

**IN THE COURT OF COMMON PLEAS
FRANKLIN COUNTY, OHIO**

**BANK OF AMERICA, N.A.
75 BEATTIE PLACE
GREENVILLE, SOUTH CAROLINA
29601**

**CASE NO.
JUDGE**

Plaintiff

vs.

**ODILON MAITRE
825 WETMORE ROAD
COLUMBUS, OHIO 43224**

**COMPLAINT IN FORECLOSURE, FOR
REFORMATION OF MORTGAGE,
DECLARATORY JUDGMENT AND
UNJUST ENRICHMENT
Parcel No. 010-098442-00**

**UNKNOWN SPOUSE, IF ANY, OF
ODILON MAITRE
825 WETMORE ROAD
COLUMBUS, OHIO 43224**

**FRANKLIN COUNTY TREASURER
373 SOUTH HIGH STREET
17TH FLOOR
COLUMBUS, OHIO 43215**

Defendants.

COUNT ONE – BREACH OF PROMISSORY NOTE

1. The Plaintiff is in possession of and entitled to enforce a certain promissory note (“Note”) executed by Odilon Maitre. A copy of said promissory note is attached hereto, marked “EXHIBIT A”, and, by reference, made a part hereof.

2. The Plaintiff further states that the terms and conditions of said Note have been

breached, that Plaintiff hereby accelerates the indebtedness due thereunder, and Plaintiff is entitled to judgment in the principal amount of \$202,321.39 with interest thereon at the rate of 5.50000% per annum from July 01, 2024, plus advances including but not limited to real estate taxes, insurance premiums, dues and assessments including advances for the payment of common expenses chargeable against the property if a condominium unit pursuant to the terms of the Note, Mortgage and any rider thereto, and other charges as allowed by law.

COUNT TWO – FORECLOSURE OF MORTGAGE

3. The Plaintiff hereby refers to, incorporates and adopts each and all of the allegations contained in Count One as fully and completely as if the same were rewritten herein.

4. The Plaintiff further states that it is the holder of a mortgage deed (“Mortgage”), conveying said real property commonly known as 3226 Medina Avenue, Columbus, OH 43224, and described in the Plaintiff’s Mortgage and Preliminary Judicial Report as security for the payment of the above referenced Note. A copy of the original Mortgage as it exists in Plaintiff’s records is attached hereto, marked “EXHIBIT B”, and, by reference, made a part hereof.

5. The Plaintiff further states that said Mortgage was in the original amount of \$202,991.00 was given by Odilon Maitre, and recorded on April 1, 2024, Instrument Number 202404010030763 in the Franklin County Recorder's Office and was assigned to Plaintiff herein. A copy of the original assignment of mortgage as in existence in Plaintiff’s records is attached hereto and marked “EXHIBIT C”.

6. The Plaintiff further states that said Mortgage is a first and best lien upon said real property described in the Plaintiff’s Preliminary and any Supplemental Judicial Report, attached hereto as “EXHIBIT D”.

7. The Plaintiff further states that by virtue of a breach in the terms and conditions of said Note and Mortgage, the conditions of defeasance in said Mortgage have become broken, said Mortgage has become absolute, and Plaintiff is entitled to have the equity of redemption therein foreclosed and to have the real estate described therein advertised and sold with the proceeds arising therefrom applied to the debt due to the Plaintiff.

8. Plaintiff further states that under the terms of said Mortgage additional sums may have been advanced during the pendency of this action for unpaid taxes and assessments, and for insurance premiums or other necessary expenditures for the protection of the real property, which expenditures are an obligation under the terms and conditions of the Note and Mortgage, and that any expenditures made by the Plaintiff for these purposes are part of the indebtedness prayed for herein.

9. Unknown Spouse, if any, of Odilon Maitre is hereby named as a defendant in this action by virtue of his/her potential dower interest as the spouse of the current titleholder.

10. Franklin County Treasurer is named as a defendant herein by virtue of any real taxes and/or assessments on the real property that is the subject of this action. The lien of the Treasurer is senior to that of Plaintiff.

11. The Plaintiff has satisfied all conditions precedent to foreclosure.

COUNT THREE- REFORMATION OF MORTGAGE

12. Plaintiff incorporates herein all the allegations of Counts One and Two as if fully rewritten herein.

13. As the result of scrivener's error and mutual mistake of fact of the parties thereto, marital status within the mortgage is incorrect as it does not set forth in the

Granting/Acknowledgment Clauses that Odilon Maitre, is unmarried.

