYTON, OH 45405
DEANGELO D WARE; 23; 2/1/1997; 7/3/2020; 4825 BELCOURT DRIVE, DAYTON, OH 45417
DEBORAH A BARNETT; 70; 12/12/1949; 7/10/2020; 980 WILMINGTON AVE., DAYTON, OH 45420
DEBORAH D MINIX; 68; 4/18/1952; 6/27/2020; 7440 PETERS PIKE, BUTLER TOWNSHIP, OH 45414
DELLA L BRADFORD; 78; 9/5/1941; 7/20/2020; 2880 DIAMOND MILL ROAD, BROOKVILLE, OH 45309
DELORISALEE; 84; 7/21/1935; 7/8/2020; 4391 FILBRUN LANE, TROTWOOD, OH 45426
DEMETRIUS L MADDOX; 65; 7/15/1954; 7/2/2020; 3720 STORMONT ROAD, TROTWOOD, OH 45426
DENISE J QUEEN; 57; 10/20/1962; 7/3/2020; 2817 RIDGE AVENUE, DAYTON, OH 45414
DENISE R GEORGEFF; 59; 12/23/1960; 7/17/2020; 3488 PARALLEL ROAD, MORAINES, OH 45439
DENNIS L BAKER; 70; 3/14/1950; 7/8/2020; 3513 CLEARVIEW RD., MORAINES, OH 45439
DENNIS M DEARTH; 67; 12/18/1952; 7/20/2020; 325 LAWSON AVE., NEW LEBANON, OH 45345
DEONTAL CRAWFORD; 28; 6/21/1992; 7/13/2020; 127 NIAGARA AVENUE, DAYTON, OH 45405
DESTINY A BELLFO; 28; 1/20/1992; 6/20/2020; 4313 GENESSEE, DAYTON, OH 45406
DIANAL LANE; 73; 1/27/1947; 7/8/2020; 1305 HUFFMAN AVE., DAYTON, OH 45403
DIANE L PREGON; 59; 11/3/1960; 7/2/2020; 1624 WINDEMERE DR, DAYTON, OH 45429
DOLORES SPITZL; 79; 9/27/1940; 7/16/2020; 1560 HILLWOOD DRIVE, KETTERING, OH 45439
DONALD E STUEVE; 90; 4/11/1930; 7/22/2020; 5800 ALGOMA STREET, TROTWOOD, OH 45415
DONALD E WARNER; 90; 8/7/1929; 6/24/2020; 921 HUFFMAN AVENUE, DAYTON, OH 45403
DONALD J BYRKET; 88; 2/18/1932; 7/3/2020; 350 UNION ROAD, ENGLEWOOD, OH 45322

DONATA H CASSELS; 99; 10/14/1920; 7/17/2020; 7213 EAGLE CREEK DRIVE, DAYTON, OH 45459
DONNA F BRIXEY; 79; 4/25/1941; 7/6/2020; 865 BRIGHT AVENUE, VANDALIA, OH 45377
DONNA G HILDEBRAND; 72; 10/26/1947; 7/6/2020; 39 ESTATE DRIVE, BROOKVILLE, OH 45309
DONNA G NORTH; 92; 9/20/1927; 6/24/2020; 432 STUCKHARDT ROAD, TROTWOOD, OH 45426
DONNA J COTTRILL; 69; 12/13/1950; 7/7/2020; 3315 TRADE WINDS AVENUE, RIVERSIDE, OH 45424
DONNA M FRITH; 77; 7/20/1942; 7/2/2020; 7084 HARSHMANVILLE ROAD, HUBER HEIGHTS, OH 45424
DONTAY D SHEFFIELD; 46; 1/10/1974; 6/23/2020; 1804 LINNBROOK DRIVE, DAYTON, OH 45406
DORIS E PIPER; 95; 1/22/1925; 7/8/2020; 12115 UPPER LEWISBURG-SALEM RD., CLAY TOWNSHIP, OH 45309
DOROTHEA HAAS; 88; 1/17/1932; 7/4/2020; 3945 TAIT ROAD, KETTERING, OH 45439
DOROTHY A ZUNIS; 93; 4/11/1927; 7/16/2020; 6443 FAR HILLS AVE., CENTERVILLE, OH 45459
DOROTHY C JOHNSON; 82; 10/23/1937; 7/25/2020; 175 MARRETT FARM ROAD, UNION, OH 45322

REAL ESTATE SALES & TRANSFERS

Week of July 27, 2020
Parcel ID; Sale Date; Price; Address; City; Seller; Buyer; Class
R72 16103 0030; 07/31/20; \$54,120.00; 4918 EICHELBERGER AVE; FAIRBORN OH 45324; TAYLOR TRAVIS W; BURK KENDALE; R
R72 16103 0031; 07/31/20; \$54,120.00; 4924 EICHELBERGER AVE; FAIRBORN OH 45324; TAYLOR TRAVIS W; BURK KENDALE; R
R72 16103 0041; 07/31/20; \$54,120.00; 4921 GENESEE AVE; FAIRBORN OH 45324; TAYLOR TRAVIS W; BURK KENDALE; R
R72 16911 0047; 07/31/20; \$0.00; WILLOW SPRINGS DR; DAYTON OH 45427 2841; TAYLOR HENRY +; TAYLOR JACQUELINE M; R
Week of August 3, 2020
A01 20114 0001; 08/03/20; \$0.00; 7140 HAER DR; DAYTON OH 45414; ROSE BEULAH M TRUSTEE; ROSE BEVERLY A; R
B02 00411 0001; 08/03/20; \$164,900.00; 1111 BRISTOL DR; VANDALIA OH 45377 2904; KOCHAN DOLORES; BOWLING JEREMY L; R
B02 00514 0002; 08/03/20; \$129,900.00; 229 MOUNTAIN DR; VANDALIA OH 45377; SHIPLEY IAN J AND; BRADFORD INDY PAUL; R
B02 00711 0018; 08/03/20; \$225,000.00; 308 TOPTON DR; VANDALIA OH 45377 1737; HULS MARIKA M; VAWTER RICHARD B AND; R
C05 00505 0011; 08/03/20; \$255,000.00; 569 FLANDERS AVE; BROOKVILLE OH 45309 0358; ROTHER LESALYNN; ULLERY EDWARD L AND; R
C05 00512 0016; 08/03/20; \$240,000.00; 52 URBAN LN; BROOKVILLE OH 45309 15; ULLERY EDWARD L AND; BELLOTTI MELISSA AND AND; R
C06 00401 0048; 08/03/20; \$275,000.00; 11692 PANSING RD; BROOKVILLE OH 45309; GARRISON SEAN TRUSTEE AND; KNECHT ELLIOT; R
D13 00408 0008; 08/03/20; \$300,000.00; 22 KNOLLVIEW CT; GERMANTOWN OH 45327; BURKHARDT JONATHAN D AND; ARNOLD WILLIAM G AND; R
E21 17604 0043; 08/03/20; \$72,500.00; 2121 RECTOR AVE; DAYTON OH 45414; BOLINGER LEE AND KAMMIE S BOLINGER; CLAVERT OTTIE; R
E21 17604 0044; 08/03/20; \$72,500.00; 2121 RECTOR AVE; DAYTON OH 45414; BOLINGER LEE AND KAMMIE S BOLINGER; CLAVERT OTTIE; R
F22 01510 0043; 08/03/20; \$40,000.00; FARMERSVILLE GERMANTOWN PIKE; GERMANTOWN OH 45327; HERBST BRYAN D AND; BRUSS HOLLIE M.; R
F24 00204 0056; 08/03/20; \$103,000.00; 237 LAREDO AVE; NEW LEBANON OH 45345; IMBER MICHAEL E; NISWONGER KELSEY M; R
H33301015 0093; 08/03/20; \$30,000.00; 3692 PARKFIELD PL; DAYTON OH 45416 1419; BURNEY ROCHELLE; 5 STAR INVESTMENTS LLC; R
H33301315 0004; 08/03/20; \$149,900.00; 4913 THORAIN CT; DAYTON OH 45416; ENRIQUEZ INVESTMENTS, LLC; STEWART LINDA; R
I39 00519 0015; 08/03/20; \$0.00; 3582

LANE GARDENS CT; DAYTON OH 45404; SAVAGE TOBY WAYNE; CONLEY RITA L.; R
I39300214 0024; 08/03/20; \$180,000.00; 5426 CORKHILL DR; DAYTON OH 45424; LITTLE JASON D AND; EATMON BRANDI R AND; R
I39300215 0018; 08/03/20; \$0.00; 5200 HONEYLEAF WAY; DAYTON OH 45424 4730; HALL CHARLES DENNIS AND; HALL CHARLES DENNIS; R
I39401315 0051; 08/03/20; \$0.00; 5637 SHARP RD; DAYTON OH 45432; TRAKAS MARCIA L; SMITH ALVIN WAYNE; R
I39401516 0001; 08/03/20; \$47,000.00; 1488 SPAULDING RD; DAYTON OH 45431; JENNEWINE GREG R; LONG KATHELEN; R
J44120913 0080; 08/03/20; \$99,900.00; 3424 TRAIL ON RD; DAYTON OH 45439; HEARN FRED III; TATE RYAN C; R
J44121002 0138; 08/03/20; \$40,000.00; 4521 VENETIAN WAY; FAIRBORN OH 45324; ENRIQUEZ INVESTMENTS LLC; ENRIQUEZ INVESTMENTS LLC; R
J44121002 0139; 08/03/20; \$40,000.00; 4521 VENETIAN WAY; FAIRBORN OH 45324; ENRIQUEZ INVESTMENTS LLC; ENRIQUEZ INVESTMENTS LLC; R
J44121002 0193; 08/03/20; \$40,000.00; SHADYVIEW RD; FAIRBORN OH 45324; ENRIQUEZ INVESTMENTS LLC; ENRIQUEZ INVESTMENTS LLC; R
J44121002 0194; 08/03/20; \$40,000.00; SHADYVIEW RD; DAYTON OH 45439; ENRIQUEZ INVESTMENTS LLC; ENRIQUEZ INVESTMENTS LLC; R
J44121002 0197; 08/03/20; \$40,000.00; SHADYVIEW RD; DAYTON OH 45439; ENRIQUEZ INVESTMENTS LLC; ENRIQUEZ INVESTMENTS LLC; R
K45 23015 0056; 08/03/20; \$0.00; 2505 PINEGROVE DR; DAYTON OH 45449 3344; STAMM MERRILL B AND; STAMM WANDA C; R
K45 25603 0019; 08/03/20; \$215,000.00; 2326 CROSS VILLAGE DR; MIAMISBURG OH 45342 4594; DUNCAN PAUL A AND; BECK KIMBERLY C ET AL 3; R
K45 26612 0017; 08/03/20; \$0.00; 2346 MIAMI VILLAGE DR; MIAMISBURG OH 45342; CHELGREN RACHEL A; PINKUS RACHEL A; R
K45200109 0002; 08/03/20; \$280,000.00; 45 HALEY CT; SPRINGBORO OH 45066 1305; MINOR MATTHEW T AND; HATCHER CANDICE NICOLE AND; R
K48 00304 0049; 08/03/20; \$0.00; 690 SAVOY AVE; DAYTON OH 45449; COLLINS PAULINE; COLLINS JAMES CHRISTOPHER AND; R
K48 00408 0002; 08/03/20; \$96,500.00; 216 TULIP DR; DAYTON OH 45449; DAVIS LANCE E; DROZDECK STEVEN RICHARD; R
K48 00408 0028; 08/03/20; \$119,000.00; 209 TULIP DR; DAYTON OH 45449 2045; COOPER TROY D AND; COOTS BOBBY W; R
L54 00309 0011; 08/03/20; \$112,500.00; 209 JUNE PL; BROOKVILLE OH 45309; ELKINS ROBERT L AND; SHINGLEDECKER CAITLYNN E AND; R
M57 00417 0009; 08/03/20; \$0.00; 805 BROWNING AVE; ENGLEWOOD OH 45322; STAMM MARY A; CAGLE MARY ALICE; R
M57 00804 0005; 08/03/20; \$145,000.00; 4204 PLEASANTON RD; ENGLEWOOD OH 45322; NRZ REO VII LLC; DOWELL EVANS ERICA; R
M58 00211 0006; 08/03/20; \$97,000.00; 511 SHEETS ST; ENGLEWOOD OH 45322 3126; JOHNSON PATRICIA M; PARKER JOSEPH PETER; R
M58 00226 0020; 08/03/20; \$207,000.00; 116 SUMMIT DR; ENGLEWOOD OH 45322; SLATER EMILY M; DOERMAN TYLER B AND; R
M58 00404 0021; 08/03/20; \$171,000.00; 105 BOWMAN CT; ENGLEWOOD OH 45322; COLLINS JACOB AND; DEVINE OWEN J; R
M60 16307 0010; 08/03/20; \$0.00; 7914 MELODY RD; DALLAS TX 75254; TAX EASE OHIO LLC; CC1 OH REO, LLC; R
N64 00202 0073; 08/03/20; \$0.00; 2516 CALIFORNIA AVE; SPRINGBORO OH 45066; PIERCE DAVID C AND; VENTURE REAL ESTATE GROUP LLC; R
N64 00202 0073; 08/03/20; \$70,000.00; 2516 CALIFORNIA AVE; SPRINGBORO OH 45066; PIERCE LENA; VENTURE REAL ESTATE GROUP LLC; R
N64 00203 0109; 08/03/20; \$200,000.00; 217 ROCKHILL AVE; CINCINNATI OH 45239; RIVET NICHOLAS S AND; BRADY COLLEEN M AND; R
N64 00301 0036; 08/03/20; \$180,000.00; 2234 AVALON AVE; DAYTON OH 45409 1925; HEMMERGARN BETTY L TR; CONSTABLE EMILY J AND; R
N64 00311 0012; 08/03/20; \$175,000.00; 3088 HILLSIDE AVE; DAYTON OH 45429; WILLIS JOHN D; W.J. WARNER ENTERPRISES, LLC; R
N64 00502 0118; 08/03/20;

\$240,000.00; 3102 LENOX DR; KETTERING OH 45429; BALSTER PATRICK J AND; FABIAN GEOFFERY H; R
N64 01807 0026; 08/03/20; \$170,000.00; 3309 DELANEY ST; DAYTON OH 45420; G&B HOLDINGS LLC; FOXX DEVIN AND; R
N64 02404 0015; 08/03/20; \$217,000.00; 3925 BRADDOCK ST; DAYTON OH 45420; LAUBACK NATHANIEL; KINDADE ALEXANDER B; R
N64 03117 0050; 08/03/20; \$232,500.00; 5324 GLENDON LN; NEW YORK NY 10017; KRUMHEUER BRIAN M AND; LANDIS PROPERTIES I, LLC; R
N64 03713 0004; 08/03/20; \$199,900.00; 4693 4699 CROFTSHIRE DR; DAYTON OH 45440; FLORES ALEJANDRO TRUSTEE; ABBODD GEORGE ABDALLAH; C
O67 21405 0001; 08/03/20; \$165,000.00; 8851 MALTBIE RD; DAYTON OH 45458 2632; DRISCOLL MICHAEL R; WITALIS SCOTT A; R
O67 21617 0009; 08/03/20; \$359,000.00; 640 WOODBOURNE TRL; DAYTON OH 45459; MEYER LISA M AND; HEATH MONAE D AND; R
O67 21817 0005; 08/03/20; \$569,000.00; 7187 TARRYTON RD; DAYTON OH 45459; IMBROGNO DIANE M TRUSTEES; BECKETT RICHARD E. AND; R
O67 22339 0055; 08/03/20; \$742,750.00; 10954 SHALLOW CREEK CT; DAYTON OH 45458; JENTOFT PHILIP AND; EIDE PETER K AND; R
O67 28015 0001; 08/03/20; \$515,000.00; 1599 CHARTWELL DR; DAYTON OH 45459 1461; GHAHERI NAVID; JACOBSEN LANCE S AND; R
O67 28114 0021; 08/03/20; \$0.00; 10143 SETTLEMENT HOUSE RD; DAYTON OH 45458 9524; CIAMBRONE DIANNE C; KEELER DIANNE D; R
O67 28620 0007; 08/03/20; \$310,000.00; 2849 RAMBLINGWOOD LN; DAYTON OH 45458; BOYER MICHAEL O AND; STOUGHTON STEVEN M AND; R
O67 51401 0002; 08/03/20; \$0.00; 1875 WATERSTONE BLVD; BONITA SPRINGS FL 34135; DAPORE LAURA G; DAPORE LAURA GWENDOLYN TR; R
O67 51401 0050; 08/03/20; \$0.00; WATERSTONE BLVD; BONITA SPRINGS FL 34135; DAPORE LAURA G; DAPORE LAURA GWENDOLYN TR; R
O68 01719 0002; 08/03/20; \$349,000.00; 6521 STAVERTON DR; DAYTON OH 45459; ARMSTRONG SHARON M TR; WILLIAMS TERRA FOX AND; R
O68 50720 0019; 08/03/20; \$145,000.00; 24 WESTERLY LN; DAYTON OH 45458; MONHOLLON KATHRYN A; CHAN WILLIAM AND; R
O68 50813 0033; 08/03/20; \$217,550.00; 7324 CARIBOU TRL; DAYTON OH 45459; DEWEESE SHAWN AND; CARLSON GAIL A; R
O68 51014 0001; 08/03/20; \$290,000.00; 7101 HARTCREST LN; DAYTON OH 45459; LIENESCH PHYLLIS P TRUSTEE; ALIG ROBERT J TRUSTEE; R
O68 51108 0004; 08/03/20; \$0.00; 7385 CADES COVE DR; DAYTON OH 45459; MISKE THOMAS TR; MISKE THOMAS J AND; R
P70 00512 0045; 08/03/20; \$203,000.00; 8918 CEDARGATE PL; HUBER HEIGHTS OH 45424; EMRICK KATHERINE J; REITTINGER JEREMY E; R
P70 00515 0019; 08/03/20; \$182,000.00; 8951 WILLOWGATE LN; DAYTON OH 45424; WOERL SUZANNE E AND; KAMYSZEK COLLIN; R
P70 01513 0050; 08/03/20; \$0.00; 5474 COLERAINE DR; VANDALIA OH 45377; BOGARD II ALAN R; BOGARD II ALAN R AND; R
P70 01604 0022; 08/03/20; \$131,900.00; 6246 OLD TROY PIKE; DAYTON OH 45424; KHAN SAMINA; GOLDSBERRY JENNIFER M; R
P70 01903 0007; 08/03/20; \$0.00; 7106 BOTHWELL PL; DAYTON OH 45424; NICHOLSON KRISTINE L AND; NICHOLSON KRISTINE L; R
Q71 00408 0036; 08/03/20; \$365,051.00; 201 RUBICON RD; DAYTON OH 45409; BEATON STEPHEN E AND; DOROW CASEY AND; R
Q71 00408 0046; 08/03/20; \$204,100.00; 230 FAR HILLS AVE; DAYTON OH 45409 2230; HEIMAN GREGORY M; WIGHTMAN ADAM E; R
Q71 00704 0008; 08/03/20; \$595,000.00; 1118 OAKWOOD AVE; DAYTON OH 45419; GARRETT RYAN JOSEPH TRUSTEE AND; AKIN MICHAEL LEE AND; R
Q71 01303 0044; 08/03/20; \$250,000.00; 421 HADLEY AVE; DAYTON OH 45419; ROACH JOSHUA P AND; DUNNINGTON TRAVIS T AND; R
R72 01306 0005; 08/03/20; \$190,000.00; 116 LA BELLE ST; DAYTON OH 45403; CHALFANT RYAN T AND; HALEY ANNE L; R

