

 <b>First American Title™</b>	<b>PRELIMINARY JUDICIAL REPORT</b>
<b>Judicial Report</b>	
	POLICY NUMBER <b>5007339-0065294e</b>

Guaranteed Party Name: **KeyBank, NA**File No.: **P25-1385 / F25-50916****06/05/2025**Effective Date: **June 2, 2025 @ 7:00 a.m.**

Pursuant to your request for a Preliminary Judicial Report (hereinafter "the Report") for use in judicial proceedings, **FIRST AMERICAN TITLE INSURANCE COMPANY** (Hereinafter "the Company") hereby guarantees in an amount not to exceed **\$25,191.01** that it has examined the public records in **Franklin County, Ohio** as to the land described in Schedule A, that the record title to the land is at the date hereof vested in **Michele M. Audetat and Micah H. Audetat, for their joint lives, remainder to the survivor of them, by deed recorded November 1, 2016 in Instrument No. 201611010150749 of Franklin County Records** and free from all encumbrances, liens or defects of record, except as shown in Schedule B.

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

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

Issuing Agent: **Nova Title Agency, Inc.**

Agent Account No.: [REDACTED]

Address: **6001 Cochran Road  
Suite 302**City, State, Zip: **Solon, OH 44139**Telephone: **(440)-600-5550**

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its authorized officers as of Date of Policy shown in Schedule A.

**First American Title Insurance Company**
For Reference:  
**P25-1385 / F25-50916**


Dennis J. Gilmore  
President



Timothy Kemp  
Secretary

Issued By:

Nova Title Agency, Inc.  
6001 Cochran Road  
Suite 302  
Solon, OH 44139  
Account No. [REDACTED]  
Telephone: (440)-600-5550

By: John J Dyer, III

Authorized Countersignature, John J Dyer III, Esq.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

**ORDER NO. P25-1385 / F25-50916**

**PRELIMINARY JUDICIAL REPORT  
SCHEDULE A**

**DESCRIPTION OF LAND**

Situated in the City of Columbus, County of Franklin, and State of Ohio:

Being Lot Number 5, 5 feet off the north side of Lot Number 6, and part of Lot Number 4 in Southland Addition as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 14, Page 23, Recorder's Office, Franklin County, Ohio, and which said part of Lot Number 4 is described as follows:

Beginning at an iron pipe in the east line of said Lot Number 4 and the east line of High Street;

Thence East to a point in the east line of said Lot Number 4, which is 3 feet north of the southeast corner thereof;

Thence South, along the east line of said Lot Number 4, a distance of 3 feet to the southeast corner thereof;

Thence Westerly, along the south line of said Lot Number 4, to the place of beginning.

FIRST AMERICAN TITLE INSURANCE COMPANY

ORDER NO. P25-1385 / F25-50916

SCHEDULE B

The matters shown below are exceptions to this Preliminary Judicial Report and the Company assumes no liability arising therefrom.

1. Plat items, Easements, Restrictions, Declarations, Amendments to Declarations and Mineral Leases which are filed for record.
2. Short Form Open-End Mortgage from **Michael M. Audetat, unmarried, and Micah H. Audetat, unmarried**, to **KeyBank National Association** in the amount of \$26,500.00, dated December 15, 2016 and filed January 4, 2017 in Instrument No. 201701040001581 of Franklin County Records.

**NOTE: Master Mortgage filed October 28, 2013 in Instrument No. 201310280181098 of Franklin County Records.**

3. The following entries are set forth on the docket in the Bankruptcy Court for the United States District Court Southern District of Ohio, Case No. 21-50479. (Chapter 7)

In the matter of:

**Micah Henry Audetat**  
2724 South High Street  
Columbus, OH 43207

**February 17, 2021:** Voluntary petition, schedules, statement affairs filed and referred to Judge. Petition lists an interest in premises described in Schedule A.

**June 8, 2021:** Order of Discharge.

**June 23, 2021:** Case Closed.

4. The following entries are set forth on the docket in the Bankruptcy Court for the United States District Court Southern District of Ohio, Case No. 21-50875. (Chapter 7)

In the matter of:

**Michele M. Audetat aka Michele M. Audetat Inc.**  
2724 South High Street  
Columbus, OH 43207

**March 18, 2021:** Voluntary petition, schedules, statement affairs filed and referred to Judge. Petition lists an interest in premises described in Schedule A.

**July 6, 2021:** Order of Discharge.

**July 21, 2021:** Case Closed.

5. **NOTE: Liens in favor of the State of Ohio filed but not yet indexed in the dockets of the Franklin County Common Pleas Court.**

ORDER NO. P25-1385 / F25-50916

**SCHEDULE B  
(Continued)**

6. The records of the Franklin County Auditor for **Parcel No. 010-112602-00** show the following real estate tax information:

Taxes for the First Half of 2024 in the amount of \$5,726.52, which includes delinquencies, penalties, and interest, are a lien due and payable.