14. Although this defect was statutorily cured pursuant to Revised Code § 5301.07(C), Plaintiff is entitled to have the mortgage reformed to reflect the correct marital status as “Odilon Maitre, unmarried” in the Granting/Acknowledgment Clauses of Plaintiff’s mortgage.

COUNT FOUR- DECLARATORY JUDGMENT

15. Plaintiff incorporates herein all the allegations of Counts One through Three as if fully rewritten herein.

16. As the result of scrivener’s error and mutual mistake of fact of the parties thereto as set forth in Count Three above, Plaintiff is entitled to a declaratory judgment that it was the mutual intent of the parties that the mortgage encumber the entire fee simple interest held by the Defendant(s) at the time of execution of the mortgage to fully secure the Plaintiff’s security interest therein.

COUNT FIVE- UNJUST ENRICHMENT

17. Plaintiff incorporates herein all the allegations of Counts One through Four as if fully rewritten herein.

18. Defendant received the benefit of the Plaintiff’s mortgage at the Plaintiff’s expense; retention of this benefit would be unjust and inequitable; that Plaintiff has no other adequate remedy law and is entitled to an equitable lien upon the Defendant’s entire interest in the property that is the subject of this action.

PRAYER FOR RELIEF

19. WHEREFORE, Plaintiff prays for Judgment against Odilon Maitre in said principal sum of \$202,321.39 with interest thereon at the rate of 5.50000% per annum from July 01, 2024,

until paid, plus advances including but not limited to real estate taxes, insurance premiums, dues and assessments including advances for the payment of common expenses chargeable against the property if a condominium unit pursuant to the terms of the Note, Mortgage and any rider thereto, and other charges as allowed by law that may be advanced by Plaintiff; that said Mortgage may be decreed a first and best lien upon said real property and to encumber the entire fee simple interest held by the Defendant(s); that the Mortgage be reformed as set forth above that its Mortgage deed upon the described real property be foreclosed and said real property sold according to the statutes and procedures in effect, free of all claims, liens and interests of all the Defendants; that all named Defendants set forth their claim or interest in said real property or be forever barred from asserting same; and that the proceeds arising therefrom be applied to the payment of Plaintiff's judgment, and if the Plaintiff is the successful purchaser at sale, it be granted a writ of possession, and for such other and further relief as is just and equitable.

Respectfully Submitted,
Padgett Law Group



Ellen L. Fornash (SC#0085284)
Jacqueline M. Wirtz (SC#0090268)
Bethany L. Suttinger (SC#0085068)
Attorneys for Plaintiff
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Dayton, Ohio 45458
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OHAttorney@padgettlawgroup.com

EXHIBIT A

Prepared by: Tiffany Jones

LOAN #: [REDACTED]

NOTE

FHA Case No.

March 29, 2024
[Date]Pickerington,
[City]Ohio
[State]3226 Medina Ave, Columbus, OH 43224-3501
[Property Address]**1. BORROWER'S PROMISE TO PAY**

In return for a loan that I have received, I promise to pay U.S. \$202,991.00 (this amount is called "Principal"), plus interest to the order of the Lender. The Lender is **BANK OF AMERICA, N.A.** I will make all payments under this Note in the form of cash, check or money order.

I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder."

2. INTEREST

Interest will be charged on unpaid principal until the full amount of Principal has been paid. I will pay interest at a yearly rate of 5.500%.

The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section 6(B) of this Note.

3. PAYMENTS**(A) Time and Place of Payments**

I will pay principal and interest by making a payment every month.

I will make my monthly payment on the 1st day of each month beginning on May 1, 2024. I will make these payments every month until I have paid all of the principal and interest and any other charges described below that I may owe under this Note. Each monthly payment will be applied as of its scheduled due date and will be applied to interest and other items in the order described in the Security Instrument before Principal. If, on April 1, 2024, I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "Maturity Date."

I will make my monthly payments at P.O. Box 650070, Dallas, TX 75265-0070 or at a different place if required by the Note Holder.

(B) Amount of Monthly Payments

My monthly payment will be in the amount of U.S. \$1,152.56.

4. BORROWER'S RIGHT TO PREPAY

I have the right to make payments of Principal at any time before they are due. A payment of Principal only is known as a "Prepayment." When I make a Prepayment, I will tell the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the monthly payments due under the Note.