R72 02306 0046; 08/03/20; \$0.00; 2012 RICHARD ST; DAYTON OH 45403; JACKSON TONY L; ROE RICHARD JR; R
R72 02702 0003; 08/03/20; \$132,500.00; 308 310 MORTON AVE; FEDERAL WAY WA 98023; KHAVIDAKI HASSAN D AND; HACKENBERG JEREMY K AND; R
R72 03508 0007; 08/03/20; \$0.00; 1244 HIGHLAND AVE; DAYTON OH 45410; HEBERT SHIREEN J; GEM CITY STARDUST LLC; R
R72 03908 0028; 08/03/20; \$54,721.00; 808 ST NICHOLAS AVE; DAYTON OH 45428; DRERUP JENNIFER; RIVET NICHOLAS F. T.; R
R72 04202 0062; 08/03/20; \$58,000.00; 116 SEMINARY AVE; DAYTON OH 45409; MARTIN TERRANCE T AND; LARAVIE BRIAN AND; R
R72 04410 0050; 08/03/20; \$1,200.00; 336 SHERIDAN AVE; DAYTON OH 45403; GOOD STEWARD APARTMENTS LLC; PARTENACH ANDREW; R
R72 04817 0048; 08/03/20; \$86,000.00; 238 N WESTVIEW AVE; DAYTON OH 45403; GRABE GARNET L; COCHRAN HANNAH; R
R72 06009 0008; 08/03/20; \$22,740.00; 35 E BURTON AVE; DAYTON OH 45405; DAHRE GROUP; HAYES MARCELLUS AND; R
R72 06108 0027; 08/03/20; \$10,500.00; 125 127 E ELMWOOD AVE; DAYTON OH 45405; TSE INVESTMENTS LLC; CML CASLIN PROPERTIES LLC; R
R72 06609 0005; 08/03/20; \$0.00; 316 CENTRAL AVE; DAYTON OH 45406 5301; GAYLE GEORGE W JR AND; GAYLE SUSAN E; R
R72 06908 0020; 08/03/20; \$1,000.00; 809 MANHATTAN AVE; DAYTON OH 45406 5139; VAUGHN BARBARA; BURNS HOLDINGS LLC; R
R72 08408 0042; 08/03/20; \$38,907.00; 1252 W 1ST ST; DAYTON OH 45402; TWIGG BILLY ET AL 4; WRIGHT ALEXIS; R
R72 08706 0079; 08/03/20; \$18,000.00; 116 S BROADWAY AVE; DAYTON OH 45402; HALL REGINALD H; NOBLE BENJAMIN AND; R
R72 09309 0055; 08/03/20; \$0.00; 68 MOSS AVE; DAYTON OH 45417; POWELL SAMUEL JR AND; YOUNG WILLIAM; R
R72 09701 0006; 08/03/20; \$25,920.00; 2318 MCCALL ST; DAYTON OH 45427; ROSS ELMER W TR; ROSS ELMER W TR; R
R72 10403B0073; 08/03/20; \$23,000.00; 1443 TAMPA AVE; LOVELAND OH 45140; LOMONACO NICOLE TR; OAK FAMILY LIMITED PARTNERSHIP; R
R72 11707 0005; 08/03/20; \$0.00; 1920 CATALPA DR; DALLAS TX 75254; TAX EASE FUNDING 2016-1 REO LLC; CC1 OH REO, LLC; R
R72 12709 0089; 08/03/20; \$1,600.00; 153 GRAMONT AVE; DAYTON OH 45417 2217; HUTCHINSON ORRIS A; BIVENS CHARIS; R
R72 13608 0045; 08/03/20; \$7,500.00; 1524 1526 ALWILDY AVE; DAYTON OH 45404; TAYLOR BUNPHOEM; WRAITH A LLC; R
R72 13608 0045; 08/03/20; \$20,000.00; 1524 1526 ALWILDY AVE; DAYTON OH 45404; BOTTOM TO THE TOP INVESTMENTS LLC; WRAITH A LLC; R
R72 14208 0068; 08/03/20; \$140,000.00; 1119 DONALD AVE; DAYTON OH 45420; CRIDER DOUGLAS E; KENDIG TIFANI ASHTEN AND; R
R72 14406 0023; 08/03/20; \$0.00; 2828 KENNEDY AVE; DAYTON OH 45420 3021; EARLY ROBERT DALE AND; EARLY MARY SUSAN; R
R72 14806 0061; 08/03/20; \$95,000.00; 2035 PERSHING BLVD; DAYTON OH 45420; REED PATRICK A; STAUB CHRISTIAN M.E.; R
R72 14910 0009; 08/03/20; \$150,000.00; 1632 COVENTRY RD; DAYTON OH 45410; TRIPLE M LLC; HOLLAND ALEX ROBERT AND; R
R72 15002 0020; 08/03/20; \$86,000.00; 4203 ELLIOT AVE; DAYTON OH 45431; COURTER BRIDGET K; BERWANGER CHARLOTTE J.; R
R72 15703 0025; 08/03/20; \$18,000.00; 932 CRESTMORE AVE; DAYTON OH 45402 1215; CRAWL JOYCE; SCOTT SHARON; R
R72 15902 0001; 08/03/20; \$30,000.00; 4632 GENESEE AVE; FARMERSVILLE OH 45325; PAYNE REGINALD L; 4632 GENESEE LLC; R
R72 15904 0020; 08/03/20; \$20,000.00; 4613 PRESCOTT AVE; DAYTON OH 45406 2441; SANDERS DWAYNE AND; WEBSTER-GIPSON KETURAH DIANE; R
R72 16402 0029; 08/03/20; \$0.00; 2111 NEWGATE AVE; DAYTON OH 45420 3150; FUGATE STEPHANIE A; KOERPER STEPHANIE AND; R
R72 16510 0090; 08/03/20; \$0.00;

5362 WOODBINE AVE; DAYTON OH 45432 3653; LEE WILLIAM A AND; LEE ELAINE S; R
R72217321 0010; 08/03/20; \$160,000.00; 4751 WHITEWOOD CT; DAYTON OH 45424; PECORARO VINCENT M AND; ZARATE APRIL AND; R
A01 20302 0013; 08/05/20; \$0.00; 7818 ALVIRA AVE; DAYTON OH 45414 1350; RALSTON STEPHEN J; RALSTON STEPHEN J; R
A01 25923 0005; 08/05/20; \$0.00; 3156 NORTHERTON CT; DAYTON OH 45414; TURNER DANYL JR; YAKIM RUSSELL J III; R
B02 00115 0038; 08/05/20; \$0.00; 121 INVERNESS AVE; DAYTON OH 45458; REAL SOLUTIONS PROPERTY MANAGEMENT LLC; ANGELA BUYS HOUSES LLC; R
B02 00205 0037; 08/05/20; \$75,000.00; 543 KIRKWOOD DR; VANDALIA OH 45377; MCCUNE PATRICK A; SINGLETON SHELLIE R; R
B02 00210 0020; 08/05/20; \$0.00; 418 HELKE RD; DAYTON OH 45458; REAL SOLUTIONS PROPERTY MANAGEMENT LLC; ANGELA BUYS HOUSES LLC; R
B02 00212 0015; 08/05/20; \$0.00; 161 ELVA CT; DAYTON OH 45458; REAL SOLUTIONS PROPERTY MANAGEMENT LLC; ANGELA BUYS HOUSES LLC; R
B02 00611 0004; 08/05/20; \$244,000.00; 455 DUNNIGAN DR; VANDALIA OH 45377 2618; SCHISSLER BRIAN D AND; WEST MICHAEL O AND; R
C05 00204 0005; 08/05/20; \$44,110.00; 28 MCKINLEY ST; BROOKVILLE OH 45309; BUSCHE VICKI L; WAVERLY ESTATES LLC; R
E20 17004 0016; 08/05/20; \$58,000.00; 636 SYRACUSE AVE; DAYTON OH 45414; SHAW LUIS ENRIQUE; VB ONE LLC; R
E20 17312 0043; 08/05/20; \$82,500.00; 266 PARK END DR; DAYTON OH 45415; CARAWAY JOHN; HOLLIS LEE A. JR. AND; R
E20 50423 0013; 08/05/20; \$0.00; 3126 VALERIE ARMS DR; DAYTON OH 45405; EDMONDS ALONZO H AND; 3120 & 3126 VALERIE ARMS LLC; R
E20 50423 0016; 08/05/20; \$0.00; 3120 VALERIE ARMS DR; DAYTON OH 45405; EDMONDS ALONZO H AND; 3120 & 3126 VALERIE ARMS LLC; R
E21 17201A0003; 08/05/20; \$85,000.00; 2029 BERWYCK AVE; DAYTON OH 45414 5557; BOWMAN JACALYN S; HUNT LYN DEMI; R
E21 17207A0103; 08/05/20; \$1,000.00; 4842 WOODLAND HILLS BLVD; DAYTON OH 45414; SELL INVESTMENTS LLC; MCINTOSH TIMOTHY; R
G27 18218 0015; 08/05/20; \$31,955.00; 5090 ALTRIM RD; COPPELL TX 75019; JONES ETI; DAYTON METRO RENTAL LTD; R
H33 00207 0006; 08/05/20; \$97,000.00; 609 MAPLESIDE DR; DAYTON OH 45414; JACKSON ANTOINETTE; VB ONE LLC; R
H33 01323 0017; 08/05/20; \$0.00; 5101 HEATHERTON DR; CLAYTON OH 45315; O'NEAL RHONDA D AND; ONEAL RHONDA D; R
H33 01407 0007; 08/05/20; \$119,500.00; 4812 BLOOMFIELD DR; PLANO TX 75024; THOMAS & THOMAS REAL ESTATE LLC; NORTH DIANA; R
H33 01409 0020; 08/05/20; \$0.00; 4413 KNOLL CROFT RD; DAYTON OH 45426; PHILIP BRANDY; PHILIP BRANDY TR; R
H33300905 0035; 08/05/20; \$32,590.00; FREUDENBERGER AVE; DAYTON OH 45417; ROBINSON RHONDA; TORRES ALEXSANDER F AND; R
H33300905 0036; 08/05/20; \$32,590.00; 4316 FREUDENBERGER AVE; DAYTON OH 45417; ROBINSON RHONDA; TORRES ALEXSANDER F AND; R
H33300905 0037; 08/05/20; \$32,590.00; FREUDENBERGER AVE; DAYTON OH 45417; ROBINSON RHONDA; TORRES ALEXSANDER F AND; R
I39 00711 0046; 08/05/20; \$63,000.00; BUSHNELL AVE; DAYTON OH 45404 2509; ASHCRAFT DELILAH; DAILEY CHRISTOPHER; R
I39 00711 0047; 08/05/20; \$63,000.00; 2314 BUSHNELL AVE; DAYTON OH 45404 2509; ASHCRAFT DELILAH; DAILEY CHRISTOPHER; R
I39 00711 0048; 08/05/20; \$63,000.00; BUSHNELL AVE; DAYTON OH 45404 2509; ASHCRAFT DELILAH; DAILEY CHRISTOPHER; R
J44128203 0010; 08/05/20; \$69,901.00; 5016 PENSACOLA BLVD; DAYTON OH 45439 2941; WAMPLER DALE AND; ALBERY WILLIAM B AND; R
K45 23126 0002; 08/05/20; \$433,000.00; 5998 KODIAK RUN DR; DAYTON OH 45432; BODEY JEFF; HUMMEL THOMAS C TRUSTEE; R
K46 00112 0172; 08/05/20; \$42,000.00; 833 835 PEARL ST; DAYTON OH 45434; JLF HOLDINGS LLC; THE ASHGARD GROUP LLC; R
K46 01021 0017; 08/05/20;

\$235,000.00; 1871 MELLOW DR; MIAMISBURG OH 45342; HODSON HEATHER M; WILLIAMS EVAN B; R
K46 01222 0023; 08/05/20; \$0.00; 1879 BRANDONHALL DR; MIAMISBURG OH 45342 6327; NORTHCUTT WILLIAM B AND; NORTHCUTT WILLIAM B; R
K46 01424 0008; 08/05/20; \$299,000.00; 341 GRAYSTONE CT; MIAMISBURG OH 45342; PAUL LARRY AND; WICKLINE KRISTIE L AND; R
K47 22906 0010; 08/05/20; \$127,000.00; 2122 MILES BURN DR; DAYTON OH 45439; ZELLERS SCOTT H; DEVILLER CELINA R AND; R
K48 00115 0061; 08/05/20; \$120,000.00; 232 W CIRCLE DR; DAYTON OH 45449; CAMBIZACA EDISON; SWABB JORDAN AND; R
K48 00228 0011; 08/05/20; \$0.00; 601 SKYVIEW DR; DAYTON OH 45449 1632; SORRELL MURIEL AND GRACE; SORRELL GARCE; R
K48 00228 0018; 08/05/20; \$0.00; 601 SKYVIEW DR; DAYTON OH 45449 1632; SORRELL MURIEL + GRACE; SORRELL GARCE; R
K48 00231 0034; 08/05/20; \$0.00; 192 GOLFWOOD DR; DAYTON OH 45449 1572; MCCREADY ESTHER M AND; MCCREADY ESTHER M; R
K48 00231 0041; 08/05/20; \$0.00; 175 GOLFWOOD DR; DAYTON OH 45449; REUTER RICHARD T AND; REUTER RICHARD T; R
K48 00516 0042; 08/05/20; \$0.00; 4914 MARCY RD; DALLAS TX 75265; FEDERAL NATIONAL MORTGAGE ASSOC; ACKER MARK A AND; R
K48 50405 0023; 08/05/20; \$0.00; 1801 SHELTERING TREE DR; NEW PARIS OH 45347; MCCULLOUGH ROBERT H AND; MCCULLOUGH ROBERT H; R
M57 00412 0002; 08/05/20; \$130,000.00; 416 WESTVIEW PL; ENGLEWOOD OH 45322; SNYDER RAMONA R; REICHERT III THOMAS J AND; R
M58 00113 0022; 08/05/20; \$0.00; 638 SAN BERNARDINO TRL; ENGLEWOOD OH 45322; HAWORTH JAMES D AND; HAWORTH CHANDRA L; R
M58 00304 0021; 08/05/20; \$170,000.00; 102 FOX RUN CT; UNION OH 45322; LAPOLE CHRISTIAN L AND; CAREY BYRON L AND; R
M60 16312 0111; 08/05/20; \$0.00; 75 PROSPECT AVE; WEST MILTON OH 45383; MILLER WILLIAM H; EVANS NICOLE LYNNE AKA NICOLE LYNNE EVANS AND; R
M60 25210 0011; 08/05/20; \$136,100.00; 4423 VALLEY BROOK DR; ENGLEWOOD OH 45322; LACY MARISSA; COTE GELVES BETSY L; R
N64 00111 0014; 08/05/20; \$119,400.00; 2955 PEONY PL; KETTERING OH 45420; GRAY LYNNE C AND; BISHOP ADAM J.; R
N64 00111 0046; 08/05/20; \$80,000.00; 2467 E DOROTHY LN; DAYTON OH 45414; LAUDERMILK PROPERTIES LLC; VB ONE LLC; R
N64 00406A0043; 08/05/20; \$133,200.00; 1661 HORLACHER AVE; DAYTON OH 45420; COFFEY KRISTIN B; CLICK CHRISTIAN J AND; R
N64 00808 0059; 08/05/20; \$140,000.00; 2721 OAKLEY AVE; DAYTON OH 45419; KLARQUIST SARAH R; KLARQUIST ELAINE; R
N64 00907 0020; 08/05/20; \$125,000.00; 1130 BELVOIR AVE; DAYTON OH 45409; LIEBERT LOUISE E AKA LOUISE ELLEN LIEBERT; BOUDINOT DAVE L AND; R
N64 00907 0020; 08/05/20; \$0.00; 1130 BELVOIR AVE; DAYTON OH 45409; LIEBERT CHARLES P AND; BOUDINOT DAVE L AND; R
N64 01003 0039; 08/05/20; \$120,000.00; 2008 CRAIG DR; DAYTON OH 45420; GUNTER MATTHEW A AND; MOUBRAY MARGRET; R
N64 01019 0006; 08/05/20; \$93,000.00; 2449 BINGHAM AVE; DAYTON OH 45414; MCQUAID TAMMY; VB ONE LLC; R
N64 01213 0127; 08/05/20; \$36,000.00; 2814 FIELDS AVE; GALLIPOLIS FERRY WV 25515; BLACK JENNIFER L; MVCWHIRTER DONALD J; R
N64 01403 0027; 08/05/20; \$120,000.00; 2101 REARDON DR; DAYTON OH 45420; LITTLE MASON; TACKETT PAUL R.; R
N64 01807 0009; 08/05/20; \$0.00; 2405 DANUBE CT; KETTERING OH 45420; DUNEVANT NICHOLAUS L; DUNEVANT NICHOLAUS L; R
N64 02915 0003; 08/05/20; \$222,500.00; 2617 MEADOW PARK DR; DAYTON OH 45440; DAVIS NICHOLAS J; WADRAJ BRADLEY; R
N64 03603 0011; 08/05/20; \$0.00; 4880 MARYBROOK DR; DAYTON OH 45459; PAPPERT CHRISTOPHER F AND; RSCHULTZ, LLC; R
N64 03603 0011; 08/05/20; \$190,000.00; 4880 MARYBROOK