VALUATION:	LAND	BUILDING	TOTAL
	17260	58770	76030

**Property Address is known as: 2724 South High Street, Columbus, Ohio (as per Franklin County Tax Auditor)**

**CONDITIONS AND STIPULATIONS OF THIS PRELIMINARY JUDICIAL REPORT****1. Definition of Terms**

- (a) "Guaranteed Party": The party or parties named herein or the purchaser at judicial sale.
- (b) "Guaranteed Claimant": Guaranteed Party claiming loss or damage hereunder.
- (c) "Land": The land described specifically or by reference in Schedule A, and improvements affixed thereto, which by law constitute real property; provided however the term "land" does not include any property beyond the lines of the area specifically described or referred to in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, lanes, ways or waterways.
- (d) "Public Records": Those records under state statute and, if a United States District Court resides in the county in which the Land is situated, the records of the clerk of the United States District Court, which impart constructive notice of matters relating to real property to purchasers for value without knowledge and which are required to be maintained in certain public offices in the county in which the land is situated.

**2. Determination of Liability**

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

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

**3. Liability of Company**

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

**4. Notice of Claim to be given by Guaranteed Claimant**

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

required to pay money or other compensation for a matter covered by this Report or actual notice someone claims an interest in the Land covered by this Report.

**5. Extent of Liability**

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

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

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

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

**7. Notices**

All notices required to be given to the Company shall be given promptly and any statements in writing required to be furnished to the Company shall be addressed to **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707. Phone 888-632-1642.**

**EXCLUSIONS FROM COVERAGE**

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



**Instrument Number: 201611010150749**  
**Recorded Date: 11/01/2016 12:06:18 PM**



Terry J. Brown  
 Franklin County Recorder  
 373 South High Street, 18<sup>th</sup> Floor  
 Columbus, OH 43215  
 (614) 525-3930  
<http://Recorder.FranklinCountyOhio.gov>  
[Recorder@FranklinCountyOhio.gov](mailto:Recorder@FranklinCountyOhio.gov)

FranklinCountyRecorderTerryBrown @RecorderBrown

**Transaction Number: T20160071250**  
**Document Type: DEED**  
**Document Page Count: 3**

**Submitted By (Walk-In):**  
 FIRST OHIO TITLE INSURANCE

Walk-In

**Return To (Mail Envelope):**  
 FIRST OHIO TITLE INSURANCE

Mail Envelope

**First Grantor:**  
 ANTHONY T GREGORY

**First Grantee:**  
 MICHELE M AUDETAT

**Fees:**  
 Document Recording Fee: \$28.00  
 Additional Pages Fee: \$8.00  
**Total Fees:** \$36.00  
**Amount Paid:** \$36.00  
**Amount Due:** \$0.00

**Instrument Number: 201611010150749**  
**Recorded Date: 11/01/2016 12:06:18 PM**

**OFFICIAL RECORDING COVER PAGE**

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**TRANSFERRED**

Oct 31 2016

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

Conveyance
Mandatory- 123.00
Permissive- 123.00 BD
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

**WARRANTY DEED**

KNOW ALL MEN BY THE PRESENTS THAT; Anthony T. Gregory AKA Anthony J. Gregory, Married, Grantor(s), for Ten Dollars (\$10.00) and other good and valuable consideration paid, grant(s), with general warranty covenants, to Michele M. Audetat, Unmarried and Micah H. Audetat, Unmarried, for their joint lives remainder to the survivor of them, Grantees, whose Tax Mailing Address will be 2724 S. High St., Columbus, OH 43207

The following described real property:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being Lot Number Five (5) and five (5) feet off the north side of Lot Number Six (6) and being a part of Lot Number Four (4) in Southland Addition, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 14, Page 23, Recorder's Office, Franklin County, Ohio, and which said part of Lot Number Four (4) is described as follows:

Beginning at an iron pipe in the east line of said Lot Number Four (4) and the east line of High Street:

Thence east to a point in the east line of said Lot Number Four (4) which is three feet north of the south east corner thereof; then south along the east line of said Lot Number Four (4) a distance of three feet to the southeast corner thereof;

Thence Westerly along the south line of said Lot Number Four (4) to <sup>the</sup> place of beginning.

Parcel Number: 010-112602-00  
Known as: 2724 S. High St.  
Columbus, OH 43207


**FIRST OHIO TITLE INSURANCE BOX**

Subject to covenants, conditions, restrictions, easements and zoning ordinances, if any, contained in prior instruments of record.

Excepting therefrom taxes and assessments if any, now a lien and thereafter due and payable.