I may make a full Prepayment or partial Prepayments without paying a Prepayment charge. The Note Holder will use my Prepayments to reduce the amount of Principal that I owe under this Note. However, the Note Holder may apply my Prepayment to any accrued and unpaid interest on the Prepayment amount before applying my Prepayment to reduce the Principal amount of the Note. If I make a partial Prepayment, there will be no changes in the due date or in the amount of my monthly payment unless the Note Holder agrees in writing to those changes.

5. LOAN CHARGES

If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already

FHA Multistate Fixed Rate Note - 03/16

FHA FIXED RATE NOTE (FHAFXDNOTE.US)
36.91 (02/23)

Page 1 of 3

BANK OF AMERICA, N.A.

CASE #: [REDACTED]

LOAN #: [REDACTED]

collected from me which exceeded permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the Principal I owe under this Note or by making a direct payment to me. If a refund reduces Principal, the reduction will be treated as a partial Prepayment.

6. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) Late Charge for Overdue Payments

If the Note Holder has not received the full amount of any monthly payment by the end of 15 calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be 4.000% of my overdue payment of principal and interest. I will pay this late charge promptly but only once on each late payment.

(B) Default

If I do not pay the full amount of each monthly payment on the date it is due, I will be in default.

(C) Notice of Default

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of Principal which has not been paid and all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is mailed to me or delivered by other means.

(D) No Waiver By Note Holder

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

(E) Payment of Note Holder's Costs and Expenses

If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees.

7. GIVING OF NOTICES

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or by mailing it by first class mail to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address.

Any notice that must be given to the Note Holder under this Note will be given by delivering it or by mailing it by first class mail to the Note Holder at the address stated in Section 3(A) above or at a different address if I am given a notice of that different address.

8. OBLIGATIONS OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

9. WAIVERS

I and any other person who has obligations under this Note waive the rights of Presentment and Notice of Dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of Dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

10. UNIFORM SECURED NOTE

This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated the same date as this Note, protects the Note Holder from possible losses which might result if I do not keep the promises which I make in this Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are described as follows:

CASE #:

LOAN #:

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 14 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

Odilon Maitre
- BORROWER - ODILON MAITRE

[Sign Original Only]

Individual Loan Originator: Byron Phillips, NMLSR ID: [REDACTED]
Loan Originator Organization: BANK OF AMERICA, N.A., NMLSR ID: [REDACTED]


PAY TO THE ORDER OF

**WITHOUT RECOURSE
BANK OF AMERICA, N.A.**

BY B. Smith
**Brandon G. Smith
Assistant Vice President**

EXHIBIT B

DO NOT DETACH

<div style="background-color: black; width: 200px; height: 30px; margin-bottom: 10px;"></div> <p>Instrument Number: 202404010030763 Recorded Date: 04/01/2024 9:32:27 AM</p>  <p>Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov</p>	<p>Return To (Simplifile): First American Title Insurance Company 1100 Superior Avenue, Suite200 Cleveland, OH 44114</p> <p style="text-align: right;">Simplifile</p>										
<p>Transaction Number: T20240021410 Document Type: MORTGAGE Document Page Count: 16</p>											
<p>Submitted By (Simplifile): First American Title Insurance Company 1100 SUPERIOR AVENUE SUITE200 Cleveland, OH 44114</p> <p style="text-align: right;">Simplifile</p>											
<p>First Grantor: ODILON MAITRE</p>	<p>First Grantee: BANK OF AMERICA NA</p>										
<p>Fees:</p> <table> <tr> <td>Document Recording Fee:</td> <td style="text-align: right;">\$34.00</td> </tr> <tr> <td>Additional Pages Fee:</td> <td style="text-align: right;">\$112.00</td> </tr> <tr> <td>Total Fees:</td> <td style="text-align: right;">\$146.00</td> </tr> <tr> <td>Amount Paid:</td> <td style="text-align: right;">\$146.00</td> </tr> <tr> <td>Amount Due:</td> <td style="text-align: right;">\$0.00</td> </tr> </table>	Document Recording Fee:	\$34.00	Additional Pages Fee:	\$112.00	Total Fees:	\$146.00	Amount Paid:	\$146.00	Amount Due:	\$0.00	<p>Instrument Number: 202404010030763 Recorded Date: 04/01/2024 9:32:27 AM</p>
Document Recording Fee:	\$34.00										
Additional Pages Fee:	\$112.00										
Total Fees:	\$146.00										
Amount Paid:	\$146.00										
Amount Due:	\$0.00										

OFFICIAL RECORDING COVER PAGE**DO NOT DETACH**

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

After Recording Return To:
Bank of America, N.A.
c/o First American Mortgage Solutions, 4795 Regent Boulevard, Mail Stop:
1020-O
Irving, TX 75063

[Space Above This Line For Recording Data]

MORTGAGE

MAITRE

Doc ID #: [REDACTED]

MIN: [REDACTED]

MERS Phone: [REDACTED]

PIN: 010-098442-00

Case #: [REDACTED]

Escrow/Closing #: [REDACTED]

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 10, 12, 17, 19 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated **March 29, 2024**, together with all Riders to this document.