DR; DAYTON OH 45459; PAPPERT CHRISTOPHER F; RSCHULTZ, LLC; R N64 04114 0013; 08/05/20; \$417,000.00; 4482 BLAIRGOWRIE CIR; DAYTON OH 45429; CRAIG MICHAEL W AND; JAUCH JOHN L TRUSTEE; R N64 50214 0142; 08/05/20; \$35,000.00; 5665 COACH DR E; DAYTON OH 45475; ROMER GREGORY; IMUNDO LAWRENCE W.; R O67 18510 0001; 08/05/20; \$175,000.00; 5400 SILBURY LN; DAYTON OH 45440; TSM PARTNERS LTD; ANASTASIO DOMINIC J; R O67 20715 0013; 08/05/20; \$250,000.00; 7431 CHESHIRE RD; DAYTON OH 45459 4202; KOETT MARILYN J AND; ROESSER JOHN D. AND; R O67 21425 0105; 08/05/20; \$409,010.00; 8768 RHONE CT; DAYTON OH 45458; LEE LEWIS AND; JENKINS HENRY L. JR.; R O67 21808 0016; 08/05/20; \$220,000.00; 8719 8717 MEADOWCREEK DR; DAYTON OH 45458; BORGSTROM JAMES H; KHAVIDAKI HASSAN D. AND; R O67 21921 0014; 08/05/20; \$348,000.00; 9393 ATCHISON RD; DAYTON OH 45458; HUNT JESSICA R; ANKROM EMILY AND; R O67 22112 0010; 08/05/20; \$220,500.00; 477 ALEXANDERSVILLE BELLBROOK RD; DAYTON OH 45459 3011; QUEDEWEIT DUANE F; JERI DAVID; R O67 22207 0008; 08/05/20; \$230,000.00; 6425 WINTHROP PL; DAYTON OH 45459; SIPE BRENT A AND; TINCH JAMES A; R O67 22326 0002; 08/05/20; \$413,000.00; 1785 COUNTRY CORNER LN; DAYTON OH 45458; SAUNDERS INVESTMENT COMPANY LLC; OSULLIVAN KRISTEN M. AND; R O67 28101 0014; 08/05/20; \$384,521.00; 10212 ATCHISON RD; DAYTON OH 45458; SCARPELLI THOMAS M AND; MCGLONE MICHAEL E.; R O67 28819 0009; 08/05/20; \$0.00; 10621 WILLOW BROOK RD; DAYTON OH 45458; DUFF PATRICK AUSTIN; DUFF PATRICK AUSTIN AND; R O67 51401 0003; 08/05/20; \$128,000.00; 1875 WATERSTONE BLVD; DAYTON OH 45458; LANKFORD WANDA J; HERGENRATHER CAROL M.; R O67 51401 0039; 08/05/20; \$128,000.00; WATERSTONE BLVD; MIAMISBURG OH 45342; LANKFORD WANDA J; HERGENRATHER CAROL M.; R O68 00114 0021; 08/05/20; \$0.00; 234 ELMWOOD DR; DAYTON OH 45459; SUTHERLAND KIMBERLY A; SUTHERLAND KIMBERLY A TR; R O68 00505 0001; 08/05/20; \$0.00; 170 PLEASANT HILL CT; DAYTON OH 45459; SUTHERLAND KIMBERLY A; SUTHERLAND KIMBERLY A TR; R O68 00911 0029; 08/05/20; \$0.00; 560 CHIPPLEGATE DR; DAYTON OH 45459 2253; ALIMONOS NICHOLAS V AND; ALIMONOS NICHOLAS V AND; R O68 01105 0009; 08/05/20; \$0.00; 7620 BIGGER RD; DAYTON OH 45459 4906; FARRELL BRIAN ANDREW; FARRELL BARBARA JEAN AND; R O68 01711 0001; 08/05/20; \$270,000.00; 2140 E CENTERVILLE STATION RD; DAYTON OH 45459; SHEILS MELODEE H; MCDANIEL TYLER J AND; R O68 50309 0027; 08/05/20; \$155,000.00; 1302 KEYSTOVER TRL; DAYTON OH 45459; NESTER MARSHA E; WILLS PERMELIA; R P70 00312 0015; 08/05/20; \$160,000.00; 5056 LINCREST PL; DAYTON OH 45424; GRAY MICHAEL G AND; HUNTER DERRICK MICHAEL; R P70 00908 0033; 08/05/20; \$111,000.00; 5140 MONITOR DR; DAYTON OH 45424; WILSON NATHALIE; BOND SAMUEL J.; R P70 01404 0071; 08/05/20; \$0.00; 4901 NEPTUNE LN; DAYTON OH 45424 6011; TURNER WILLIAM P +; TURNER SUZANNE J; R P70 01416 0033; 08/05/20; \$150,000.00; 5611 BENEDICT RD; DAYTON OH 45424; HILL DANA J; DEAN ANDREW ROBERT; R P70 01707 0007; 08/05/20; \$149,000.00; 7172 MANDRAKE DR; DAYTON OH 45424; DRUSS RYAN; LOPEZ SAMANTHA AND; R P70 01817 0026; 08/05/20; \$157,500.00; 6523 MILLHOFF DR; DAYTON OH 45424; KIRKWOOD BRADLEY T AND; POWELL CHRISTOPHER J; R P70 01906 0029; 08/05/20; \$0.00; 4478 PROCUNIR DR; DAYTON OH 45424 5845; MARSICO JOHN V AND; MARSICO JOHN V; R P70 02209 0046; 08/05/20; \$239,000.00; 7257 BOSTELMAN PL; PLANO TX 75024; POWELL JOHN H AND; MARSHALL CARLA C; R Q71 00307 0026; 08/05/20; \$495,000.00; 426 SHAFOR BLVD; DAYTON

OH 45419; JACOBSEN LANCE S; HAYES KYLE B AND; R Q71 00307 0027; 08/05/20; \$495,000.00; SHAFOR BLVD; DAYTON OH 45419; JACOBSEN LANCE S; HAYES KYLE B AND; R Q71 01205 0051; 08/05/20; \$280,000.00; 211 CLARANNA AVE; DAYTON OH 45419; REEVES DANIEL B AND; MILLS DAVID G; R Q71 01210 0017; 08/05/20; \$245,000.00; 239 EAST DR; DAYTON OH 45419 1748; WHITE ANDREW AND; COOK BENJAMIN F; R Q71 01409 0044; 08/05/20; \$160,000.00; 217 WILTSHIRE BLVD; DAYTON OH 45419; SELL'S POINT INVESTMENTS LLC; ALI SHAHZAD M. AND; R R72 04006 0078; 08/05/20; \$27,178.00; 667 HODAPP AVE; DAYTON OH 45458; OGAN SUSAN V; GOLAN HOMES LLC; R R72 05205 0009; 08/05/20; \$50,000.00; 174 ALTON AVE; DAYTON OH 45404 5076; SAVCHEHKO ANDREY; MUKADIM IBRAGIM; R R72 06306 0008; 08/05/20; \$42,500.00; 224 FERNWOOD AVE; AUSTIN TX 78729; HOLDFOLIO INDIANA OHIO 12 LLC; YOUNGBLOOD PROPERTY INVESTMENTS LLC; R R72 07403 0042; 08/05/20; \$76,900.00; 725 SUPERIOR AVE; DAYTON OH 45402; HOY CARL; GONZALEZ NORGE; R R72 07905 0017; 08/05/20; \$1,000.00; 1805 1807 W GRAND AVE; DAYTON OH 45402; DEVOUASSOUX JOHN AND; BURNS HOLDINGS, LLC; R R72 09205 0022; 08/05/20; \$2,300.00; 32 ANNA ST; DAYTON OH 45417; GOOD STEWARD APARTMENTS, LLC; HAND IN HAND INVESTING, LDT; R R72 11301 0023; 08/05/20; \$47,000.00; 2532 RAVENWOOD AVE; DAYTON OH 45414; ROBINSON DONALD K JR; VB ONE LLC; R R72 11604 0016; 08/05/20; \$0.00; 1927 BURROUGHS DR; LAS VEGAS NV 89121; REDOVIAN JAMES MARTIN TRUSTEE AND; 1927 BURROUGHS LLC; R R72 12002 0027; 08/05/20; \$33,000.00; 1374 1376 CORY DR; DAYTON OH 45406; VK CONDO LLC; KEITH DARCI; R R72 13006 0013; 08/05/20; \$0.00; 4429 GREENLEAF DR; CINCINNATI OH 45220; JONES CALLIE S; JONES DALE R; R R72 14207 0051; 08/05/20; \$111,000.00; 1239 DONALD AVE; DAYTON OH 45420; RACHLOW ANGELA D; ROBB JESSICA M AND; R R72 14410 0014; 08/05/20; \$0.00; 3000 3004 S SMITHVILLE RD; DAYTON OH 45458; LOVE GREGORY K; LOVE INVESTMENTS LLC; C R72 14410 0015; 08/05/20; \$0.00; 3004 S SMITHVILLE RD; DAYTON OH 45458; LOVE GREGORY K; LOVE INVESTMENTS LLC; C R72 14505 0024; 08/05/20; \$58,000.00; 1201 BELLAIRE AVE; DAYTON OH 45414; DAULTON ROGER B AND; VB ONE LLC; R R72 14711 0030; 08/05/20; \$65,000.00; 4014 WOODCLIFFE AVE; DAYTON OH 45414; KICHLINE SCOTT; VB ONE LLC; R R72 15105 0012; 08/05/20; \$61,119.00; 2702 LINDEN AVE; DAYTON OH 45410; 2702 LINDEN LAND TRUST RIVER; LARA ELOY; C R72 15404 0047; 08/05/20; \$10,000.00; 1639 SUMAN AVE; COLUMBUS OH 43230; CROUSE STEVEN J AND; FIELDS OF JOY INVESTMENT LLC; R R72 15501 0132; 08/05/20; \$26,670.00; 354 MALDEN AVE; DAYTON OH 45417; SMITH KENNETH L; JONES LARRY G JR; R R72 15914 0009; 08/05/20; \$0.00; 4701 W HILLCREST AVE; FRANKLIN OH 45005; HOLEMAN ARTHURINE; GOOD STEWARD APARTMENTS, LLC; R R72 15914 0009; 08/05/20; \$1,000.00; 4701 W HILLCREST AVE; FRANKLIN OH 45005; PAGE DEIDRE; GOOD STEWARD APARTMENTS, LLC; R R72 15914 0009; 08/05/20; \$0.00; 4701 W HILLCREST AVE; FRANKLIN OH 45005; HOLEMAN WARDELL AND; GOOD STEWARD APARTMENTS, LLC; R R72 16207 0021; 08/05/20; \$40,000.00; 1734 KIPLING DR; DAYTON OH 45414; GRIFFIN DARRYL E AND; VB ONE LLC; R R72 16505 0033; 08/05/20; \$0.00; 1605 GARWOOD DR; OKLAHOMA CITY OK 73107; SEC OF HUD; US BANK NATIONAL ASSOC; R R72610807 0014; 08/05/20; \$0.00; 6568 E GANDER RD; DAYTON OH 45424; SEITER JONATHAN AND; SEITER JONATHAN AND; R R72617527 0017; 08/05/20; \$222,060.00; 6762 HERITAGE PARK BLVD; DAYTON OH 45424; LE HOANG AND; MASABO JOHN AND; R A01 20331 0004; 08/06/20; \$0.00; 9118 N DIXIE DR; DAYTON OH 45415; HEIDENREICH MATTHEW D AND; M & T COMMERCIAL PROPERTIES LLC; C A01 25908 0002; 08/06/20;

\$186,900.00; 11578 FREDERICK PIKE; VANDALIA OH 45377; TRICK DANIEL E AND; ROBINSON SARAI BURKE AND; R B02 00814 0005; 08/06/20; \$266,000.00; 419 BIRDSONG DR; DAYTON OH 45377; JONES KIMBERLY SUE; PUGH RYNE A AND; R B02 01203 0007; 08/06/20; \$139,900.00; 7557 N DIXIE DR; DAYTON OH 45414 2713; GATZULIS KAREN E; ORLICK LEVI P; R C08 00103 0020; 08/06/20; \$69,000.00; 15 ELM ST; CLINTON OH 44216; CRENSHAW TOBIN B AND; MESSENGER CALEB L.; R C09 00505 0035; 08/06/20; \$0.00; 10549 WENGERLAWN RD; BROOKVILLE OH 45309; CRABTREE GARY L AND; PETERS JASON AND; R C09 00505 0035; 08/06/20; \$325,000.00; 10549 WENGERLAWN RD; BROOKVILLE OH 45309; CRABTREE BARBARA; PETERS JASON AND; R D13 00102 0009; 08/06/20; \$240,000.00; 303 FARMERSVILLE GERMANTOWN PIKE; DAYTON OH 45402; USREEB DAYTON LLC; PORTER AUSTIN G AND; R D13 00102 0049; 08/06/20; \$0.00; 633 N MAIN ST; GERMANTOWN OH 45327 1960; WRIGHT PAUL D AND; WRIGHT PAUL D AND; R D13 00201 0071; 08/06/20; \$126,000.00; 359 CHERRY ST; GERMANTOWN OH 45327; WRIGHT MARGARET ALICE; MARGARET J WRIGHT FAM LTD PARTNERSHIP; R D13 00207 0005; 08/06/20; \$145,000.00; 68 POLLYANNA AVE; GERMANTOWN OH 45327 1220; GARDNER LARRY L AND; ALLEN TYLER M AND; R D14 00912 0031; 08/06/20; \$0.00; 10050 EBY RD; TRENTON OH 45067; DAY CHARLES AND; DAY CHARLES; R D14 00912 0036; 08/06/20; \$0.00; EBY RD; TRENTON OH 45067; DAY CHARLES AND; DAY CHARLES; R E20 01006 0028; 08/06/20; \$0.00; 6601 N MAIN ST; DAYTON OH 45414; HEIDENREICH MATTHEW D AND; M&T COMMERCIAL PROPERTIES LLC; C E20 17007 0272; 08/06/20; \$0.00; 4200 MERRIMAC AVE; DAYTON OH 45415; HEIDENREICH MATTHEW D AND; M&T RESIDENTIAL PROPERTIES LLC; R E20 17313 0006; 08/06/20; \$119,900.00; 5540 MARKEY RD; BELLBROOK OH 45305; TOPSOGLOU JOHN H AND; JACKSON JERAL J. AND; R E20 17703 0005; 08/06/20; \$0.00; 15 HOMEVIEW DR; DAYTON OH 45414; HEIDENREICH MATT AND; M&T RESIDENTIAL PROPERTIES LLC; R E20 19208 0015; 08/06/20; \$0.00; 625 BURGESS AVE; DAYTON OH 45415; HEIDENREICH MATTHEW D AND; M&T RESIDENTIAL PROPERTIES LLC; R E21 17604 0108; 08/06/20; \$31,440.00; 2119 TITUS AVE; DAYTON OH 45424; BARKMEYER LESLEY; JM CAPITAL INNOVATIVE HOUSING; R G27 01603 0039; 08/06/20; \$58,900.00; 801 CALUMET LN; DAYTON OH 45417; TARTER ALICE M; EVERETTS-LAWSON; R G27 01704 0031; 08/06/20; \$0.00; 6627 DAYTON FARMERSVILLE RD; LAS VEGAS NV 89134; HARRIS KENNETH E AND; DINWIDDLE NICOLE M; R G27017040031; 08/06/20; \$190,000.00; 6627 DAYTON FARMERSVILLE RD; LAS VEGAS NV 89134; SARAH E HARRIS TRS; DINWIDDLE NICOLE M; R G27 18216 0032; 08/06/20; \$0.00; 5100 DONLAW AVE; COLUMBUS OH 43235; CORBETT DICKIE; CORBITT CHESTER R AND; R H33 01214 0001; 08/06/20; \$79,000.00; 7628 LITTLE RICHMOND RD; ENGLEWOOD OH 45322 2457; BERRY ODELL AND; WILLIAMS JERRY W SR; R H33 01708 0016; 08/06/20; \$0.00; 5628 BRAMPTON PL; DAYTON OH 45413; ONEAL RHONDA D; ONEAL RHONDA D TR; R J44104110 0137; 08/06/20; \$207,000.00; AMELIA WAY; DAYTON OH 45439; JOBE DANE ROBERT AND; MOSS DOUGLAS AND; R K45 02501 0058; 08/06/20; \$180,000.00; 6768 MANNING RD; MIAMISBURG OH 45342; LAMBERT RICHARD L; STANLEY ALEXANDER L; R K45 26618 0004; 08/06/20; \$213,380.00; 4358 KIWI CT; MIAMISBURG OH 45342; SMITH CHARLES E; THOMPSON PAUL MURRY AND; R K45200115 0037; 08/06/20; \$244,000.00; 252 MCDANIELS LN; SPRINGBORO OH 45066; GOLDBERG BENJAMIN A AND; OSBORNE GREG LEE; R K48 00910 0015; 08/06/20; \$137,500.00; 1131 REDBLUFF DR; DAYTON OH 45449; MOYER CARLYN E; AR CASTRO PROPERTIES, LLC; C L53 02903 0015; 08/06/20; \$0.00;