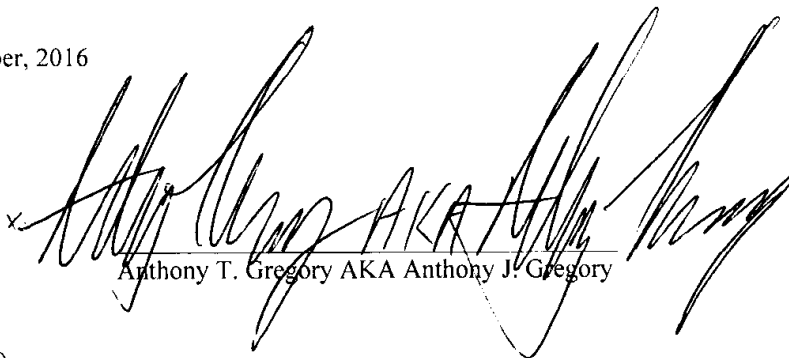
Prior Instrument Number: Official Record 19790 F09, of the Records of the office of the Recorder, Franklin County, Ohio

Heather Rae Gregory, Spouse of Grantor, hereby releases all rights of Dower therein.

<b>DESCRIPTION VERIFIED</b>	
DEAN C. RINGLE, P.E./P.S.	
BY: <i>DR</i>	
DATE: 10/28/16	

N-628-D  
ALL OF  
(010)  
112602

Witness his hand(s) this 28 Day of September, 2016

  
Anthony T. Gregory AKA Anthony J. Gregory

State of Ohio )

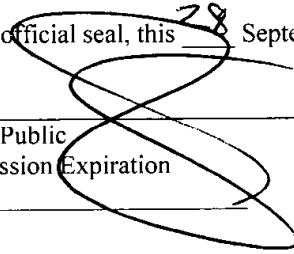
County of Franklin )

**BEFORE ME**, a Notary Public in and for said County and State, personally appeared the above named Anthony T. Gregory AKA Anthony J. Gregory, Married, Grantor who acknowledged that he did sign this Warranty Deed and the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, this 28 September, 2016.

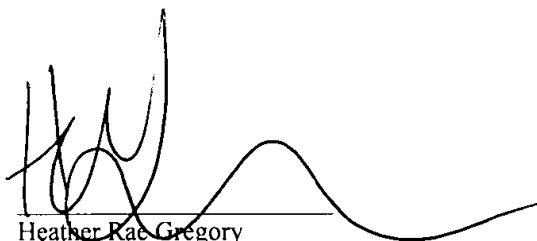


**JOHN ROBEY**  
Notary Public, State of Ohio  
My Commission Expires May 18, 2018

Notary Public  
Commission Expiration  
Date: 



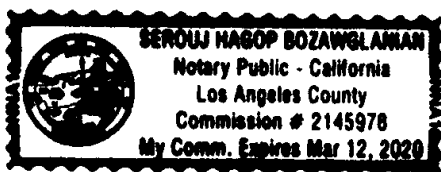
Witness her hand(s) this 22<sup>nd</sup> Day of September, 2016


  
Heather Rae Gregory

State of California )  
County of Los Angeles )

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Heather Rae Gregory Spouse of Grantor who acknowledged that she did sign this Warranty Deed and the same is her free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, this 22 September, 2016.



  
Notary Public  
Commission Expiration  
Date: 3/12/20

This instrument was prepared by:

Thomas J. Olix, Attorney at Law  
Olix & Associates, Co., L.P.A.  
2131 Pinebrook Road  
Columbus, Ohio 43220





**Instrument Number: 201701040001581**  
**Recorded Date: 01/04/2017 11:03:40 AM**



Daniel J. O'Connor  
 Franklin County Recorder  
 373 South High Street, 18<sup>th</sup> Floor  
 Columbus, OH 43215  
 (614) 525-3930  
<http://Recorder.FranklinCountyOhio.gov>  
[Recorder@FranklinCountyOhio.gov](mailto:Recorder@FranklinCountyOhio.gov)

**Transaction Number:** T20170000747  
**Document Type:** MORTGAGE  
**Document Page Count:** 6

**Submitted By:**  
 Lender Recording Services Inc.

Simplifile

**Return To:**  
 Lender Recording Services Inc.

Simplifile

**First Grantor:**  
 MICHELE M AUDETAT

**First Grantee:**  
 KEYBANK NA

**Recording Fees:**

Document Recording Fee:	\$28.00
Additional Pages Fee:	\$32.00
Marginal Reference Fee:	\$4.00
<b>Total Fees:</b>	\$64.00
<b>Amount Paid:</b>	\$64.00
<b>Amount Due:</b>	\$0.00

**Instrument Number:** 201701040001581  
**Recorded Date:** 01/04/2017 11:03:40 AM

OFFICIAL RECORDING COVER PAGE

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After Recording Return To:  
KeyBank National Association  
Accurate Title Group  
P.O. Box 6899  
Cleveland, OH 44101

[Space Above This Line For Recording Data]

### SHORT FORM OPEN-END MORTGAGE

DEFIN

Return to: Dawn Totiak/AEG  
5455 Detroit Rd, STE B  
Sheffield Village, OH 44054  
440-716-1820

Words used in multiple sections of this Security Instrument are defined below and in the Master Form.