(B) "Borrower" is **ODILON MAITRE, Sole Ownership**. Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the mortgagee under this Security Instrument**. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(D) "Lender" is **BANK OF AMERICA, N.A.** Lender is a **National Association** organized and

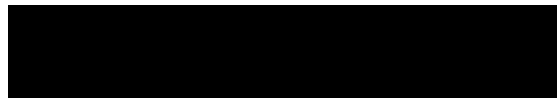
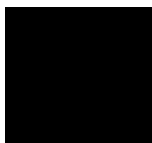
FHA Ohio Mortgage - 09/15

FHA OHIO MORTGAGE (FHASIMTG.OH)

[REDACTED] (03/20)

Page 1 of 15

BANK OF AMERICA, N.A.



Case #:

Doc ID #:

existing under the laws of **THE UNITED STATES**. Lender's address is **101 South Tryon Street, Charlotte, NC 28255**.

(E) "**Note**" means the promissory note signed by Borrower and dated **March 29, 2024**. The Note states that Borrower owes Lender **Two Hundred Two Thousand Nine Hundred Ninety-One And 00/100** Dollars (U.S. **\$202,991.00**) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **April 1, 2054**.

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

(G) "**Loan**" means the debt evidenced by the Note, plus interest, late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "**Riders**" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

☐ Adjustable Rate Rider☐ Condominium Rider☐ Planned Unit Development Rider☐ Other(s) [specify]

(I) "**Applicable Law**" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(J) "**Community Association Dues, Fees, and Assessments**" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(K) "**Electronic Funds Transfer**" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(L) "**Escrow Items**" means those items that are described in Section 3.

(M) "**Miscellaneous Proceeds**" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(N) "**Mortgage Insurance**" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(O) "**Periodic Payment**" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "**RESPA**" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing

FHA Ohio Mortgage - 09/15

FHA OHIO MORTGAGE (FHASIMTG.OH)

(03/20)

Page 2 of 15

BANK OF AMERICA, N.A.

Case #: [REDACTED]

Doc ID #: [REDACTED]

regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "Secretary" means the Secretary of the United States Department of Housing and Urban Development or his designee.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS, the following described property located in the **COUNTY of Franklin**:

The Land referred to herein below is situated in the City of Columbus, County of Franklin, State of Ohio, and is described as follows: Being Lot Number Nineteen (19) of OAK PARK ADDITION NO. 6, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 23, Page 31, Recorder's Office, Franklin County, Ohio. The property address and tax parcel identification number listed herein are provided solely for informational purposes, without warranty as to accuracy or completeness. Property Address: 3226 Medina Ave, Columbus, OH 43224 Parcel No.: 010-098442-00

which currently has the address of **3226 Medina Ave, Columbus, OH 43224-3501** ("Property Address"):

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 understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims

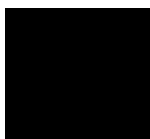
FHA Ohio Mortgage - 09/15

FHA OHIO MORTGAGE (FHASIMTG.OH)

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Page 3 of 15

BANK OF AMERICA, N.A.



Case #:

Doc ID #

and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 14. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority:

First, to the Mortgage Insurance premiums to be paid by Lender to the Secretary or the monthly charge by the Secretary instead of the monthly mortgage insurance premiums;

Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

Third, to interest due under the Note;

Fourth, to amortization of the principal of the Note; and,

Fifth, to late charges due under the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the

FHA Ohio Mortgage - 09/15

FHA OHIO MORTGAGE (FHASIMTG.OH)

(03/20)

Page 4 of 15

BANK OF AMERICA, N.A.

Case #: [REDACTED]

Doc ID #: [REDACTED]

Note shall not extend or postpone the due date, or change the amount of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums to be paid by Lender to the Secretary or the monthly charge by the Secretary instead of the monthly Mortgage Insurance premiums. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 14 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly

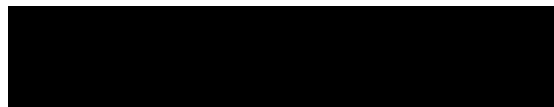
FHA Ohio Mortgage - 09/15

FHA OHIO MORTGAGE (FHASIMTG.OH)

[REDACTED] (03/20)

Page 5 of 15

BANK OF AMERICA, N.A.