12525 OLD DAYTON RD; BROOKVILLE OH 45309 9386; KEMPHUES DAVID L AND; BRIAN DAVID KEMPHUES ET AL 3 CO TRUSTEES; A L55 02702 0004; 08/06/20; \$190,000.00; WESTBROOK RD; CLAYTON OH 45315; REFAS PROPERTIES LTD; MOYER ROBERT; A L56 00619 0002; 08/06/20; \$190,000.00; WESTBROOK RD; CLAYTON OH 45315; REFAS PROPERTIES LTD; MOYER ROBERT; A M57 00334 0017; 08/06/20; \$29,900.00; 1033 WINDPOINTE WAY; DAYTON OH 45401; GENERATIONS DEVELOPMENT INC; SCOTT INVESTMENTS OF TROY LLC; R M58 00102 0031; 08/06/20; \$0.00; 113 MAIN ST; VANDALIA OH 45377; CONLEY RICHARD D; CDC PROPERTIES OF OHIO LLC; R M58 00102 0032; 08/06/20; \$0.00; 115 MAIN ST; DAYTON OH 45414; CONLEY RICHARD D; CDC PROPERTIES OF OHIO LLC; R M58 00102 0033; 08/06/20; \$0.00; 117 S MAIN ST; DAYTON OH 45414; CONLEY RICHARD D; CDC PROPERTIES OF OHIO LLC; R M58 00103 0018; 08/06/20; \$0.00; 111 11 MAIN ST; VANDALIA OH 45377; CONLEY RICHARD D AND; CDC PROPERTIES OF OHIO LLC; R M58 00103 0025; 08/06/20; \$0.00; 105 MAIN ST; MAYSVILLE KY 41056; CONLEY RICHARD D; CDC PROPERTIES OF OHIO LLC; R M58 00307 0016; 08/06/20; \$148,900.00; 107 WESTROCK FARM DR; ENGLEWOOD OH 45322; ADAMCHECK MICHELLE ANNE; HOLBROOK ALICIA K AND; R N64 00901 0018; 08/06/20; \$199,900.00; 102 CANTERBURY DR; DAYTON OH 45429; GALENTINE CHRISTOPHER S AND; BROWN AMANDA B.; R N64 00905 0016; 08/06/20; \$175,000.00; 1461 DODDINGTON RD; DAYTON OH 45409; PHILHOWER ROBERT J; GULICH SARA M. AND; R N64 01514 0002; 08/06/20; \$121,500.00; 2835 KERWOOD DR; DAYTON OH 45420; LEES GREGORY M AND; SMITH MICHAEL C; R N64 01603 0014; 08/06/20; \$155,000.00; 1859 BEAVERTON DR; DAYTON OH 45429; WHITFIELD DEBORAH K AND; HUFNAGLE KATHERINE L.; R N64 01705 0002; 08/06/20; \$145,000.00; 112 DAVID RD; DAYTON OH 45429; HOSTETTER ELISSA N; PEARSON DEVON M; R N64 01902 0045; 08/06/20; \$111,550.00; 1659 AERO AVE; DAYTON OH 45429; CLARK JEFFREY P; STONE MADISON AND; R N64 02807 0018; 08/06/20; \$226,000.00; 953 MALONE AVE; DAYTON OH 45429 5517; JAUCH VIRGINIA H TR; SIEDLING WILLIAM R; R N64 04524 0017; 08/06/20; \$0.00; 1231 SHARON AVE; DAYTON OH 45429; ARMOCIDA MICHAEL A SR AND; ARMOCIDA MICHAEL A SR TRUSTEE AND; R O67 17908 0015; 08/06/20; \$275,000.00; 6830 CRANFORD DR; DAYTON OH 45459; CABLE DENNIS M AND; FOOS BRYAN C. AND; R O67 18513 0029; 08/06/20; \$234,500.00; 360 ENFIELD RD; DAYTON OH 45459; SHAH SUHRUD V AND; IDELL DANIEL J; R O67 21824 0005; 08/06/20; \$329,000.00; 1692 HALEY DR; DAYTON OH 45458; MCKINNEY SCOTT EDWIN AND; LEPPERT MEGAN M. AND; R O67 21910 0002; 08/06/20; \$265,000.00; 2076 MEADOW SIDE LN; DAYTON OH 45458; BLACKER BRIAN L AND; BURR JONATHAN D. AND; R O67 22423 0006; 08/06/20; \$387,500.00; 1260 SPRING ASH DR; DAYTON OH 45458; BARNARD HANK AND; KLATTE JAMES M AND; R O67 23304 0002; 08/06/20; \$275,000.00; 10015 MALLETT DR; DAYTON OH 45458; CORY WILLIAM T AND; STICKELMAN RONALD K; R O67 28412 0004; 08/06/20; \$0.00; 7184 HUNTERS CREEK DR; DAYTON OH 45459; SADLIER SUSAN ELIZABETH TR; R O67 29104 0007; 08/06/20; \$675,100.00; 10811 FALLS CREEK LN; NEWARK NJ 07101; PARSON LAURA L AND; THARALDSON DEREK D. AND; R O67 51409 0060; 08/06/20; \$220,000.00; 1587 WATERMARK CT; MIAMISBURG OH 45342; DONAHOE KEVIN SCOTT AND; CAMLOH FRANK J. AND; R O67103814 0134; 08/06/20; \$489,900.00; HIDDEN BRANCHES DR; LEBANON OH 45036; DOLIBOA CONSTRUCTION INC; COSTIDES NICHOLAS T AND; R

O68 00206 0013; 08/06/20; \$205,000.00; 144 LAURA AVE; DAYTON OH 45458; KELCHNER MARTIN ROBERT; HERNANDEZ LAUREN K. AND; R O68 00714 0010; 08/06/20; \$227,000.00; 881 NEW ENGLAND AVE; DAYTON OH 45429 5920; MCDANIEL TYLER AND; DUFFY KEVIN T. AND; R O68 01214 0001; 08/06/20; \$334,650.00; 8005 STATION HOUSE RD; DAYTON OH 45458 2929; GEMBEL RICHARD AND; WERT JESSICA AND; R O68 01808 0004; 08/06/20; \$417,000.00; 1617 GATEKEEPER WAY; DAYTON OH 45458; DIEM CRAIG A TR AND; WHITEHAIR BRADLEY J AND; R O68 51225 0092; 08/06/20; \$117,000.00; 1830 PIPER LN; DAYTON OH 45440; KASPAR JENNIFER; CULBERTSON COLIN R; R P70 00609 0047; 08/06/20; \$154,000.00; 6515 TULIP TREE CT; DAYTON OH 45424; PARKER JAKE B; BARNETT KARI L.; R P70 00717 0030; 08/06/20; \$184,519.00; 8942 CADET CIR; DAYTON OH 45424; MILLER PHILIP BRIAN; RASH REBECCAA.; R P70 01907 0024; 08/06/20; \$145,500.00; 4454 PROCUNIR DR; DAYTON OH 45424 5845; WILSON JEFFREY AND; VANCE JENNIFER ARLENE AND; R P70 03908 0125; 08/06/20; \$40,000.00; 6230 BELLEFONTAINE RD; NEW CARLISLE OH 45344; STORCK RICHARD E AND; METRO FIBERNET LLC; C P70 51323 0023; 08/06/20; \$105,000.00; 4193 BIRD DOG CT; DAYTON OH 45424; BROCK DONALD L; GRIFFITH LUANN; R Q71 01105 0055; 08/06/20; \$309,900.00; 21 DELL PARK AVE; DAYTON OH 45419 5548; CRUZ FERNANDO JAVIER; SANDY JORDAN M AND; R Q71 01202 0032; 08/06/20; \$288,000.00; 306 TRIANGLE AVE; DAYTON OH 45402; T.R. HOLDINGS LLC; HINKLE BRIAN DOUGLAS AND; R R72 00506 0007; 08/06/20; \$0.00; 20 W 5TH ST; DAYTON OH 45402; MONTGOMERY COUNTY LAND REUTILIAZATION CORP; 1618W5 LTD; E R72 04808 0110; 08/06/20; \$108,000.00; 3921 KITTYHAWK DR; DAYTON OH 45403; BURR AMANDA R; SEVERANCE NATHAN AND; R R72 04811 0189; 08/06/20; \$40,000.00; 249 BLACKWOOD AVE; DAYTON OH 45403; HAILE RICHARD; HAPPY PROPERTIES LLC; R R72 05608 0045; 08/06/20; \$1,500.00; 710 712 KEOWEE ST; FRANKLIN OH 45005; AMBRIZ ARMANDO; SANTOS SR RONALD; R R72 07104A0058; 08/06/20; \$36,540.00; 322 CHERRY DR; DAYTON OH 45417; LUXURY SPORT'S SUPERSTORE LLC; HIS & HER TRUCKING LLC; R R72 07709 0001; 08/06/20; \$0.00; 811 N DUNBAR ST; DAYTON OH 45402; THE INSTITUTE OF CHARTER SCHOOL; THE DAYTON SCHOOL; C R72 08502 0044; 08/06/20; \$0.00; 712 W 3RD ST; DAYTON OH 45402; WRIGHT DUNBAR INC; SAN MARCO DAYTON LLC; C R72 08712 0002; 08/06/20; \$0.00; 408 PAUL LAURENCE DUNBAR ST; DAYTON OH 45402; YOUNG CAROLYN P; YOUNG VENITA C; R R72 09304 0059; 08/06/20; \$12,870.00; 2716 HOME AVE; FAIRBORN OH 45324; MATHENEY BRIAN E; DORSEY SAMPSON L; R R72 11703 0024; 08/06/20; \$35,070.00; 2065 RUSTIC RD; DAYTON OH 45405 3234; RICE JOANN E; 519 INVESTMENTS STRATEGIES LLC; R R72 12015 0034; 08/06/20; \$60,000.00; 1543 VANCOUVER DR; MIDDLETOWN DE 19709; ZITOFSKY CAPITAL MANAGEMENT INC; SPECIALIXED TRUST CO C/F; R R72 12205 0048; 08/06/20; \$5,000.00; 701 BROOKLYN AVE; DAYTON OH 45458; CRAIG NATHAN WILLIAM; MCNEAL WAYMON L; R R72 12205 0065; 08/06/20; \$5,000.00; 3011 FAIRBANKS AVE; DAYTON OH 45458; CRAIG NATHAN WILLIAM; MCNEAL WAYMON L; R R72 12507 0042; 08/06/20; \$3,000.00; 320 322 SHOOP AVE; DAYTON OH 45405; CHEWNING RAKIM; STEPHENS RASHAWN; R R72 14210 0002; 08/06/20; \$0.00; 316 BELLAIRE AVE; SPRINGFIELD OH 45505; DOOLEY JEFFREY O; DOOLEY CALEB; R R72 14403 0077; 08/06/20; \$15,000.00; 2913 HAZEL AVE; DAYTON OH 45420 2655; WHEELock STEVEN MACY; LEWANDOWSKI BOBI JO; R R72 14409 0043; 08/06/20; \$52,000.00; 2837 KINGSTON AVE; DAYTON OH 45420 2625; RENSCH ROBERT E AND; SECURED CAPITAL HOLDINGS II, LLC; R R72 14505 0027; 08/06/20; \$25,338.00; 1215 BELLAIRE AVE; DAYTON OH 45420; WHEELock STEVEN M; WELCH GARY; R

How communities are connecting during the COVID-19 crisis

(BPT) During the uncertainty of the COVID-19 crisis, people are searching for ways to connect with experts, co-workers, friends, neighbors and their community.

They are accomplishing this by using technology including virtual meetings, webinars and conference call services.

Everyone is making sacrifices during this time and adjusting their regular routines and habits. TownSq, an all-in-one communication app used in the community management industry, has analyzed the platform’s trends during the crisis.

Residents take guidelines seriously

The app’s analysis found that access-controlled communities’ guest invitations dropped more than 50% in the first week of the pandemic alone.

Residents are forgoing seeing friends and family and canceling events to ensure they are doing their part to flatten the curve and slow the spread of COVID-19.

Another interesting statistic is the drastic increase in package deliveries to communities. As COVID-19 concerns began growing in late February and early March, deliveries to communities started to increase to levels generally seen around the holiday season.

Homeowners are social distancing while maintaining necessary supplies and avoiding crowded grocery stores and markets.

Neighbors help neighbors

The World Health Organization has reported that certain groups have an elevated risk of becoming seriously ill from COVID-19, including people over 65 years of age and those with underlying medical conditions.

As a result, solidarity is growing organically in communities.

Younger residents are offering to help with things like picking up groceries or other essentials for residents that are in the high-risk group. That shows an altruistic desire for people to naturally want to help those that need it most during these times.

Technology assists in effective communication

As more strict guidelines get put into place, and more people are operating from home, individuals and companies are looking for new tools to help improve communication during the crisis. In communities and HOAs, this essential need is equally present; effective communication is the key to making sure every resident is informed properly and up to date on important community news. The app has seen an increased trend of board members and managers publishing 92% more critical announcements and documents during this time.

“Announcement growth is directly tied to managers and boards making relevant information available to all residents in real-time. The need for urgent news has increased, so we are seeing the results of the platform accommodating that need,” said Luis Lafer-Sousa of TownSq.

Virtual tools facilitate connections

From the beginning of the COVID-19 crisis, the app has tracked a dramatic increase in platform engagement. Residents have taken social distancing seriously with a 45% decrease in visitor requests and an uptick in package deliveries, neighbors helping neighbors, and vital communications from boards of directors to residents.

“We see this exponential growth as a strong sign of effective communication among our customers. It shows that people are looking for new ways to connect and help each other during this time,” said Lafer-Sousa. “Communication between residents is surging with an outpouring of support for those most at-risk in communities. For homeowners, they understand the importance of community connection and recognize the value of virtual tools to facilitate those connections.”

It is crucial to stay connected during times of crisis. That is why the app is offering features like real-time updates, a resident forum, targeted communications and more free for 90 days. To learn more, visit <https://learn.townsq.io/90-day-free-trial>.

Class action improper to challenge recouping Medicaid money from personal-injury lawsuits

Dan Trevas
Supreme Court of Ohio

Ohio law now requires a Medicaid recipient to use an administrative appeals process when claiming the state recouped too much of the money a recipient received from a third-party wrongdoer, the Ohio Supreme Court ruled recently.

A Supreme Court majority reversed an Eighth District Court of Appeals decision that allowed the certification of a class-action lawsuit by injured Medicaid recipients who maintained the state’s Medicaid recovery law is unconstitutional.

Writing for the Court majority, Justice Judith L. French stated Ohio lawmakers established an administrative appeal process as the “sole remedy” in disputes with the state regarding Medicaid recovery from civil lawsuits.

The Court’s decision directed the Cuyahoga County Common Pleas Court to determine if some of the potential members of the class-action lawsuit could still maintain class-action status.

Chief Justice Maureen O’Connor and Justices Sharon L. Kennedy, Patrick F. Fischer, R. Patrick DeWine, and Melody J. Stewart joined the opinion. Justice Michael P. Donnelly concurred in judgment only.