"Master Form" means that certain Master Open-End Mortgage Form recorded in the Office of the Recorder on 10/28/2013, Instrument No. 201310280181098 in Volume \_\_\_\_\_, Page(s) \_\_\_\_\_, for land situate in the County of FRANKLIN.

"Security Instrument" means this document, which is dated 12/15/16, together with all Riders to this document.

"Borrower" is  
MICHELE M. AUDETAT, UNMARRIED  
MICAH H. AUDETAT, UNMARRIED

The Borrower's address is 2724 S HIGH ST  
COLUMBUS, OH 43207

Borrower is the mortgagor under this Security Instrument.

"Co-Grantor" means any Borrower who signs this Security Instrument but does not execute the Debt Instrument.

"Lender" is KeyBank National Association  
4910 Tiedeman Road, Suite C, Brooklyn, OH 44144

Lender is the mortgagee under this Security Instrument.

"Debt Instrument" means the loan agreement or other credit instrument signed by Borrower and dated the same day as this Security Instrument. The Debt Instrument evidences amounts Borrower owes Lender, or may owe Lender, which may vary from time to time up to a maximum principal sum outstanding at any one time of U.S. \$ 26,500.00 plus interest. Borrower has promised to pay this debt in Periodic Payments and to pay the debt in full not later than the Maturity Date, which is 12/20/2046.

"Property" means the property that is described below under the heading "Transfer of Rights in the Property."

"Loan" means all amounts owed now or hereafter under the Debt Instrument, including without limitation principal, interest, any prepayment charges, late charges and other fees and charges due under the Debt Instrument, and also all sums due under this Security Instrument, plus interest.

#### TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all future advances, renewals, extensions and modifications of the Debt Instrument, including any future advances made at a time when no indebtedness is currently secured by this Security Instrument; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Debt Instrument. For this

purpose, Borrower does hereby mortgage, grant and convey to Lender the following described Property located at

2724 S. HIGH ST. COLUMBUS, OH 43207

("Property Address"), which is also located in:

the County of FRANKLIN, in the State of Ohio

PARCEL NUMBER: 010 112602 00

and as may be more fully described in Schedule A.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property will not be used for or in connection with any illegal activity and that the Property is unencumbered as of the execution date of this Security Instrument, except for this Security Instrument and the encumbrances described in Schedule B, which is attached to this Security Instrument and incorporated herein by reference. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

#### INCORPORATION OF MASTER FORM PROVISIONS

Definitions in the Master Form that are not set forth above and Section 1 through and including Section 22 of the Master Form, are incorporated into this Security Instrument by reference. Borrower acknowledges having received a copy of the Master Form and agrees to be bound by the Sections and paragraphs of the Master Form incorporated into this Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument (including those provisions of the Master Form that are incorporated by reference) and in any Rider executed by Borrower and recorded with it.

BORROWER:

  
MICHELE M. AUDETAT

BORROWER:

  
MICAH H. AUDETAT

BORROWER:

\_\_\_\_\_

BORROWER:

\_\_\_\_\_

BORROWER:

\_\_\_\_\_

BORROWER:

\_\_\_\_\_

**BORROWER:**

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**BORROWER:**

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STATE OF Ohio  
COUNTY OF Franklin

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of December  
20 16 by Michele M. Audetat



**SARRA J BOOKMAN**  
Notary Public, State of Ohio  
My Commission Expires  
January 18, 2017

Sarra J Bookman  
Notary Public  
Personal Banker  
(Title or Rank) (Serial No. If any)

STATE OF Ohio  
COUNTY OF Franklin

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of December  
20 16 by Michele M. Audetat



**SARRA J BOOKMAN**  
Notary Public, State of Ohio  
My Commission Expires  
January 18, 2017

Sarra J Bookman  
Notary Public  
Personal Banker  
(Title or Rank) (Serial No. If any)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_  
20 \_\_\_\_\_ by \_\_\_\_\_  
of \_\_\_\_\_  
a \_\_\_\_\_ corporation, on behalf of the corporation.

\_\_\_\_\_  
Notary Public  
(Title or Rank) (Serial No. If any)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_ day of \_\_\_\_\_,  
20\_\_\_\_ by \_\_\_\_\_  
partner on behalf of \_\_\_\_\_, a  
partnership.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
(Title or Rank)

\_\_\_\_\_  
(Serial No. If any)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_ day of \_\_\_\_\_,  
20\_\_\_\_ by \_\_\_\_\_  
of \_\_\_\_\_  
a \_\_\_\_\_, on behalf of the \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
(Title or Rank)

\_\_\_\_\_  
(Serial No. If any)

