

IN THE COURT OF COMMON PLEAS  
FRANKLIN COUNTY, OHIO

Nicoleta E. Spantithos,	:	
	:	Case No. 22 CV 7466
Plaintiff,	:	
	:	
v.	:	Judge Andy D. Miller
	:	
Christina G. Spantithos, <i>et al.</i> ,	:	
	:	
Defendants.	:	

**REPORT OF SALE OF REAL ESTATE LOCATED AT  
4994-A NORTH HIGH STREET, COLUMBUS, OH 43214**

Jack Harris of Intercept Management Corp., the Court-appointed receiver (the “Receiver”) in this case, reports the sale of the real property located at 4994-A North High Street, Columbus, OH 43214, pursuant to R.C. § 2735.04, as follows:

1. On April 23, 2025, the Court entered its *Order Granting Motion of Receiver to Sell Real Property Located at 4994-A N. High St. Free and Clear of Any Claims, Liens, or Encumbrances* (the “Sale Order”), authorizing the Receiver to sell the Property to Three60 Acquisitions, LLC (the “Buyer”) pursuant to a Real Estate Purchase Contract free and clear of all claims, liens, and encumbrances, for \$400,000.00.

2. On April 29, 2025, the sale of the Property was completed. A copy of the Settlement Statement from the closing is attached as Exhibit A.

3. As reflected in the Settlement Statement, the following was paid at closing:
- a. \$4,195.73 to the Franklin County Treasurer for second half real estate taxes;
  - b. \$2,613.48 in pro rated real estate taxes for January 1, 2025 to April 29, 2025;
  - c. \$24,000.00 in realtor sales commissions to Intercept Management Corp.;

- d. \$887.50 for title charges; and
  - e. \$1,200.00 for fees and taxes to the Franklin County Auditor.
4. The Receiver received the remaining net proceeds from the sale of the Property in the amount of \$367,103.29.
5. Pursuant to the Sale Order, the remaining sale funds will be held pending further order of the Court.

Respectfully submitted,

/s/ James A. Coutinho

James A. Coutinho (0082430)

Allen Stovall Neuman & Ashton LLP

10 West Broad Street, Suite 2400

Columbus, OH 43215

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*Counsel for the Receiver*



### A. Settlement Statement (HUD-1)

# EXHIBIT A

## Page 1 of 3

#### B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File No. 2024-713	7. Loan No. 614753	8. Mortgage Insurance Case No.
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv ins.				

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.," were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: Three60 Acquisitions, LLC 368 Fairway Drive Columbus, OH 43214	E. Name & Address of Seller: Jack Harris as the Court-appointed Receiver over the real estate located at 4994-A N. High St., Columbus, OH 43214 in the Court of Common Pleas of Franklin County, Ohio, Case No. 22 CV 7466	F. Name & Address of Lender: Rain City Capital, LLC 12131 113th Avenue Northeast #201 Kirkland, WA 98034
G. Property Location: 4994-A North High Street Columbus, OH 43214	H. Settlement Agent: Anderson Land Title Agency, Ltd.  Place of Settlement: 5 East Long Street Ste. 1203 Columbus, OH 43215-2900	I. Settlement Date: 04/29/2025 Funding Date: 04/29/2025 Disbursement Date: 04/29/2025

#### J. Summary of Borrower's Transaction

<b>100. Gross Amount Due from Borrower</b>	
101. Contract sales price	\$400,000.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$127,794.40
104.	
105.	
Adjustment for items paid by seller in advance	
106. City/Town Taxes	
107. County Taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	\$527,794.40
<b>200. Amount Paid by or in Behalf of Borrower</b>	
201. Deposit	\$4,000.00
202. Principal amount of new loan(s)	\$457,395.00
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/Town Taxes	
211. County Taxes 01/01/2025 to 04/29/2025	\$2,613.48
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	\$464,008.48
<b>300. Cash at Settlement from/to Borrower</b>	
301. Gross amount due from borrower (line 120)	\$527,794.40
302. Less amounts paid by/for borrower (line 220)	\$464,008.48
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$63,785.92

#### K. Summary of Seller's Transaction

<b>400. Gross Amount Due to Seller</b>	
401. Contract sales price	\$400,000.00
402. Personal property	
403.	
404.	
405.	
Adjustment for items paid by seller in advance	
406. City/Town Taxes	
407. County Taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	\$400,000.00
<b>500. Reductions in Amount Due to Seller</b>	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	\$30,283.23
503. Existing loan(s) taken subject to	
504. Payoff of First Mortgage	
505. Payoff of Second Mortgage	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/Town Taxes	
511. County Taxes 01/01/2025 to 04/29/2025	\$2,613.48
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	\$32,896.71
<b>600. Cash at Settlement to/from Seller</b>	
601. Gross amount due to seller (line 420)	\$400,000.00
602. Less reductions in amounts due seller (line 520)	\$32,896.71
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$367,103.29