Injured Recipients Challenge Fluctuating Medicaid Law

Michael A. Pivonka and Lisa Rijos were the named plaintiffs in a class-action lawsuit filed to declare that a Medicaid reimbursement law was unconstitutional. Medicaid was created by federal law in 1965 and is jointly funded by state and federal governments to cover the medical costs of low-income and disabled individuals.

Pivonka was on Medicaid when he was injured by someone, and Medicaid paid for Pivonka’s medical bills. In 2012, Pivonka reached a settlement with the wrongdoer who injured him. Citing the version of R.C. 5101.58 in effect at the time, the Ohio Department of Job and Family Services sent a demand letter to Pivonka notifying him that under the “subrogation statute,” the state could recoup the amount of Medicaid funds it paid for his injuries. The department collected \$7,108 from his settlement with the wrongdoer.

Rijos was on Medicaid when someone injured her. A jury awarded her damages in 2013 from the accident. The department collected \$703 of the verdict award paid by the wrongdoer.

In 2013, Pivonka and Rijos sought to certify a class comprised of anyone who, under the statute, had to pay back Medicaid funds to the department from April 6, 2007, to the present without the requirement of a court order.

The department disputed the formation of the class, arguing R.C. 5101.58 was constitutional. The department also maintained the updated version of the law after it was amended in 2015 required those who disputed the repayment to use an administrative procedure.

The trial court rejected the state’s arguments and ruled that some of the arguments could be raised after the class-action lawsuit commenced. The state appealed the decision to the Eighth District, which affirmed the trial court’s decision.

The state appealed to the Supreme Court, which agreed to hear the case.

State Adapted Law after Court Rulings

This opinion explains how the Medicaid law was adjusted after U.S. Supreme Court decisions regarding Medicaid reimbursement laws passed by other states. Medicaid requires each state to adopt a law giving the state the right to recover certain costs paid by Medicaid that should have been paid by other sources.

When a wrongdoer injures a Medicaid recipient, the wrongdoer may be required to pay the medical costs for the injured recipients. When the costs are not paid by the wrongdoer, Medicaid pays the medical bills. Under the federal requirement, if the Medicaid recipient files a personal lawsuit against the wrongdoer, a portion of any settlement or award received by the recipient can be tapped by the state to recover the Medicaid funds used to pay the medical costs.

Other states, including Arkansas, had Medicaid subrogation statutes similar to Ohio’s. In 2006, the U.S. Supreme Court invalidated a portion of the Arkansas subrogation law. Although no court declared Ohio’s R.C. 5101.58 invalid, state lawmakers amended the law in 2007 to avoid having the same issue as Arkansas.

In 2013, the U.S. Supreme Court struck down a portion of North Carolina’s Medicaid subrogation law, which also was similar to the revised Ohio law. Ohio changed the law in 2013, and again in 2015. The 2015 version contained provisions of the subrogation law that gave the state the automatic right to recover medical costs from personal-injury lawsuits without getting a court order first.

The law presumed the state was entitled to half the amount of any award after attorney fees, legal expenses, and other litigation costs were paid. The 2015 version added a provision that allowed the Medicaid recipient to challenge the presumption through an administrative proceeding operated by the department. If the recipient disputed the department’s final decision about how much it could recover, the person could appeal the department’s decision to the common pleas court.

“The administrative process is, by its own terms, the ‘sole remedy’ available to those individuals,” the opinion stated.

Pivonka and Rijos argued they and the class members should not be required to follow the administrative procedure because the process allowing the state to recoup the money without a court order is unconstitutional and the department was not entitled to recoup any money.

The Court stated the class members cannot circumvent the administrative process by raising a constitutional challenge in common pleas court. Rather, the constitutional challenge can be raised after the recipient goes through the department’s appeals process. Then, the appeal reaches the common pleas court, the opinion concluded.

Because part of the changing Medicaid law did not apply to those who repaid money between April 6 and Sept. 28, 2007, the Supreme Court directed the trial court to determine whether those recipients could maintain an action in the common pleas court.

The opinion can be found online at: <http://www.courtnewsOhio.gov/cases/2020/SCO/0630/190084.asp#.XvyJo-cpCUk>

2019-0084. Pivonka v. Corcoran, Slip Opinion No. 2020-Ohio-3476.

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About the Supreme Court of Ohio

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The Supreme Court also has appellate jurisdiction in cases involving questions arising under the Ohio or United States Constitutions, cases originating in the courts of appeals, and cases in which there have been conflicting opinions on the same question from two or more courts of appeals. The Supreme Court hears all cases in which the death penalty has been imposed. These cases currently include both appeals from courts of appeals affirming imposition of the death penalty by a trial court and, for capital crimes committed on or after Jan. 1, 1995, appeals taken directly from the trial courts. Finally, the Supreme Court’s appellate jurisdiction extends to review of the actions of certain administrative agencies, including the Public Utilities Commission.

The Supreme Court has original jurisdiction to issue extraordinary writs. These include writs of habeas corpus (inquiring into the cause of an allegedly unlawful imprisonment or deprivation of custody), writs of mandamus (ordering a public official to perform a required act), writs of procedendo (compelling a lower court to proceed to judgment in a case), writs of prohibition (ordering a lower court to stop abusing or usurping judicial functions), and writs of quo warranto (issued against a person or corporation for usurpation, misuse, or abuse of public office or corporate office or franchise).

The Constitution grants the Supreme Court exclusive authority to regulate admission to the practice of law, the discipline of attorneys admitted to practice, and all other matters relating to the practice of law. In connection with this grant of authority, the Supreme Court has promulgated the Supreme Court Rules for the Govern-

ment of the Bar of Ohio. These rules address, among other things, admission to practice, attorney discipline, attorney registration, continuing legal education, and unauthorized practice of law.

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In connection with all of the rules for which it has responsibility, the Supreme Court generally solicits public comment before adopting new rules or amendments in final form. The Court first publishes its rules and amendments in proposed form. These proposals appear in both the Ohio State Bar Association Reports and the Ohio Official Advance Sheets and indicate the period open for comment and the staff member to whom comments should be directed. The Court reviews all comments submitted before it decides whether to adopt or amend a rule.

Pursuant to the Constitution, the Chief Justice or a Justice designated by the Chief Justice is responsible for ruling on the disqualification of appellate and common pleas court judges. The procedure for obtaining review of a claim of disqualification against an appellate or common pleas judge is commenced by the filing of an affidavit of disqualification with the Clerk of the Supreme Court. The Revised Code contains specific requirements governing the filing of affidavits of disqualification.

Article IV, Section 2 of the Constitution sets the size of the Court at seven – a Chief Justice and six Justices, who are elected to six-year terms on a nonpartisan ballot. Two Justices are chosen at the general election in even-numbered years. In the year when the Chief Justice runs, voters pick three members of the Court.

A person must be an attorney with at least six years experience in the practice of law to be elected or appointed to the Supreme Court. Appointments are made by the Governor for vacancies that may occur between elections.

Five indicted in Toledo City Council bribery and extortion scheme

U.S. Attorney Justin Herdman announced recently that a federal grand jury sitting in Cleveland, Ohio, has returned a 13-count indictment charging four sitting Toledo City Council members and one local attorney for their participation in a bribery and extortion scheme that encouraged soliciting and accepting cash, checks, money orders, or other things of value from local business owners in exchange for their votes on City Council.

“Today’s indictment is the next step in the process of ensuring accountability and maintaining the public’s trust in its elected officials in the city of Toledo,” said U.S. Attorney Justin Herdman. “Let this indictment serve as a reminder to all who seek to exploit their elected positions for personal enrichment – the public deserves better and we, the Department of Justice, will work day in and day out to ensure that the public’s interests are protected.”

“Elected officials are elected by the people, to serve the people, not to serve their own financial self-interest,” said FBI Special Agent in Charge Eric B. Smith. “The FBI will continue efforts to root out public corruption so citizens can have faith and trust in their public officials.”

Tyrone Riley, age 64, of Toledo, was indicted on one count of Hobbs Act conspiracy and five counts of Hobbs Act extortion under color of official right.

Yvonne Harper, age 71, of Toledo, was indicted on one count of Hobbs Act conspiracy, two counts of Hobbs Act extortion under color of official right and one count of conspiracy to commit extortion.

Garrick “Gary” Johnson, age 66, of Toledo, was indicted on one count of Hobbs Act conspiracy and two counts of Hobbs Act extortion under color of official right.

Larry Sykes, age 71, of Toledo, was indicted on one count of Hobbs Act conspiracy and two counts of Hobbs Act extortion under color of official right.

Keith Mitchell, age 69, of Toledo, was indicted on one count of Hobbs Act conspiracy and two counts of Hobbs Act extortion under color of official right.

According to the criminal complaint, in early 2018, the FBI began to investigate four Toledo City Council members and one attorney for soliciting monetary payments or other things of value from local business owners in exchange for their votes on City Council. In addition, Councilwoman Harper was investigated for an extortion attempt on a local business.

An indictment is only a charge and is not evidence of guilt. A defendant is entitled to a fair trial in which it will be the government’s burden to prove guilt beyond a reasonable doubt.

This case was investigated by the Cleveland Division of the FBI and is being prosecuted by Assistant U.S. Attorney Michael Freeman.

About the United States Attorney’s Office for the Northern District of Ohio

The Department of Justice is the nation’s litigator, serving but one client, the United States. The United States Attorneys serve as the Department’s principal litigators under the direction of the Attorney General. There are 93 United States Attorneys stationed in judicial districts throughout the United States and its territories. United States Attorneys are appointed by, and serve at the discretion of the President of the United States, with advice and consent of the United States Senate. Each United States Attorney is the Chief Federal Law Enforcement Officer of the United States within his or her particular jurisdiction.

Although the caseload varies among districts, each has every category of cases and handles a mixture of simple and complex litigation. Each United States Attorney exercises wide discretion in the use of his or her resources to further the priorities of the local jurisdictions and needs of their communities.

The Northern District of Ohio consists of the 40 northern counties in Ohio. The U.S. Attorney’s office (USAO) for the district is located in Cleveland, Ohio and there are staffed branch offices in Toledo, Akron and Youngstown. The office is divided into organizational units with specific responsibility for carrying out the mission of the office. There are currently 84 authorized full-time Assistant United States Attorneys and 85 support personnel in the Northern District of Ohio.

Supreme Court of Ohio approves annexation of Central State University land via bike trail

Dan Trevas
Supreme Court of Ohio

The Ohio Supreme Court recently approved the city of Xenia’s proposed “balloon-on-a-string” annexation of land used by Central State University, finding the plan met all the conditions of the state’s expedited annexation process.

In a unanimous per curiam decision, the Supreme Court affirmed the Second District Court of Appeals grant of a writ of mandamus to the city, which ordered the Greene County Board of County Commissioners to approve the annexation sought by the university and the city. The commissioners had sided with Xenia Township, which objected to the annexation.

At the center of the debate was the way the city and the university would be connected. The city is annexing a 41-acre strip of bike trail along a former railway that connects to a 4.5-acre triangular plot of Central State land. The Court’s opinion noted that it previously disfavored “strip,” “shoe-string,” or “corridor” annexations under Ohio’s traditional annexation scheme, but annexation reforms adopted by state lawmakers in 2001 permit them.

Commission Rejected Annexation

In 2001, the state developed three procedures allowing for expedited annexations when all the property owners within the area to be annexed sign an annexation petition. The Xenia-Central State annexation follows what is known as a “Type 2” annexation and is governed by R.C. 709.023. The residents of the area of a Type 2 annexation become residents of both the municipality and the township, subject to taxation by both, and able to receive services from either.

In announcing its support for the annexation, Central State said it currently contracts with the city of Xenia for water, sewer, fire, and emergency medical services. After annexation the university would not have to pay a surcharge for the services. Also, its 350 employees would pay income tax to Xenia.

The process required Xenia to file an annexation petition with the Greene County commissioners and adopt an ordinance or resolution specifying the services it would provide to the annexed land. A township or municipality that opposes the annexation can file objections with the commission, which Xenia Township did, referring

to the way the annexation was plotted as resembling “a balloon on a string,” with the balloon being the university and the string being the bike path.

Once the objections were submitted, the county commission had to determine if the petition met seven conditions listed in R.C. 709.023(E). The township argued the city’s proposal failed to meet several conditions, especially R.C. 709.023(E)(4), which requires that the annexed territory “shares a contiguous boundary with the municipal corporation to which annexation is proposed for a continuous length of at least 5 percent of the perimeter of the territory proposed for annexation.”

The county denied the city’s petition, so Xenia sought a writ from the Second District to compel the county to approve the annexation. The Second District granted the writ and ordered the county to approve the transaction. The county appealed to the Supreme Court, which was required to consider the appeal because the county’s request for a writ originated in the court of appeals.

Expedited Annexation Requirements Differ from Traditional Ones

The county claimed the city is not entitled to the order forcing board approval because, the county argued, it had discretion under R.C. 709.023(E) to deny the annexation. The Supreme Court opinion stated the law is tightly written to remove discretion. The Court noted that under “traditional” annexation, the board had to consider whether “the general good of the territory proposed to be annexed will be served” by the annexation. However, the seven conditions in the expedited annexation process do not contain “this type of open-ended language.”

Citing the Court’s 2017 State ex. Rel. Natl. Lime & Stone Co. v. Marion Cty. Bd. of Commrs. decision, the opinion stated that when all seven conditions are met, the commissioners have no discretion to deny the petition.

The commission also maintained the city failed to meet the “contiguity requirements” of the law. The commissioners maintained that the Court should rely on the definition of “contiguous” t adopted in the Court’s 1988 Middletown v. McGee decision.

The Court explained in McGee that the law was unsettled on what degree of border touching is needed to fulfill the contiguity requirement, but found there is general agreement that “some touching of the municipality and the territory to be annexed is required.”

That opinion, and others that followed, disfavored using connecting strips to meet the requirement, which is what Xenia proposed to do by using a bike trail to connect to Central State, the opinion noted.

The Court stated that at the time of McGee there was no definition in the law for “contiguous.” However, the General Assembly has defined the minimum degree of touching for a Type-2 annexation, which is a length of 5 percent.

Annexation Meets Land Requirement

The city calculated that the perimeter of the proposed annexed territory is 36,302 feet and has a contiguous boundary of 1,929 feet. That equates to a shared boundary of roughly 5.31 percent of the territory’s perimeter.

The county determined the perimeter was 38,137 feet and agreed with the city that the contiguous boundary was 1,929 feet. That is roughly 5.03 percent of the territory’s boundary. The Court determined that while the numbers slightly diverge, the shared boundary exceeds the 5 percent threshold called for in the law.

The county urged the Court to consider that the city announced future plans to annex an additional 159 acres, with some of the land owned by Central State, through the bike trail connection. The county argues if the 159 acres were added, the shared boundary would fall to 4.29 percent.

The opinion stated the law requires the county to consider the land in the petition, and not Xenia’s intent to annex land at some future time.

“We decline the county’s invitation to rewrite the statute by considering the city’s future plans,” the Court stated.

The opinion can be found online at: <http://www.courtnewsohio.gov/cases/2020/SCO/0625/191791.asp#.XvXh0ecpCUk>

2019-1791. State ex rel. Xenia v. Greene Cty. Bd. of Commrs., Slip Opinion No. 2020-Ohio-3423.

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ABA Special Report e-journal highlights systemic failures in nursing homes during COVID-19 pandemic

The American Bar Association Commission on Law and Aging has released its July-August 2020 issue of BIFOCAL, a special report called “Is This a 9/11 Moment for Long-Term Care?” which features articles and resources to support the elder law community in these unprecedented times. Articles include information about states protecting nursing facilities from liability in deaths from COVID-19, defunding nursing homes, reimagining elder care, and a look at how Canada handled COVID-19 in its long-term care facilities.

The issue is a collection of articles written by some of the country’s

foremost law and aging experts, who are available for interviews to media outlets. Experts and their articles include:

- States Move to Shield Nursing Homes from Liability in COVID-19 Deaths, by Samuel Brooks, project manager at the National Consumer Voice for Quality Long-Term Care; Robyn Grant, director of public policy and advocacy at the National Consumer Voice for Quality Long-Term Care; and Michael F. Bonamarte,

partner at Levin & Perconti, Chicago

- It’s Time to Defund Nursing Homes, by Charles Sabatino, director of the ABA Commission on Law and Aging
- Reimagining Elder Care: A Conversation with the Green House Project, an interview with Susan Ryan, senior director at the Green House Project, by the ABA Commission on Law and Aging
- Examining Systemic Deficiencies, Tragic Out-

comes in LTC Facilities, by Marianne Udow-Phillips, founding executive director of the Center for Health and Research Transformation (CHRT) at the University of Michigan; and Robyn Rontal, director of data analytics for CHRT

- Canada’s Coronavirus Chaos, by Laura Tamblyn Watts, CEO of CanAge, Canada’s national seniors’ advocacy organization

To view BIFOCAL, please visit: <https://www.americanbar.org>

About the American Bar Association

The ABA is the largest voluntary association of lawyers in the world. As the national voice of the legal profession, the ABA works to improve the administration of justice, promotes programs that assist lawyers and judges in their work, accredits law schools, provides continuing legal education, and works to build public understanding around the world of the importance of the rule of law. View our privacy statement online. Follow the latest ABA news at www.americanbar.org/news and on Twitter @ABANews.