**THIS INSTRUMENT PREPARED BY:** KeyBank National Association / Kristy Young

**Schedule A**

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN COLUMBUS, FRANKLIN COUNTY, OH TO WIT. BEING LOT NUMBER FIVE AND FIVE FEET OFF THE NORTH SIDE OF LOT NUMBER SIX AND BEING A PART OF LOT NUMBER FOUR IN SOUTHLAND ADDITION, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 14, PAGE 23, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO, AND WHICH SAID PART OF LOT NUMBER FOUR IS DESCRIBED AS FOLLOWS. BEGINNING AT AN IRON PIPE IN THE EAST LINE OF SAID LOT NUMBER FOUR AND THE EAST LINE OF HIGH STREET. THENCE EAST TO A POINT IN THE EAST LINE OF SAID LOT NUMBER FOUR WHICH IS THREE FEET NORTH OF THE SOUTH EAST CORNER THEREOF; THEN SOUTH ALONG THE EAST LINE OF SAID LOT NUMBER FOUR A DISTANCE OF THREE FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT NUMBER FOUR TO THE PLACE OF BEGINNING. THIS BEING THE SAME PROPERTY CONVEYED TO MICHELE M. AUDETAT, UNMARRIED AND MICAH H. AUDETAT, UNMARRIED, FOR THEIR JOINT LIVES REMAINDER TO THE SURVIVOR OF THEM, DATED 09.28.2016 AND RECORDED ON 11.01.2016 IN INSTRUMENT NO. 201611010150749, IN THE FRANKLIN COUNTY RECORDERS OFFICE. PARCEL ID NO. 010 112602 00

**Schedule B**

Reference Number: 163050039020U



**DISCHARGED, MEANSNO, CLOSED**

**U.S. Bankruptcy Court  
Southern District of Ohio (Columbus)  
Bankruptcy Petition #: 2:21-bk-50479**

*Assigned to:* District Judge Jeffery P Hopkins  
Chapter 7  
Voluntary  
No asset  
AP Case: No

*Date filed:* 02/17/2021  
*Date terminated:* 06/23/2021  
*Debtor discharged:* 06/08/2021  
*341 meeting:* 03/29/2021  
*Deadline for objecting to discharge:* 05/28/2021

*Debtor disposition:* Standard Discharge

**Debtor**

**Micah Henry Audetat**  
2724 S High St  
Columbus, OH 43207  
FRANKLIN-OH  
SSN / ITIN: [REDACTED]

represented by **Pamela N Maggied**

Pamela N. Maggied CO., L.P.A.  
11 East Gay Street  
Ste 301  
Columbus, OH 43215  
614-464-2236  
Email: [maggiedlaw@pamelamaggied.com](mailto:maggiedlaw@pamelamaggied.com)

**Trustee**

**Myron N Terlecky**  
575 S Third Street  
Columbus, OH 43215  
614-228-6345

**U.S. Trustee**

**Asst US Trustee (Col)**  
Office of the US Trustee  
170 North High Street  
Suite 200  
Columbus, OH 43215  
614-469-7411

Filing Date	#	Docket Text
02/17/2021	<u>1</u> (49 pgs)	Chapter 7 Voluntary Petition for Individuals Fee Paid \$338 - Filing fee amount required is \$338.00 Filed by Micah Henry Audetat (Maggied, Pamela) (Entered: 02/17/2021)
02/17/2021	2	Statement of Social Security Number-Form 121 Filed by Debtor Micah Henry Audetat. (Maggied, Pamela) (Entered: 02/17/2021)
02/17/2021	<u>3</u> (1 pg)	Statement 1015-2 with No Previous Filing(s) Filed by Debtor Micah Henry Audetat. (Maggied, Pamela) (Entered: 02/17/2021)
02/17/2021	<u>4</u> (1 pg)	Verification of Creditor Matrix Filed by Debtor Micah Henry Audetat. (Maggied, Pamela) (Entered: 02/17/2021)