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

I. Settlement Charges		Paid From Borrower's Funds at Settlement	Paid From Lender's Funds at Settlement
<b>700. Total Real Estate Broker Fees</b>			
Division of commission (line 700) as follows:			
701.	\$24,000.00 to Intercept Management Corp.		
702.	\$		
703.	Commission paid at settlement		\$24,000.00
704.			
<b>800. Items Payable in Connection with Loan</b>			
801.	Our origination charge \$9,147.90	(from GFE #1)	
802.	Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)	
803.	Your adjusted origination charges	(from GFE #A)	\$9,147.90
804.	Appraisal fee	(from GFE #3)	
805.	Credit report	(from GFE #3)	
806.	Tax service	(from GFE #3)	
807.	Flood certification	(from GFE #3)	
808.	Processing Fee to Rain City Capital, LLC		\$1,725.00
809.	Renovation/Construction Holdback to Rain City Capital, LLC		\$108,220.00
810.			
811.			
<b>900. Items Required by Lender to be Paid in Advance</b>			
901.	Daily interest charges from 04/29/2025 to 05/01/2025	(from GFE #10)	
902.	Mortgage insurance premium	(from GFE #9)	
903.	Homeowner's Insurance to Foremost	(from GFE #11)	\$4,003.00
904.			
<b>1000. Reserves Deposited with Lender</b>			
1001.	Initial deposit for your escrow account	(from GFE #9)	
1002.	Homeowner's Insurance		
1003.	Mortgage Insurance		
1004.	Property taxes		
1005.			
1006.			
1007.	Aggregate Adjustment \$0.00		
<b>1100. Title Charges</b>			
1101.	Title services and lender's title insurance	(from GFE #4)	\$248.00
1102.	Settlement or closing fee to Anderson Land Title Agency, Ltd.		
1103.	Owner's title insurance to WFG National Title Insurance Company	(from GFE #5)	\$1,837.50
1104.	Lender's title insurance to WFG National Title Insurance Company \$248.00		
1105.	Lender's title policy limit \$457,395.00		
1106.	Owner's title policy limit \$400,000.00		
1107.	Agent's portion of the total title insurance premium to Anderson Land Title Agency, Ltd. \$1,832.60		
1108.	Underwriter's portion of the total title insurance premium to WFG National Title Insurance Company \$249.90		
1109.	Title - Exam Fee to Anderson Land Title Agency, Ltd.		\$490.00
1110.	Title - Settlement Fee to Anderson Land Title Agency, Ltd.		\$600.00
1111.	Receivership Underwriting Fee to Anderson Land Title Agency, Ltd.		\$800.00
1112.	Title - Insurance Binder to Anderson Land Title Agency, Ltd.		\$200.00
1113.	Title - Dead Prep. Fee to David J. Anderson, Esq.		\$37.50
1114.	Title - Overnight/Wire Fees to Anderson Land Title Agency, Ltd.		\$50.00
1115.	CPL (Lender) to WFG National Title Insurance Company		\$40.00
1116.	Lender's ALTA 9-06 Endorsement to WFG National Title Insurance Company		\$150.00
1117.	Lender's ALTA 22-06 Endorsement to WFG National Title Insurance Company		\$150.00
1118.	Lender's OTHB OH-112 Endorsement to WFG National Title Insurance Company		\$150.00
1119.	Lender's ALTA 8.2-06 Endorsement to WFG National Title Insurance Company		\$250.00
1120.	Fee to Landmark Survey Group		\$250.00
<b>1200. Recording and Transfer Charges</b>			
1201.	Recording charges	(from GFE #7)	\$268.00
1202.	Mortgage \$226.00 Release \$ to Franklin County Recorder		
1203.	Transfer taxes	(from GFE #8)	\$0.50
1204.	City/County tax/stamps Deed \$1,200.50 Mortgage \$ to Franklin County Auditor		\$1,200.00
1205.	State tax/stamps Deed \$ Mortgage \$		
1206.	Electronic Recording Fee to Anderson Land Title Agency, Ltd.		\$20.00
<b>1300. Additional Settlement Charges</b>			
1301.	Required services that you can shop for	(from GFE #6)	
1302.	2nd Half 2024 Real Estate Taxes PN: 010-117208-00 to Franklin County Treasurer		\$4,195.73
1303.			
1304.			
1305.			
1306.			
1307.			
1308.			
1309.			
1310.			
1300.	<b>Total Settlement Charges (enter on lines 100, Sections I and 202, Section J)</b>		\$127,794.40
			\$30,283.23

See signature addendum

Signature Addendum

Three60 Acquisitions, LLC, an Ohio Limited Liability Company

By: [Signature], Member 4-29-25  
Joshua Hively, Member Date

[Signature] RECEIVED 04/29/2025  
Jack Harris as the Court-appointed Receiver over the real estate located at 4994-A N. High St., Columbus, OH 43214 in the Court of Common Pleas of Franklin County, Ohio, Case No. 22 CV 7466

By: [Signature], Member 4/29/2025  
Caitlin Zupancic, Member Date

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

[Signature] Settlement Agent 4/29/25 Date

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that on May 8, 2025, a copy of the foregoing *Report of Sale of Real Estate Located at 4994-A North High Street, Columbus, OH 43214* was submitted to the Court electronically and served on the following registered eFiling participants, **electronically** through the court's eFiling system at the email address registered with the court:

- Jason C. Blum, Esq.  
*Counsel for Plaintiff Nicoleta E. Spantithos*
- David G. Korn, Esq.  
*Counsel for Jose L. Rodriguez and Ofelia Espindola*

Electronic service through the Court's eFiling system is proper pursuant to Section X(C)(1) of the Franklin County Court of Common Pleas Amended Administrative Order regarding Electronic Filing of Court Documents.

The foregoing was also served by **ordinary U.S. Mail** addressed to the following:

None.

Pursuant to Rule 5(A) of the Ohio Rules of Civil Procedure, service is not required on parties in default for failure to appear.

/s/ James A. Coutinho  
James A. Coutinho (0082430)