OSU study finds cognitive decline on rise among boomers

KEITH ARNOLD
Daily Reporter Staff Writer

An Ohio State University-led study has found baby boomers are suffering from a decline in cognitive functioning despite the prevalence of dementia having fallen in recent years.

Researchers call it a reversal of trends, revealing the average cognition scores of adults aged 50 and older peaked among war babies born between 1942 and 1947.

Results of the nationwide study showed a decline in scores among early baby boomers born between 1948 and 1953 and decreased further in the mid-baby boomers born between 1954 and 1959.

“It is shocking to see this decline in cognitive functioning among baby boomers after generations of increases in test scores,” said study author Hui Zheng, professor of sociology at The Ohio State University. “But what was most surprising to me is that this decline is seen in all groups: men and women, across all races and ethnicities and across all education, income and wealth levels.”

Results showed lower cognitive functioning in baby boomers was linked to less wealth, along with higher levels of loneliness, depression, inactivity and obesity, and less likelihood of being married.

Published online in the Journals of Gerontology: Social Sciences, the study analyzed data on 30,191 Americans who participated in the 1996 to 2014 Health and Retirement Survey, conducted by the University of Michigan.

People 51 years old and older were surveyed every two years, a press release detailed.

As part of the study, participants completed a cognitive test in which they had to recall words they had heard earlier, count down from 100 by 7s, name objects they were shown and perform other tasks.

Other research has shown that overall rates of mortality and illness have increased in baby boomers, but generally found that the highly educated and wealthiest were mostly spared.

“That’s why it was so surprising to me to see cognitive declines in all groups in this study,” Zheng said.

“The declines were only slightly lower among the wealthiest and most highly educated.”

Zheng also compared cognition scores within each age group across generations so that scores are not skewed by older people who tend to have poorer cognition. Even in this analysis, the baby boomers came out on bottom.

“Baby boomers already start having lower cognition scores than earlier generations at age 50 to 54,” he said.

Zheng looked for clues across the lifetimes of those in the study to answer the question: Why baby boomers?

Increasing cognition scores in previous generations could be tied to beneficial childhood conditions — conditions that were similar for baby boomers, Zheng said.

Baby boomers’ childhood health was as good as or better than previous generations and they came from families that had higher socioeconomic status. They also had higher levels of education and better occupations, the study noted.

“The decline in cognitive functioning that we’re seeing does not come from poorer childhood conditions,” Zheng said.

The biggest factors linked to lower cognition scores among baby boomers in the study were lower wealth, higher levels of self-reported loneliness and depression, lack of physical activity and obesity.

Living without a spouse, being married more than once in their lives, having psychiatric problems and cardiovascular risk factors including strokes, hypertension, heart disease and diabetes were also associated with lower cognitive functioning among people in this generation.

“If it weren’t for their better childhood health, move favorable family background, more years of education and higher likelihood of having a white-collar occupation, baby boomers would have even worse cognitive functioning,” Zheng said.

There were not enough late baby boomers born in 1960 or later to include in the study, but Zheng said he believes they will fare no better. The same might be true for following

generations unless we find a solution for the problems found here, he said.

While many of the problems linked to lower cognitive functioning are symptoms of modern life, like less connection with friends and family and growing economic inequality, other problems found in this study are unique to the United States, Zheng said. One example would be the lack of universal access and high cost of health care.

“Part of the story here are the problems of modern life, but it is also about life in the U.S.,” he said.

One of the biggest concerns is that cognitive functioning when people are in their 50s and 60s is related to their likelihood of having dementia when they are older.

“With the aging population in the United States, we were already likely to see an increase in the number of people with dementia,” Zheng said.

“But this study suggests it may be worse than we expected for decades to come.”

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Former execs of domestic violence shelter charged with theft

The former executive director and bookkeeper of My Sister’s House, a domestic violence shelter in Washington Court House, were arrested recently on charges contained in an indictment alleging that the two spent thousands of dollars intended for the operation of the shelter on personal expenses for themselves, including food, a trip to Disney World and Universal Studios for their daughters, and thousands of dollars in purchases from Avon, Thirty-One and iTunes.

Agents arrested Crystal Chrisman, 52, the former executive director of the shelter, at her home in Columbus, and Jaime Cardinal, 44, the shelter’s former bookkeeper, in Washington Court House. They were transported to federal court in Cincinnati for initial appearances and released by Magistrate Judge Stephanie Bowman until further court hearings are scheduled.

The indictment charges each defendant in Count One with conspiracy to commit theft concerning programs receiving federal funds, and in Count Two with theft concerning programs receiving federal funds. If convicted, the defendants face up to five years’ imprisonment on Count One and up to ten years imprisonment on Count Two, plus up to a \$250,000 fine for each count. If convicted, the defendants could be ordered to pay full restitution of the amounts allegedly stolen, to forfeit any

assets they bought with stolen funds and to serve a term of supervised release. The allegations relate to activity between January 2014 and October 2016.

“The indictment alleges that the purpose of the conspiracy was for the defendants to unlawfully enrich themselves by converting funds intended for the shelter to their personal use,” said David M. DeVillers, United States Attorney for the Southern District of Ohio. “They allegedly achieved their objective by misusing debit cards connected to shelter accounts for personal purchases at restaurants, auctions, craft stores, and bowling alleys among other places - including purchases made when few, if any, victims lived at the shelter.”

“These two individuals allegedly stole DOJ funds intended to help victims of domestic violence and used it for personal gain. The Department of Justice Office of the Inspector General is committed to deterring abuse of DOJ programs for victims of violence. We will continue to root out these kinds of selfish schemes,” said William J. Hannah, Special Agent in Charge of the Department of Justice Office of the Inspector General Chicago Field Office.

The defendants allegedly committed the crimes between January 2014 and October 2016. My Sister’s House received more than \$10,000 annually in federal grant funds, includ-

ing grants under the Violence Against Women Act, the Family Violence Prevention and Services Act and the Victims of Crime Act. The grants are intended to be used to pay for salaries and benefits of staff and for shelter operations, including supplies and shelter maintenance.

David M. DeVillers, United States Attorney for the Southern District of Ohio; and the Department of Justice Office of the Inspector General announced the indictment. Assistant United States Attorney Julie Garcia is representing the United States in this case.

An indictment merely contains allegations, and the defendants are presumed innocent unless proven guilty in a court of law.

About the United States Attorney’s Office for the Southern District of Ohio

Our mission is to protect and serve the citizens of the Southern District of Ohio through the ethical, vigorous and impartial enforcement of the laws of the United States, and in so doing to defend the national security, improve the safety and quality of life in our communities, protect the public funds and financial assets of the United States, maintain a courteous and professional working environment, and, with skill and integrity, seek to do justice in every matter.

We are the United States Attorney’s Office for the Southern District of Ohio, one of 94 United States Attorney’s Offices in the country. We are a part of the Department of Justice. Our District is comprised of 48 counties in the southern half of the state.

We represent the interests of the United States, both criminal and civil, in federal court. It is our responsibility to enforce federal criminal laws. We work to prevent terrorism and promote the nation’s security. We are committed to preventing crime, enforcing federal laws, and representing the rights and interests of the American people. We strive to ensure the fair and efficient administration of justice for all Americans.

We prosecute those individuals and organizations that violate federal criminal statutes. We work with a multitude of federal, state, and local agencies, including the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF), the Drug Enforcement Administration (DEA), the Federal Bureau of Investigation (FBI), the Bureau of Immigration and Customs Enforcement (ICE), the Internal Revenue Service (IRS), the U.S. Forest Service, the U.S. Park Service, the U.S. Marshal’s Service, the U.S. Postal Inspection Service, the U.S. Secret Service, The Ohio Highway Patrol, and multitude of local law enforcement agencies. We

prosecute a wide-variety of offenses including domestic and foreign terrorism; child pornography and exploitation; civil rights violations; bank robbery and other violent crimes; firearms offenses; drug trafficking; health care fraud; immigration violations; public corruption; tax evasion; mail, bank and wire fraud; environmental offenses; and identity theft.

We also represent the United States in civil litigation, affirmative and defensive. As such, we sue individuals or entities who have violated federal civil laws. We also defend the interests of the United States when it, or one of its departments, agencies, or employees is sued, and we defend federal programs and agency actions.

We collect monies owed to the United States from forfeiture, restitution, and fines imposed as a part of the judgment in federal cases. We also pursue collection of civil debts owed to the United States, including student, small business, housing, and farm loans. Finally, we represent the interests of federal agencies in bankruptcy court.

Our district covers the bottom half of the state of Ohio.

Our district contains three staffed offices in Columbus, Cincinnati, and Dayton. The Columbus office is the headquarters of our District and is the largest, followed by Cincinnati then Dayton.

Auditor Faber launches online portal for potential inaccurate COVID-19 test results and data

Auditor of State Keith Faber recently announced the launch of an online portal for personal experiences with inconsistent or erroneous COVID-19 test results.

The office is seeking first-hand information from individuals who have received notices from the State or County Department of Health or a medical provider with experiences of inconsistencies in testing procedures including, but not limited to, receiving test results that were later reversed or

receiving results for a test the individual did not take.

“It is important that Ohioans have confidence in the data used for making COVID-19 policies,” said Auditor Faber. “There are widespread concerns and reports regarding false data. I saw a need for us to verify the data being used to either identify data errors or debunk what may, in some cases, be urban legends. I want to stress that this portal is only for first-hand experiences to establish facts or disprove

rumors. With this audit and portal we can provide valuable feedback to key policy makers and increase confidence for all Ohioans.”

The submissions to the portal will add data to the ongoing multi-state COVID-19 reporting audit that the office is conducting. In addition to the portal, the audit’s intent is for states to be able to assess their own data gathering processes and use of applied data analytics to mitigate virus spread, as well as to gain understand-

ing from approaches taken by other states.

The questions were designed so that comparisons among states can be made after all reviews are completed. The framework was conceived through collaboration from five states: Delaware, Florida, Mississippi, Ohio, and Pennsylvania with assistance from the National State Auditor’s Association.

The portal is available on the Auditor of State’s website: <https://ohioauditor.gov>

About the Ohio Auditor of State’s Office

The Auditor of State’s office, one of five independently elected statewide offices in Ohio is responsible for auditing more than 6,000 state and local government agencies. Under the direction of Auditor Keith Faber, the office also provides financial services to local governments, investigates and prevents fraud in public agencies, and promotes transparency in government.

Justice Department acts to shut down fraudulent websites exploiting the Covid-19 pandemic

The U.S. Department of Justice announced recently that it has obtained a Temporary Restraining Order in federal court to combat fraud related to the coronavirus (COVID-19) pandemic. The enforcement action, filed in Tampa, Florida, is part of the Justice Department’s ongoing efforts prioritizing the detection, investigation, and prosecution of illegal conduct related to the pandemic. The action was brought based on an investigation conducted by U.S. Immigration and Customs Enforcement’s (ICE) Homeland Security Investigations (HSI), in coordination with the Vietnam Ministry of Public Security.

“The Department of Justice is committed to preventing fraudsters from exploiting this pandemic for personal gain,” said Acting Assistant Attorney General Ethan P. Davis of the Department of Justice’s Civil Division. “We will use every resource at the government’s disposal to pursue scammers who are stealing money from citizens amidst the ongoing public health crisis.”

“This action affirms our commitment to Attorney General Barr’s directive to prioritize fraud schemes arising out of the coronavirus pandemic,” said U.S. Attorney Maria Chapa Lopez of the Middle District of Florida. “We will continue to aggressively investigate and shut down these scams that attempt to take advantage of our fellow American citizens, who are trying to keep their families safe and healthy during these very trying times.”

“Unfortunately the Global Pandemic has given criminals and criminal organizations a new opportunity to take advantage of our communities by targeting vulnerable populations through financial fraud schemes, the importation of counterfeit pharmaceuticals and medical supplies, and illicit websites defrauding consumers which continue to compromise legitimate trade and financial systems,” said

HSI Tampa Acting Special Agent in Charge Kevin Sibley. “Through our investigations under Operation Stolen Promise, HSI will continue to disrupt and dismantle these criminal networks as well as those who are exploiting the pandemic for their own financial gain.”

As detailed in the civil complaint and accompanying court papers filed on Monday, Aug. 3, 2020, Defendants Thu Phan Dinh, Tran Khanh, and Nguyen Duy Toan, all residents of Vietnam, are alleged to have engaged in a wire fraud scheme seeking to profit from the COVID-19 pandemic. According to the complaint, defendants operated more than 300 websites that fraudulently purported to sell products that became scarce during the pandemic, including hand sanitizer and disinfectant wipes. Thousands of victims in all 50 states attempted to purchase these items from defendants’ websites. Victims paid for items supposedly sold through the websites but never received the purchased products. The complaint alleges that defendants set up hundreds of email accounts and accounts with a U.S.-based payment processor to effectuate the scheme and keep it hidden from law enforcement. Defendants are also alleged to have listed fraudulent contact addresses and phone numbers on the websites, causing unaffiliated individuals and businesses in the United States to receive numerous complaint calls from victims who had been defrauded by the scheme. In response to the Department’s request for injunctive relief, U.S. District Judge Charlene Edwards Honeywell issued an emergency ex parte temporary restraining order requiring that the registrar and registries of defendants’ fraudulent websites take immediate action to disable them.

The United States obtained the restraining order to shutter defendants’ websites immediately while an investigation of defendants’ scheme continues. In so doing, the government is employing a federal statute that permits federal

courts to issue injunctions to prevent harm to potential victims of fraudulent schemes. In response to information provided by HSI, Vietnamese authorities have also conducted their own investigation and arrested the Defendants.

The Department of Justice recommends that Americans take the following precautionary measures to protect themselves from known and emerging scams related to COVID-19:

- Independently verify the identity of any company, charity, or individual that contacts you regarding COVID-19.
- Check the websites and email addresses offering information, products, or services related to COVID-19. Be aware that scammers often employ addresses that differ only slightly from those belonging to the entities they are impersonating. For example, they might use “cdc.com” or “cdc.org” instead of “cdc.gov.”
- Be wary of unsolicited emails offering information, supplies, or treatment for COVID-19 or requesting your personal information for medical purposes. Legitimate health authorities will not contact the general public this way.
- Do not click on links or open email attachments from unknown or unverified sources. Doing so could download a virus onto your computer or device.
- Make sure the anti-malware and anti-virus software on your computer is operating and up to date.
- Ignore offers from suspicious sources for a CO-

VID-19 vaccine, cure, or treatment. Remember, if a vaccine becomes available, you won’t hear about it for the first time through an email, online ad, or unsolicited sales pitch.

- Check online reviews of any company offering COVID-19 products or supplies. Avoid companies whose customers have complained about not receiving items.
- Research any charities or crowdfunding sites soliciting donations in connection with COVID-19 before giving any donation. Remember, an organization may not be legitimate even if it uses words like “CDC” or “government” in its name or has reputable looking seals or logos on its materials. For online resources on donating wisely, visit the Federal Trade Commission (FTC) website.
- Be wary of any business, charity, or individual requesting payments or donations in cash, by wire transfer, gift card, or through the mail. Don’t send money through any of these channels.
- Be cautious of “investment opportunities” tied to COVID-19, especially those based on claims that a small company’s products or services can help stop the virus. If you decide to invest, carefully research the investment beforehand. For information on how to avoid investment fraud, visit the U.S. Securities and Exchange Commission (SEC) website.

For the most up-to-date information on COVID-19, consumers may visit the Centers for Disease Control and Prevention (CDC) and World Health Organization (WHO) websites. The public is urged to report suspected fraud schemes related to COVID-19 (the Coronavirus) to the National Center for Disaster Fraud (NCDF) hotline by phone at (1-866-720-5721) or via an online reporting form available at www.justice.gov/disaster-fraud/web-form/ncdf-disaster-complaint-form.

The enforcement action taken today is being prosecuted by Assistant U.S. Attorney Carolyn B. Tapie of the Middle District of Florida and Trial Attorney Kathryn A. Schmidt of the Civil Division’s Consumer Protection Branch. HSI’s Tampa office is conducting the investigation.

The claims made in the complaint are allegations that, if the case were to proceed to trial, the government must prove to receive a permanent injunction against the defendants.

Additional information about the Consumer Protection Branch and its enforcement efforts may be found at www.justice.gov/civil/consumer-protection-branch. For more information about the U.S. Attorney’s Office for the Middle District of Florida, visit its website at www.justice.gov/usao-mdfl. For information about the Department of Justice’s efforts to stop COVID-19 fraud, visit www.justice.gov/coronavirus.

About the United States Department of Justice

The mission of the DOJ is to enforce the law and defend the interests of the United States according to the law; to ensure public safety against threats foreign and domestic; to provide federal leadership in preventing and controlling crime; to seek just punishment for those guilty of unlawful behavior; and to ensure fair and impartial administration of justice for all Americans.

Protect your health during cancer treatment

(StatePoint) Cancer can be a difficult and overwhelming diagnosis, and if you have cancer or are undergoing cancer treatment, your top priority is to get healthy. After your cancer diagnosis, there are many new things you might need to learn and manage. The Centers for Disease Control and Prevention and the National Blood Clot Alliance want you to protect your health by understanding your risk for dangerous blood clots, because cancer and some cancer treatments can increase your risk. About 900,000 people in the U.S. each year are affected by blood clots, and about one in five of

these blood clots are associated with cancer.