02/17/2021		Auto Assignment of Judge and Trustee with Meeting of Creditors to Be Noticed for 03/29/2021 at 09:00 AM at Columbus 341. Objections for Discharge Due by 05/28/2021. (Maggied, Pamela) (Entered: 02/17/2021)
02/17/2021	<u>5</u> (1 pg)	Certificate of Credit Counseling as to Debtor. The credit counseling briefing was completed WITHIN the 180-day period prior to the filing of the petition Filed by Debtor Micah Henry Audetat. (Maggied, Pamela) (Entered: 02/17/2021)
02/17/2021		Receipt of Voluntary Petition (Chapter 7)(2:21-bk-50479) [misc,volp7] ( 338.00) Filing Fee. Receipt Number 39437321, amount \$ 338.00. (Re: Doc# <u>1</u> ) (U.S. Treasury) (Entered: 02/17/2021)
02/18/2021	<u>6</u> (3 pgs; 2 docs)	Notice of Meeting of Creditors (2kf) (Entered: 02/18/2021)
02/20/2021	<u>7</u> (4 pgs)	BNC Certificate of Mailing (RE: related documents(s) <u>6</u> Meeting of Creditors) Notice Date 02/20/2021. (Admin.) (Entered: 02/21/2021)
02/20/2021	<u>8</u> (3 pgs)	BNC Certificate of Mailing (RE: related documents(s) <u>6</u> Meeting of Creditors) Notice Date 02/20/2021. (Admin.) (Entered: 02/21/2021)
02/23/2021	<u>9</u> (3 pgs; 2 docs)	Statement of Intent Filed by Debtor Micah Henry Audetat. (Attachments: # <u>1</u> Certificate of Service) (Maggied, Pamela) (Entered: 02/23/2021)
02/23/2021	<u>10</u> (1 pg)	Certificate of Service of Tax Information <i>and Payment Advices</i> Filed by Debtor Micah Henry Audetat. (Maggied, Pamela) (Entered: 02/23/2021)
03/09/2021	<u>11</u> (3 pgs)	The upcoming 341(a) meeting is scheduled to be held by phone. Please call 1-888-593-9836 and use access code 2172345# to join the meeting.. (Terlecky, Myron) (Entered: 03/09/2021)
03/30/2021		Meeting of Creditors Held and Chapter 7 Trustee's Report of No Distribution: I, Myron N Terlecky, having been appointed trustee of the estate of the above-named debtor(s), report that I have neither received any property nor paid any money on account of this estate; that I have made a diligent inquiry into the financial affairs of the debtor(s) and the location of the property belonging to the estate; and that there is no property available for distribution from the estate over and above that exempted by law. Pursuant to Fed R Bank P 5009, I hereby certify that the estate of the above-named debtor(s) has been fully administered. I request that I be discharged from any further duties as trustee. Key information about this case as reported in schedules filed by the debtor(s) or otherwise found in the case record: This case was pending for 1 months. Assets Abandoned (without deducting any secured claims): \$ 0.00, Assets Exempt: \$ 161287.00, Claims Scheduled: \$ 125297.00, Claims Asserted: Not Applicable, Claims scheduled to be discharged without payment (without deducting the value of collateral or debts excepted from discharge): \$ 125297.00 Debtor appeared. (Terlecky, Myron) (Entered: 03/30/2021)
04/15/2021	<u>12</u> (1 pg)	Financial Management Course Certificate of Debtor <i>Summit Financial Education</i> (Lazar, Orsolya) (Entered: 04/15/2021)
06/08/2021	<u>13</u> (2 pgs)	Discharge of Debtor (Admin.) (Entered: 06/08/2021)

06/11/2021	<u>14</u> (4 pgs)	BNC Certificate of Mailing (RE: related documents(s) 13 Discharge of Debtor) Notice Date 06/11/2021. (Admin.) (Entered: 06/12/2021)
06/23/2021		BANKRUPTCY CASE CLOSED: It appearing that the bankruptcy estate has been fully administered, the trustee is therefore discharged, and the case is closed by the U.S. Bankruptcy Court, Southern District of Ohio (Admin.) (Entered: 06/23/2021)
01/21/2022	15	Trustee Certification of Services Rendered Under 11 U.S.C. Section 330(e). I rendered the following service in the case and am eligible for payment under 11 U.S.C. Section 330(e): Filed a Report of No Distribution. I declare under penalty of perjury that the foregoing is true and correct. (Executed on 1/21/2022). (RE: related document(s) Chapter 7 Trustee's Report of No Distribution) (Terlecky, Myron) (Entered: 01/21/2022)
06/30/2022		Trustee Payment Under 11 U.S.C. Section 330(e) Processed for \$60.00. Voucher Number OHSBCLERK22-0538. (ad) (Entered: 06/30/2022)

PACER Service Center			
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06/04/2025 21:27:13			
<b>PACER Login:</b>	DR000018	<b>Client Code:</b>	
<b>Description:</b>	Docket Report	<b>Search Criteria:</b>	2:21-bk-50479 Fil or Ent: filed Doc From: 0 Doc To: 99999999 Term: included Headers: included Format: html Page counts for documents: included
<b>Billable Pages:</b>	2	<b>Cost:</b>	0.20

**DISCHARGED, MEANSNO, CLOSED, WTRSVREND**

**U.S. Bankruptcy Court  
Southern District of Ohio (Columbus)  
Bankruptcy Petition #: 2:21-bk-50875**

*Assigned to:* District Judge Jeffery P Hopkins  
Chapter 7  
Voluntary  
No asset  
AP Case: No

*Date filed:* 03/18/2021  
*Date terminated:* 07/21/2021  
*Debtor discharged:* 07/06/2021  
*341 meeting:* 05/21/2021  
*Deadline for objecting to discharge:* 06/28/2021

*Debtor disposition:* Standard Discharge

**Debtor**

**Michele M. Audetat**  
2724 S High St  
Columbus, OH 43207  
FRANKLIN-OH  
SSN / ITIN: [REDACTED]  
**aka Michele M. Audetat Inc.**

represented by **Pamela N Maggied**

Pamela N. Maggied CO., L.P.A.  
11 East Gay Street  
Ste 301  
Columbus, OH 43215  
614-464-2236  
Email: [maggiedlaw@pamelamaggied.com](mailto:maggiedlaw@pamelamaggied.com)

**Trustee**

**Susan L Rhie**  
P.O. Box 307337  
Columbus, OH 43230  
614-269-7348  
**TERMINATED: 03/19/2021**

**Trustee**

**Myron N Terlecky**  
575 S Third Street  
Columbus, OH 43215  
614-228-6345

**U.S. Trustee**

**Asst US Trustee (Col)**  
Office of the US Trustee  
170 North High Street  
Suite 200  
Columbus, OH 43215  
614-469-7411

Filing Date	#	Docket Text
03/18/2021	<u>1</u> (49 pgs)	Chapter 7 Voluntary Petition for Individuals Fee Paid \$338 - Filing fee amount required is \$338.00 Filed by Michele M. Audetat (Maggied, Pamela) (Entered: 03/18/2021)

03/18/2021	<u>2</u>	Statement of Social Security Number-Form 121 Filed by Debtor Michele M. Audetat. (Maggied, Pamela) (Entered: 03/18/2021)						
03/18/2021	<u>3</u> (1 pg)	Statement 1015-2 with Prior Filing(s) Filed by Debtor Michele M. Audetat. (Maggied, Pamela) (Entered: 03/18/2021)						
03/18/2021	<u>4</u> (1 pg)	Verification of Creditor Matrix Filed by Debtor Michele M. Audetat. (Maggied, Pamela) (Entered: 03/18/2021)						
03/18/2021		Auto Assignment of Judge and Trustee with Meeting of Creditors to Be Noticed for 04/27/2021 at 09:00 AM at Columbus 341. Objections for Discharge Due by 06/28/2021. (Maggied, Pamela) (Entered: 03/18/2021)						
03/18/2021	<u>5</u> (1 pg)	Certificate of Credit Counseling as to Debtor. The credit counseling briefing was completed WITHIN the 180-day period prior to the filing of the petition Filed by Debtor Michele M. Audetat. (Maggied, Pamela) (Entered: 03/18/2021)						
03/18/2021		Receipt of Voluntary Petition (Chapter 7)(2:21-bk-50875) [misc,volp7] ( 338.00) Filing Fee. Receipt Number 39552237, amount \$ 338.00. (Re: Doc# <u>1</u> ) (U.S. Treasury) (Entered: 03/18/2021)						
03/19/2021	<u>6</u>	<p>Notice of Debtor's Prior Filings</p> <table border="1"> <thead> <tr> <th>Debtor</th><th>Case No</th><th>Note</th></tr> </thead> <tbody> <tr> <td>Michele M. Audetat</td><td><u>09-54307</u></td><td>Ch7 filed in Ohio Southern on 04/21/2009, Standard Discharge on 10/23/2009</td></tr> </tbody> </table> <p>(Admin) (Entered: 03/19/2021)</p>	Debtor	Case No	Note	Michele M. Audetat	<u>09-54307</u>	Ch7 filed in Ohio Southern on 04/21/2009, Standard Discharge on 10/23/2009
Debtor	Case No	Note						
Michele M. Audetat	<u>09-54307</u>	Ch7 filed in Ohio Southern on 04/21/2009, Standard Discharge on 10/23/2009						
03/19/2021	<u>7</u> (1 pg)	Notice of Reassignment of Judge. Involvement of Judge John E. Hoffman, Jr. Terminated and Judge Jeffery P. Hopkins Added to Case (3ti) (Entered: 03/19/2021)						
03/19/2021		Reassignment of Trustee. Involvement of Trustee Susan L Rhiel Terminated and Trustee Myron N Terlecky Added to Case (3ti) (Entered: 03/19/2021)						
03/19/2021	<u>8</u> (3 pgs; 2 docs)	Notice of Meeting of Creditors (3ti) (Entered: 03/19/2021)						
03/21/2021	<u>9</u> (4 pgs)	BNC Certificate of Mailing (RE: related documents(s) <u>8</u> Meeting of Creditors) Notice Date 03/21/2021. (Admin.) (Entered: 03/22/2021)						
03/21/2021	<u>10</u> (3 pgs)	BNC Certificate of Mailing (RE: related documents(s) <u>8</u> Meeting of Creditors) Notice Date 03/21/2021. (Admin.) (Entered: 03/22/2021)						
03/21/2021	<u>11</u> (2 pgs)	BNC Certificate of Mailing (RE: related documents(s) <u>7</u> Reassignment of Judge) Notice Date 03/21/2021. (Admin.) (Entered: 03/22/2021)						
03/24/2021		Request for Rescheduled Meeting of Creditors Date (2be) (Entered: 03/24/2021)						