The risk for a blood clot is greatest in the first few months after cancer is diagnosed. Some cancers pose a greater risk for blood clots, including cancers involving the pancreas, stomach, brain, lung, uterus, ovaries and kidneys, as well as blood cancers such as lymphoma and myeloma. The higher your cancer stage, the greater your risk for a blood clot. The type of cancer treatment you receive may increase your risk for blood clots too. Treatments involving hospitalization, surgery, chemotherapy, hormonal

therapy, catheters placed in your veins, and some other therapies can increase your blood clot risk.

Know the Signs and Symptoms of a Blood Clot

Blood clots occur most often in the legs or arms, and symptoms include:

- Swelling
- Pain or tenderness not caused by an injury
- Skin that may be warm to the touch, red or discolored

Blood clots in your legs or arms can travel to your lungs, which can be

deadly. Symptoms of blood clots in your lungs include:

- Difficulty breathing
- Chest pain that worsens with a deep breath
- Coughing up blood
- Faster than normal or irregular heartbeat

Contact your cancer doctor immediately if you experience any blood clot symptoms.

A Plan to Protect Your Health

As you take steps to preserve your health, make blood clot awareness part of your care.

Know your risks for blood clots,

and discuss these risks with your cancer doctor.

Stay alert for any signs or symptoms of blood clots after surgery or treatment in an outpatient clinic. Contact your cancer doctor right away if you experience any of these signs or symptoms.

Work with your cancer doctor and make a plan to protect yourself against blood clots that is specific to your personal medical history and treatment.

Visit www.stoptheclot.org/spreadtheword/cancer for more information.

ABA concludes historic meeting after adopting new list of policies

The American Bar Association (ABA) House of Delegates (HOD) adopted nearly 60 new policies at its two-day August meeting.

Among the resolutions adopted as policy are several aimed at improving police-community relations and attacking racial injustice, including a measure urging the curtailment of the defense of qualified immunity in civil suits brought against law enforcement officers.

With attention focused on police misconduct in the wake of the homicide of George Floyd and other police incidents, the HOD adopted Resolution 301A, which urges governments to limit the doctrine of police qualified immunity that was expanded during the past 40 years by the U.S. Supreme Court. Also, the House approved Resolution 116A, which asks governments to enact laws that require law enforcement agencies to keep records of incidents of deadly force or excessive non-lethal force, and that a fully independent prosecutor be appointed when an individual dies in the custody of or during an encounter with a law enforcement officer.

The bar exam resolution, 10G, was adopted by a 256-146 vote. It asks the highest court or bar admission authority in each state or other licensing jurisdiction to cancel or not administer in person the examination

during the COVID-19 crisis unless cleared by public health authorities. The resolution offers several alternative approaches to the bar exam, including a diploma privilege during the crisis. But, it does not favor any specific option.

Across the country, state and other lawyer-licensing authorities made individual decisions on how best to approach the past July 2020 bar exam, and others are planned in the next few months. The bar exam is prepared by the National Conference of Bar Examiners (NCBE) and is administered independently of the American Bar Association and the ABA Council of the Section of Legal Education and Admissions to the Bar, which is sole national accreditor of U.S. law schools.

Proponents of the resolution said it was necessary to convey support for newly minted lawyers who are faced with taking the bar amid a pandemic, and that the recommendation merely suggests that licensing authorities examine various options. Opponents, who included the NCBE delegate, said the sponsors only made them aware of the proposal on the eve of the HOD meeting, and they took issue with its reference, citing diploma privilege as an option without fully exploring its implications. Their attempt to postpone debate failed by a wide vote.

Among several COVID-19-related new policies, the House adopted Resolution 10H that recommends governmental policies that minimize evictions and assist both landlords and renters faced with hardship because of the pandemic. Also, Resolution 117 recommends, among other aspects, that individual parties in court cases be offered a safe “in person hearing or delay” if the health crisis continues.

In other business, the HOD adopted:

- Resolution 111A, which establishes the ABA Best Practices for Third-Party Litigation Funding as policy. It is intended to serve as a guide for lawyers new to the practice of third-party litigation as well as more experienced attorneys and recommends that lawyers who engage in third-party financing detail the arrangement in writing, include the non-recourse or restricted nature of the financing, ensure that the client retains control of the case and protect the attorney-client relationship. It does not take a position on the use of the practice, which has ballooned into a major

industry in the past few years.

- Two new policies that urge appropriate governmental entities to allow those incarcerated to vote. Resolution 116E recommends governments provide a process to allow eligible pre-trial detainees to obtain a ballot and be able to vote despite their detention. And Resolution 116H advocates for the repeal of laws that disenfranchise persons based upon criminal conviction and that voting rights be restored, without any requirements to fulfill financial obligations, for those currently and formerly incarcerated.
- Resolution 100B, which urges governmental bodies to enact legislation banning race discrimination on the basis of the texture, style or appearance of a person’s hair and encourages implicit bias training to eradicate discrimination based on these factors.
- A narrow exception to ABA Model Rule 1.8(e), which bars financial support for clients. Under

Resolution 107, a lawyer representing an indigent client, either on a contingency fee or through a clinic on a pro bono basis, would be allowed to provide modest gifts, including for food, rent, transportation, medicine and other basic living expenses.

- Resolution 114, which urges that all national governments observe, respect and protect the independence of the International Criminal Court, a global judicial body. The new policy also condemned threats by governments to the ICC and its officers and personnel in the performance of their duties.
- Resolution 301B, which supports establishment of June 19, or Juneteenth, as a paid, national legal holiday to commemorate the end of slavery.

The HOD is the 597-member group of state, local and specialty bar associations.

The disposition of all HOD resolutions for the 2020 Annual Meeting can be found online at: <https://www.americanbar.org/>

LACK OF INTERNAL CONTROLS RESULTS IN MULTIPLE FINDINGS IN PUT-IN-BAY AUDIT

Auditor of State Keith Faber’s Office recently released the 2018 Village of Put-in-Bay (Ottawa County) financial audit. With multiple findings from prior audits still not corrected, the Village of Put-in-Bay piled on numerous more findings for abuse, non-compliance, material weakness, a significant deficiency, and findings for recovery.

The volume and variety of findings highlights a lack of internal controls in the Village.

In these instances, the findings for abuse showed that the inability to fulfill duties in a timely manner cost taxpayers excessive amounts of money. While no laws were violated, these were instances of gross neglect to the Village. For example, the 2018 contract with BlueInGreen, LLC stated that if the Village did not sign the contract by June 22, 2018, the fee would increase \$10,000 per month. The Village did not sign the contract until June 27, costing an additional \$30,000. Additionally, in 2015, the Village received notice of a class action lawsuit that indicated the Village was eligible for a settlement. The Village just needed to submit the claim form by October 12, 2016 to receive up to \$201,256 in the settlement agreement. The former Village Fiscal Officer did not inform the Council of the paperwork and it was not discovered until their termination in May 2018.

Furthermore, the report contained the following findings for recovery:

Finding for Recovery Against Former Village Administrator - \$3,245

Robert Knauer was the Village Administrator until April 1, 2016 when he became Utility Assistant, as approved by the Village Council on February 8, 2016 and the Council approved a rate of \$25.71 per hour for the position.

At the April 11, 2016 Council

meeting, Council changed the rate of pay for Knauer to \$18.72 via motion. At the January 6, 2017 Council meeting, they approved a three percent cost of living increase to all full-time employees bringing Knauer’s pay up to \$19.28, and at the December 11, 2017 meeting, Council approved a rate increase for him to \$21.00 due to obtaining his Class II license. At the February 14, 2018 Council meeting, Council motioned and passed a retroactive approval of Knauer’s pay to \$25 per hour from June 1, 2016 through August 2, 2017 and \$25.71 per hour from August 3, 2017 to present.

During fiscal year 2018, there was an error in calculating the payment of retroactively approved pay to Robert Knauer for the period of June 1, 2016 through February 14, 2018. Additionally, there was an error in calculation when his severance payment for unused sick time was being paid-out upon his retirement on April 27, 2018. As a result, he was over-compensated \$3,245.

A finding for recovery for public monies illegally expended was issued against Robert Knauer, in the amount of \$3,245 in favor of the Village of Put-in-Bay water operating (\$3,127) and sewer operating (\$118) funds, respectively.

Former Fiscal Officer Kelly Niese authorized the direct deposit resulting in the improper retroactive payment and Mayor Jessica Dress and Council Member Kelly Faris authorized the disbursement resulting in the improper severance payment.

Robert Knauer reimbursed the Village through a personal check on July 7, 2020 (\$3,245).

Finding for Recovery for Improper Reimbursements - \$1,640

According to the Village of Put-in-Bay Personnel Policy and Procedure Manual, the Village is to pay for or reimburse employees for reasonable and necessary expenditures made by employees while on official

Village business within the travel policy requirements. The policy also requires, in pertinent part:

- Prior travel approval from the Mayor’s Office is required for all travel done by Village employees, elected officials or appointed officials of the Village of Put-in-Bay;
- Overnight accommodations when traveling within a 75-mile radius of the Village will not be approved;
- Expenses incurred for meals with an overnight stay outside of a 75-mile radius while on official business will be reimbursed at actual cost with the approval of the appropriate administrative official. Such approval must be granted prior to the employee incurring the expense;
- An employee is eligible for such reimbursement only when travel has been authorized in writing by the appropriate administrative official, and when the travel extends overnight; and
- Non-allowable expenses include room service charges, tips in excess of 15% of the meal cost, barber, beauty parlor, or toiletries, and any otherwise allowable expense where no receipt is provided as documentation by the employee.

Employees were reimbursed for travel and training expenses in the total amount of \$1,640 during 2018 that were not made in accordance with the applicable Village policies outlined above and do not serve a proper public purpose.

A finding for recovery for public

monies illegally expended were issued against Carson Frase, Karen Goaziou, Kelly Niese, Matthew Mariano, Michael Woodside, Paul Steven Riddle, and Scott Sneller in the cumulative amount of \$1,640, in favor of the Village of Put-in-Bay general (\$1,612), water operating (\$14) and sewer operating (\$14) funds.

Under Ohio law, any public official who either authorizes an illegal expenditure of public funds or supervises the accounts of a public office from which such illegal expenditure is strictly liable for the amount of the expenditure. In this case, Fiscal Officers Kelly Niese, Joy Cooper, and Courtney Blumensaadt, Council Members Kelly Faris, Bernard Michael McCann, Jeffery Koehler, and Phillip Boyles, and Mayor Jessica Dress authorized disbursements resulting in the improper payments.

Karen Goaziou reimbursed the Village through personal check for her amount due on July 8, 2020 (\$356).

Finding for Recovery Improper Credit Card Purchases - \$4,403

The Village’s “Credit Card Policy” provides that “the purpose of the credit card shall be in the best interests of the Village of Put-in-Bay to clearly show expenditures and documentation of purchases” and that “valid and legal expenditures of the Village of Put-in-Bay may be incurred through the use of a Credit Card.” The policy further requires that “all expenditures through use of a credit card must be documented and forwarded to the Clerk-Treasurer...and the receipt must clearly show the expenditure and signature of the individual using the credit Card.”

The policy uses the same requirements for travel expenses while on village business as bulleted above. In addition, late fees, penalties and/or interest charges on a credit card do not serve a proper public purpose.

Employees made several unal-

lowable purchases using the Village’s credit cards issued to the Fiscal Officer, Chief of Police, and Village Administrator in the total amount of \$4,403 during fiscal year 2018. The disbursements were not within the applicable Village policies outlined above as they were related to travel within 75 miles of the Village, including tips in excess of 15% on meals while traveling, unallowable expenses such as unsupported disbursements and room service charges, as well as late fees, penalties, and interest on the credit card.

A finding for recovery for public monies illegally expended was issued against Courtney Blumensaadt, Glenn Basting, Karen Goaziou, Kelly Niese, and Paul Steven Riddle in the cumulative amount of \$4,403, in favor of the Village of Put-in-Bay general (\$4,005), mayor’s court computer (\$16), water operating (\$209) and sewer operating (\$173) funds.

Fiscal Officers Kelly Niese, Joy Cooper, and Courtney Blumensaadt, Council Members Kelly Faris, Bernard Michael McCann, Jeffery Koehler, and Phillip Boyles, and Mayor Jessica Dress authorized disbursements and are jointly and severally liable in the amount of \$4,403.

Karen Goaziou reimbursed the Village for the amount she owed through personal check on July 8, 2020 (\$79).

A full copy of this report is available online at: <http://ohioauditor.gov/auditsearch/Search.aspx>

About the Ohio Auditor of State’s Office

The Auditor of State’s office, one of five independently elected statewide offices in Ohio is responsible for auditing more than 6,000 state and local government agencies. Under the direction of Auditor Keith Faber, the office also provides financial services to local governments, investigates and prevents fraud in public agencies, and promotes transparency in government.

Priest indicted on charges of child pornography, child exploitation and juvenile sex trafficking

Justin Herdman, United States Attorney for the Northern District of Ohio, announced recently that a federal grand jury sitting in Cleveland, Ohio has returned an eight-count indictment against Robert D. McWilliams, age 40, of Strongsville. The defendant is charged with two counts of Sex Trafficking of a Minor, three counts of Sexual Exploitation of Children, one count of Transportation of Child Pornography, one count of Receipt and Distribution of Visual Depictions of Real Minors Engaged In Sexually Explicit Conduct and one count of Possession of Child Pornography.

“This indictment reflect the serious and elaborate nature of the acts allegedly taken by the defendant to traffic and exploit local area children,” said U.S. Attorney Justin Herdman. “The alleged acts committed in this case are a disturbing and strong reminder for parents to be vigilant about who their children talk to and what they do online.”

“Allegations of child exploitation against a trusted member of the religious community has long-term reverberations beyond just the criminal acts of the accused,” said Vance

Callender, special agent in charge of HSI Detroit. “Identifying people who violate their positions of public trust will always be a priority for those in HSI that investigate child exploitation.”

According to court documents, from 2017-2019, McWilliams engaged in sexually explicit conduct and behavior involving minors. McWilliams pretended to be a female on social media applications, which he used to make contact with minor male victims. Allegedly, certain of McWilliams’s victims were young boys McWilliams knew because he served as a priest in parishes with which these children and their families were affiliated.

Posing as a female, McWilliams allegedly enticed the minor male victims to send sexually explicit photographs and videos, sometimes threatening to expose embarrassing information McWilliams already knew about the victims if they did not send such images. At times, McWilliams is alleged to have threatened to send those photographs to family and friends if the minor male victims did not send additional photographs and videos. McWilliams is also alleged to have

followed through on this threat by sending the mothers sexually explicit photographs he received from minor male victims.

The affidavit also alleges that McWilliams was in possession of, received or distributed approximately 1,700 images and videos of child pornography and approximately 150 files of child pornography in a Dropbox cloud storage account.

Additionally, McWilliams is alleged to have used the social networking website Grindr.com to make contact with a minor male victim for the purpose of engaging in commercial sex. McWilliams allegedly met the victim on multiple occasions and, in exchange for sex, paid the victim for each act.

Anyone with knowledge of McWilliams’s contact with children should contact Homeland Security Investigations at (216) 749-9602.

This investigation is being conducted by the Department of Homeland Security, Homeland Security Investigations, with assistance from the Geauga County Prosecutor’s Office and Ohio Internet Crimes Against Children (“ICAC”) Task Force. The

case is being prosecuted by Assistant U.S. Attorneys Carol M. Skutnik and Bridget M. Brennan.

About the United States Attorney’s Office for the Northern District of Ohio

The Department of Justice is the nation’s litigator, serving but one client, the United States. The United States Attorneys serve as the Department’s principal litigators under the direction of the Attorney General. There are 93 United States Attorneys stationed in judicial districts throughout the United States and its territories. United States Attorneys are appointed by, and serve at the discretion of the President of the United States, with advice and consent of the United States Senate. Each United States Attorney is the Chief Federal Law Enforcement Officer of the United States within his or her particular jurisdiction.

United States Attorneys conduct most of the trial work in which the United States is a party. The United States Attorneys have three statutory responsibilities under Title 28, Section 547 of the United States Code:

- *the prosecution of criminal*

cases brought by the Federal Government;

- *the prosecution and defense of civil cases in which the United States is a party; and*
- *the collection of debt owed to the Federal Government.*

Although the caseload varies among districts, each has every category of cases and handles a mixture of simple and complex litigation. Each United States Attorney exercises wide discretion in the use of his or her resources to further the priorities of the local jurisdictions and needs of their communities.

The Northern District of Ohio consists of the 40 northern counties in Ohio. The U.S. Attorney’s office (USAO) for the district is located in Cleveland, Ohio and there are staffed branch offices in Toledo, Akron and Youngstown. The office is divided into organizational units with specific responsibility for carrying out the mission of the office. There are currently 84 authorized full-time Assistant United States Attorneys and 85 support personnel in the Northern District of Ohio.

Home renovations to fit the ‘new normal’ of homeownership

(BPT) With people across the country spending more time at home than ever before, home improvement projects are increasingly becoming top of mind for homeowners. Despite the financial difficulties brought on by the pandemic, 77% of homeowners say their home renovation budget for 2020 is the same or greater than last year, according to a survey by the National Association of Realtors® (NAR).