03/24/2021		Response to Request for Rescheduled Meeting of Creditors Date 341(a) meeting to be held on 5/21/2021 at 09:00 AM at Columbus 341. (Asst US Trustee (Col)) (Entered: 03/24/2021)
03/25/2021	<u>12</u> (3 pgs; 2 docs)	Notice of Meeting of Creditors (3ti) (Entered: 03/25/2021)
03/27/2021	<u>13</u> (4 pgs)	BNC Certificate of Mailing (RE: related documents(s) <u>12</u> Meeting of Creditors) Notice Date 03/27/2021. (Admin.) (Entered: 03/28/2021)
03/27/2021	<u>14</u> (3 pgs)	BNC Certificate of Mailing (RE: related documents(s) <u>12</u> Meeting of Creditors) Notice Date 03/27/2021. (Admin.) (Entered: 03/28/2021)
03/29/2021	<u>15</u> (3 pgs; 2 docs)	Statement of Intent Filed by Debtor Michele M. Audetat. (Attachments: # <u>1</u> Certificate of Service) (Maggied, Pamela) (Entered: 03/29/2021)
03/29/2021	<u>16</u> (1 pg)	Certificate of Service of Tax Information <i>and Payment Advices</i> Filed by Debtor Michele M. Audetat. (Maggied, Pamela) (Entered: 03/29/2021)
04/06/2021	<u>17</u> (1 pg)	Financial Management Course Certificate of Debtor <i>Summit Financial Education</i> (Lazar, Orsolya) (Entered: 04/06/2021)
04/08/2021	<u>18</u> (3 pgs)	The upcoming 341(a) meeting is scheduled to be held by phone. Please call 877-952-1062 and use access code 1842068# to join the meeting.. (Rhie, Susan) (Entered: 04/08/2021)
04/22/2021	<u>19</u> (9 pgs)	Reaffirmation Agreement with American Honda Finance Corporation Filed by Creditor American Honda Finance Corporation (^Peavy, Tacarious) (Entered: 04/22/2021)
04/23/2021	<u>20</u> (9 pgs)	Reaffirmation Agreement for Real Property with KeyBank, NA Filed by Creditor KeyBank N.A. (^Banaszak, Christine) (Entered: 04/23/2021)
05/03/2021	<u>21</u> (3 pgs)	The upcoming 341(a) meeting is scheduled to be held by phone. Please call 1-888-593-9836 and use access code 2172345# to join the meeting.. (Terlecky, Myron) (Entered: 05/03/2021)
05/21/2021		Meeting of Creditors Held and Chapter 7 Trustee's Report of No Distribution: I, Myron N Terlecky, having been appointed trustee of the estate of the above-named debtor(s), report that I have neither received any property nor paid any money on account of this estate; that I have made a diligent inquiry into the financial affairs of the debtor(s) and the location of the property belonging to the estate; and that there is no property available for distribution from the estate over and above that exempted by law. Pursuant to Fed R Bank P 5009, I hereby certify that the estate of the above-named debtor(s) has been fully administered. I request that I be discharged from any further duties as trustee. Key information about this case as reported in schedules filed by the debtor(s) or otherwise found in the case record: This case was pending for 2 months. Assets Abandoned (without deducting any secured claims): \$ 0.00, Assets Exempt: \$ 163091.00, Claims Scheduled: \$ 143722.00, Claims Asserted: Not Applicable, Claims scheduled to be discharged without payment (without deducting the value of collateral or debts excepted from discharge): \$ 143722.00 Debtor appeared. (Terlecky, Myron) (Entered: 05/21/2021)

07/06/2021	<u>22</u> (2 pgs)	Discharge of Debtor (Admin.) (Entered: 07/06/2021)
07/09/2021	<u>23</u> (4 pgs)	BNC Certificate of Mailing (RE: related documents(s) <u>22</u> Discharge of Debtor) Notice Date 07/09/2021. (Admin.) (Entered: 07/10/2021)
07/21/2021		BANKRUPTCY CASE CLOSED: It appearing that the bankruptcy estate has been fully administered, the trustee is therefore discharged, and the case is closed by the U.S. Bankruptcy Court, Southern District of Ohio (Admin.) (Entered: 07/21/2021)
01/05/2022	24	Trustee Certification of Services Rendered Under 11 U.S.C. Section 330(e). I rendered the following service in the case and am eligible for payment under 11 U.S.C. Section 330(e): Conducted or filed a document required by rule or statute related to a meeting of creditors required by 11 U.S.C. Section 341. I declare under penalty of perjury that the foregoing is true and correct. (Executed on 1/5/2022). (RE: related document(s) Automatic Assignment of Judge and Trustee (Chapter 7 No Asset)) (Rhie, Susan) (Entered: 01/05/2022)
01/06/2022	25	Withdrawal of Trustee Services Rendered Pursuant to 330(e). Reason for withdrawal: reassigned. (RE: related document(s) 24 Trustee Services Rendered Pursuant to 330(e) filed by Trustee Susan L Rhie) (Rhie, Susan) (Entered: 01/06/2022)

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06/04/2025 21:27:49			
<b>PACER Login:</b>	DR000018	<b>Client Code:</b>	
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<b>Billable Pages:</b>	3	<b>Cost:</b>	0.30