Whether it’s finally having time to make their dream home improvements a reality or preparing their homes to sell, homeowners are optimistic about completing renovations this

year. NAR’s survey found the top 3 home renovations that homeowners hope to complete within their budgets in 2020 are:

- A new bathroom (28%);
- A new kitchen (23%); and
- Fencing in their yards (21%).

“In an ever-changing world, homeownership provides sanctuary, safety and financial security,” said NAR President Vince Malta, broker at Malta & Co., Inc., in San Francisco, Calif. “As we celebrate Homeownership Month, we recognize that buying a home is one of the most rewarding transactions people

will make in their lifetimes. Making your home your dream home through remodeling projects takes time and patience, but Realtors® and homeowners alike recognize the feelings of accomplishment, satisfaction and potentially higher home values that come with it.”

The survey also revealed homeowners are attuned to how the pandemic may influence prospective buyers’ preferences. A fenced-in yard, for example, the third most popular project for 2020, didn’t even make the top 10 Realtor®-recommended projects in NAR’s 2019 Remodeling Impact Report, which examined a variety of

remodeling projects and their appeal, value and potential return on investment. A further 21% of homeowners expect new additions such as a home office, gym or other space will offer one of the greatest returns on investment - another project that Realtors® would not have recommended as a top priority based on 2019 data.

“Homeownership looks different now than it did years or even months ago - our homes have become offices, gyms and studios, so we’re seeing a shift in priority of the types of features that homeowners and potential buyers want,” Malta said. “Homeowners must keep in mind that

some projects that sound appealing during a pandemic have not historically provided as much value when selling a home.”

Still, some renovation priorities remain unchanged: Kitchen and bathroom upgrades and remodels were highly recommended by Realtors® in 2019, and continue to top most homeowners’ lists now.

Realtors® can help homeowners understand their local real estate markets as well as determine which home renovations improve quality of life and provide a greater return on investment during this ‘new normal’ of homeownership.

CALIFORNIA MAN PLEADS GUILTY TO THREATS DURING OHIO STATE FOOTBALL GAME

Daniel Lee Rippy, 29, of Livermore, California pleaded guilty recently to threatening a shooting at The Ohio State University and vowing to hurt football players. He sent the online threat during the 2018 football game between Ohio State and Michigan, which was played in Columbus.

According to court documents, Rippy sent a message over Facebook stating that the school was going to get shot up and “I’m seriously going to hurt the students and all the players from the football team.” He sent several other threats to injure or kill players, their family members and the head coach.

Law enforcement officials at the stadium were placed on high alert and re-allocated resources to investigate the threat, ultimately determining that Rippy was in California at the time he made the threat and did not pose an immediate danger.

“Graphic threats of violence against anyone, but especially threats during high-profile events, are taken seriously and will be prosecuted,” said David M. DeVillers, United States Attorney for the Southern District of Ohio.

“Threats of violence are very

dangerous and can divert law enforcement resources from local emergencies,” stated FBI Cincinnati Special Agent in Charge Chris Hoffman. “I commend The Ohio State University Police Division, the Joint Terrorism Task Force, and our law enforcement partners who aggressively investigated this case and work each day to keep the community safe.”

FBI agents arrested Rippy in California in December 2019 and he was released on bond, but he was re-arrested and U.S. Marshals transported him to Columbus after he failed to appear for a scheduled appointment with the court. Rippy pleaded guilty to one count of Threat in Interstate Communications, which carries a maximum statutory penalty of five years in prison and a \$250,000 fine. The court will conduct a pre-sentence investigation and determine an appropriate sentence according to federal sentencing guidelines and the defendant’s acceptance of responsibility, among other factors.

He remains in custody pending sentencing.

Joining Mr. DeVillers and SAC Hoffman in announcing the plea was Ohio State University Police Chief Kimberly Spears-McNatt. The plea was

entered before U.S. Magistrate Judge Norah McCann King. Assistant U.S. Attorney Jessica Knight represented the United States in the case which was investigated by the FBI Joint Terrorism Task Force.

About the United States Attorney’s Office for the Southern District of Ohio

Our mission is to protect and serve the citizens of the Southern District of Ohio through the ethical, vigorous and impartial enforcement of the laws of the United States, and in so doing to defend the national security, improve the safety and quality of life in our communities, protect the public funds and financial assets of the United States, maintain a courteous and professional working environment, and, with skill and integrity, seek to do justice in every matter.

We are the United States Attorney’s Office for the Southern District of Ohio, one of 94 United States Attorney’s Offices in the country. We are a part of the Department of Justice. Our District is comprised of 48 counties in the southern half of the state.

We represent the interests of the United States, both criminal and civil, in federal court. It is our responsibil-

ity to enforce federal criminal laws. We work to prevent terrorism and promote the nation’s security. We are committed to preventing crime, enforcing federal laws, and representing the rights and interests of the American people. We strive to ensure the fair and efficient administration of justice for all Americans.

We prosecute those individuals and organizations that violate federal criminal statutes. We work with a multitude of federal, state, and local agencies, including the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF), the Drug Enforcement Administration (DEA), the Federal Bureau of Investigation (FBI), the Bureau of Immigration and Customs Enforcement (ICE), the Internal Revenue Service (IRS), the U.S. Forest Service, the U.S. Park Service, the U.S. Marshal’s Service, the U.S. Postal Inspection Service, the U.S. Secret Service, The Ohio Highway Patrol, and multitude of local law enforcement agencies. We prosecute a wide-variety of offenses including domestic and foreign terrorism; child pornography and exploitation; civil rights violations; bank robbery and other violent crimes; firearms

offenses; drug trafficking; health care fraud; immigration violations; public corruption; tax evasion; mail, bank and wire fraud; environmental offenses; and identity theft.

We also represent the United States in civil litigation, affirmative and defensive. As such, we sue individuals or entities who have violated federal civil laws. We also defend the interests of the United States when it, or one of its departments, agencies, or employees is sued, and we defend federal programs and agency actions.

We collect monies owed to the United States from forfeiture, restitution, and fines imposed as a part of the judgment in federal cases. We also pursue collection of civil debts owed to the United States, including student, small business, housing, and farm loans. Finally, we represent the interests of federal agencies in bankruptcy court.

Our district covers the bottom half of the state of Ohio.

Our district contains three staffed offices in Columbus, Cincinnati, and Dayton. The Columbus office is the headquarters of our District and is the largest, followed by Cincinnati then Dayton.

Montgomery County Recorder McClain encourages new way to safely record real estate documents

Denise Gerhard
Administrative Assistant to
Brandon C. McClain
Montgomery County Recorder

eRecording has allowed individuals, lending facilities, title companies and attorneys the opportunity to conveniently record their documents electronically from their homes and/or offices. This process offers customers

the ability to simplify and accelerate all aspects of the recording process, dramatically shortening the process time and improving auditability. Montgomery County consists of approximately 260,000 parcels. Each time an owner of one of those parcels takes out a mortgage, refinances or pays off an existing mortgage, a new document is recorded. During the previous four months, the Recorder’s Office has

recorded roughly 23,713 mortgages, 23,109 releases and 4,764 assignments. Montgomery County Recorder Brandon McClain says the office has seen an increase in the recording of mortgages, releases and assignments due to the lower interest rate offered to homeowners. The convenience of eRecording reduces foot traffic coming in and out of the office by runners, title companies

and delivery services thereby reducing the risk of potential exposure to COVID-19. Recorder McClain encourages all those recording mortgages, releases or assignments of mortgages, to use electronic filing. This service is available Monday through Friday from 8am- 4pm EST. “The safety of my staff and those we serve is my top priority. I also take pride in offering the best services avail-

able to our community. This process allows me to prioritize both,” said McClain. To begin filing documents electronically with the Montgomery County Recorder’s Office, visit simplifile.com or call 1-800-460-5657 or 1-801-223-1031. For more information concerning this press release, contact Denise Gerhard at 937-224-3857.

REVIEW OF OHIO’S CONCEAL-CARRY SYSTEM SHINES LIGHT ON VULNERABILITIES

The office of Ohio Attorney General Dave Yost issued a special report recently identifying some vulnerabilities in the state’s concealed-carry licensing system and outlining steps taken to plug those gaps. The report stems from a proactive effort by the attorney general to ensure that Ohio continues its 16-year record of carrying safely and responsibly. “By any measure, our concealed-carry system is a success,” Yost said. “To safeguard the public, this law prohibits licenses to felons and people who have been deemed by a court to be mentally incompetent. All of us have an interest in enforcing these prohibitions.”

Given his office’s role in the checks and balances of the state’s system for issuing concealed-handgun licenses (CHLs), the attorney general last year ordered a review of the process, seeking to ensure that such licenses weren’t ending up in the wrong hands. The databases needed to conduct this analysis are maintained by different state agencies, a complicating factor in the review process. Under Ohio law, determinations of mental incompetence (MI) must be reported to the Ohio Attorney General’s Bureau of Criminal Investigation (BCI) by courts and/or mental health providers. The list of active holders of Ohio CHLs, meanwhile, is housed with the

Ohio Department of Public Safety (ODPS), which maintains the information in its Law Enforcement Automated Data System (LEADS). LEADS is used strictly for law enforcement purposes, meaning that the Identification Division of BCI did not have access to the CHL data. This hurdle was cleared when BCI, through a memorandum of understanding, obtained the list of CHL holders from ODPS, data that the bureau then compared against its MI database – a comparison that had never been done. “Everyone in Ohio should expect that we are enforcing existing laws – and, as this report demonstrates, we are,” Yost said. “This first-of-its-

kind law enforcement project would not have been possible without the partnership between the Attorney General’s Office and ODPS, under the leadership of Director Stickrath and Gov. DeWine.” What BCI found in its review is that, of the Ohioans who have a CHL, 41 of them had been deemed to be mentally incompetent – which means they should not have had a concealed-handgun license or possessed a firearm. “Those 41 individuals represent only a tiny fraction of a percentage of the Ohioans who have concealed-carry licenses, and we are not aware that any harmful outcomes have resulted,” AG Yost said. “But even one unlawful license is too many.”

To fix the problem, BCI and ODPS partnered to automate the cross-checking – at no cost to taxpayers – to permanently allow CHL updates to flow to BCI, thus allowing the bureau to make routine cross-checks of the concealed-handgun licenses against the mental incompetence database. When a mentally incompetent adjudication is uncovered in the cross-checking process, BCI is committed to promptly notifying the appropriate sheriff’s office by phone and in writing so that action can be taken on the CHL in question. “Revoking wrongfully issued licenses is an example of how we can and should enforce existing gun laws before creating new ones,” Yost said.

Man charged with embezzling \$600k from Discovery Tours, Inc

Justin Herdman, United States Attorney for the Northern District of Ohio, announced recently that a federal grand jury sitting in Cleveland has returned a eighteen-count indictment charging Joseph A. Cipolletti, age 45, of Hudson, with wire fraud, money laundering, bank fraud, and making a false statement under oath. “This defendant is accused of embezzling thousands of dollars from hardworking Northeast Ohio families, intended to provide their children and students with meaningful educational experiences, for his own personal use – such as buying vehicles and backyard renovations,” said U.S. Attorney Justin Herdman. “As a result of the defendant’s alleged actions, his place of business was forced into bankruptcy, and our community’s schoolchildren were deprived of invaluable experiences and memories.” “The fraud perpetrated by Mr. Cipolletti stole money from hardworking families and school districts. The scheme deprived students of annual trips that have become a tradition and provide a lifetime of memories,” said FBI Special Agent in Charge Eric B. Smith. “Great work by partner agencies including the Summit County Prosecutor’s Office, the Geauga County Prosecutor’s Office, and Ohio BCI, laid the initial groundwork for the FBI and the USAO to obtain this federal indictment. We will continue to work with partners throughout Northeast Ohio to seek justice for the communities we serve.” “When these families paid for a trip, fraud wasn’t on the itinerary,” said Ohio Attorney General Dave Yost. “This business owner didn’t keep his word, so now his next destination will be the courthouse.” “This individual is a typical con man,” said Cuyahoga County Prosecutor Michael O’Malley. “He took money

from parents and never intended on fulfilling his obligations.” “Thank you to U.S. Attorney Justin Herdman and his office and the FBI for their thorough investigation,” said Summit County Prosecutor Sherri Bevan Walsh. “My office began an investigation into this conduct over two years ago. My hope is those responsible for taking money from local families and depriving students of a once-in-a-lifetime trip will be held accountable.” According to the indictment, Cipolletti was employed as Vice President of Discovery Tours, Inc., a business located in Mayfield Village, Ohio, that offered educational trips for grade school and high school students to destinations such as Washington, D.C., Chicago, Illinois, New York City, New York, Columbus, Ohio, and Gettysburg, Pennsylvania. These trips took place via coach bus and included transportation, hotel accommodations, meals, sightseeing admissions, and security. The defendant’s responsibilities included managing the organization’s finances, cash withdrawals, general ledger entries, accounts payable, accounts receivable, payroll, taxes and the defendant had signature authority on the business bank accounts. According to court documents, from June 2014 to May 2018, the defendant is alleged to have devised a scheme to divert payments intended for these trips for personal use. The defendant defrauded parents, other student trip purchasers, and embezzled funds meant for school trips on items such as home renovations and personal vehicles. Overall, the defendant is alleged to have embezzled approximately \$609,942 from his place of business. The defendant allegedly took many actions to further his scheme, including making multiple false entries in the Discovery Tours general ledger

claiming embezzled funds were trip-related expenses, forging an email to a hotel vendor claiming that the business suffered a loss of \$236,022.27 due to a hacked account, paying vendors for previous student trips with deposits from future trips, and obtaining high-out interest loans to conceal his actions. The high interest on these loans ultimately led to Discovery Tours eventual bankruptcy filing. In one instance, according to the indictment, on or about May 19, 2016, a hotel vendor sent the defendant an email stating that payment for a previous school trip had not been made and was overdue. The hotel vendor informed the defendant that because of this delay in payment, the business would be required to prepay for future events. The hotel vendor advised the defendant that payment in full for the hotel accommodations was not received by a specific time and date, then the next student group would not be permitted to check-in. On or about May 21, 2016, knowing that his organization’s business account did not have sufficient funds, the defendant issued five checks totaling \$72,540, payable to the hotel, and had an employee travel in interstate commerce from Ohio to Virginia to hand deliver the checks to the hotel. All the checks were returned for insufficient funds. That indictment states that as a result of the defendant’s actions, on May 7, 2018, Discovery Tours abruptly ended operations and filed for bankruptcy in United States Bankruptcy Court for the Northern District of Ohio. Student trips to Washington, D.C. were cancelled for dozens of schools across Ohio and more than 5,000 families lost the money they had previously paid for trip fees. Furthermore, on December 10, 2018, in the United States Bankruptcy

Court for the Northern District of Ohio, the defendant is alleged to have knowingly made statements under oath in and in relation to his organization’s bankruptcy status. The defendant claimed that he did not owe his business any money, when in fact, and as he then knew, the defendant embezzled \$609,942 from his place of business and made false entries in the general ledger. An indictment is only a charge and is not evidence of guilt. A defendant is entitled to a fair trial in which it will be the government’s burden to prove guilt beyond a reasonable doubt. If convicted, the defendant’s sentence will be determined by the Court after review of factors unique to this case, including the defendant’s prior criminal record, if any, the defendant’s role in the offense and the characteristics of the violation. In all cases, the sentence will not exceed the statutory maximum and in most cases it will be less than the maximum. The investigation was conducted by the Cleveland Division of the FBI and Akron Resident Agency. The U.S. Attorney’s Office for the Northern District of Ohio would like to acknowledge and thank the Ohio Bureau of Criminal Investigations and the Summit County, Geauga County, and Cuyahoga County Prosecutor Offices for their cooperation with this matter. This case is being prosecuted by Assistant U.S. Attorney Brian McDonough. About the United States Attorney’s Office for the Northern District of Ohio The Department of Justice is the nation’s litigator, serving but one client, the United States. The United States Attorneys serve as the Department’s principal litigators under the direction of the Attorney General. There are 93 United States Attorneys stationed in

judicial districts throughout the United States and its territories. United States Attorneys are appointed by, and serve at the discretion of the President of the United States, with advice and consent of the United States Senate. Each United States Attorney is the Chief Federal Law Enforcement Officer of the United States within his or her particular jurisdiction. United States Attorneys conduct most of the trial work in which the United States is a party. The United States Attorneys have three statutory responsibilities under Title 28, Section 547 of the United States Code:

- the prosecution of criminal cases brought by the Federal Government;
- the prosecution and defense of civil cases in which the United States is a party; and
- the collection of debt owed to the Federal Government.

Although the caseload varies among districts, each has every category of cases and handles a mixture of simple and complex litigation. Each United States Attorney exercises wide discretion in the use of his or her resources to further the priorities of the local jurisdictions and needs of their communities. The Northern District of Ohio consists of the 40 northern counties in Ohio. The U.S. Attorney’s office (USAO) for the district is located in Cleveland, Ohio and there are staffed branch offices in Toledo, Akron and Youngstown. The office is divided into organizational units with specific responsibility for carrying out the mission of the office. There are currently 84 authorized full-time Assistant United States Attorneys and 85 support personnel in the Northern District of Ohio.