Case #: [REDACTED]

Doc ID #: [REDACTED]

payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of

FHA Ohio Mortgage - 09/15

FHA OHIO MORTGAGE (FHASIMTG.OH)

[REDACTED] (03/20)

Page 6 of 15

BANK OF AMERICA, N.A.

Case #:

Doc ID #:

disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender determines that this requirement shall cause undue hardship for the Borrower or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property.

FHA Ohio Mortgage - 09/15

FHA OHIO MORTGAGE (FHASIMTG.OH)

(03/20)

Page 7 of 15

BANK OF AMERICA, N.A.

Case #: [REDACTED]

Doc ID #: [REDACTED]

Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

If condemnation proceeds are paid in connection with the taking of the property, Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts, and then to payment of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments or change the amount of such payments.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

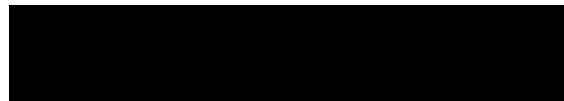
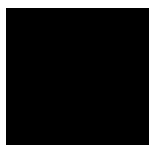
FHA Ohio Mortgage - 09/15

FHA OHIO MORTGAGE (FHASIMTG.OH)

[REDACTED] (03/20)

Page 8 of 15

BANK OF AMERICA, N.A.



Case #:

Doc ID #:

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in

FHA Ohio Mortgage - 09/15

FHA OHIO MORTGAGE (FHASIMTG.OH)

(03/20)

Page 9 of 15

BANK OF AMERICA, N.A.

Case #: [REDACTED]

Doc ID #: [REDACTED]

Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

12. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 17, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 19) and benefit the successors and assigns of Lender.

13. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. Lender may collect fees and charges authorized by the Secretary. Lender may not charge fees that are expressly prohibited by this Security Instrument, or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to

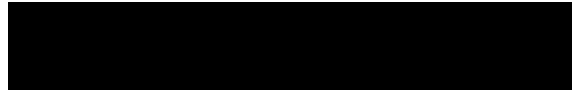
FHA Ohio Mortgage - 09/15

FHA OHIO MORTGAGE (FHASIMTG.OH)

[REDACTED] (03/20)

Page 10 of 15

BANK OF AMERICA, N.A.



Case #:

Doc ID #:

the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment with no changes in the due date or in the monthly payment amount unless the Note holder agrees in writing to those changes. Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

14. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

15. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

16. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

17. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 17, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

FHA Ohio Mortgage - 09/15

FHA OHIO MORTGAGE (FHASIMTG.OH)

(03/20)

Page 11 of 15

BANK OF AMERICA, N.A.

Case #:

Doc ID #:

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 14 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to reinstatement of a mortgage. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. However, Lender is not required to reinstate if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceedings; (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 17.

19. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in

FHA Ohio Mortgage - 09/15**FHA OHIO MORTGAGE (FHASIMTG.OH)**

(03/20)

Page 12 of 15

BANK OF AMERICA, N.A.

Case #: [REDACTED]

Doc ID #: [REDACTED]

compliance with the requirements of Section 14) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 17 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 19.

20. Borrower Not Third-Party Beneficiary to Contract of Insurance. Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower acknowledges and agrees that the Borrower is not a third party beneficiary to the contract of insurance between the Secretary and Lender, nor is Borrower entitled to enforce any agreement between Lender and the Secretary, unless explicitly authorized to do so by Applicable Law.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following

FHA Ohio Mortgage - 09/15

FHA OHIO MORTGAGE (FHASIMTG.OH)

[REDACTED] (03/20)

Page 13 of 15

BANK OF AMERICA, N.A.



Case #:

Doc ID #:

Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 17 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, costs of title evidence.

23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall discharge this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

24. Certain Other Advances. In addition to any other sum secured hereby, this Security Instrument shall also secure the unpaid principal balance of, plus accrued interest on, any amount of money loaned, advanced or paid by Lender to or for the account and benefit of Borrower, after this Security Instrument is delivered to and filed with the Recorder's Office, **Franklin** County, Ohio, for recording. Lender may make such advances in order to pay any real estate taxes and assessments, insurance premiums plus all other costs and expenses incurred in connection with the operation, protection or preservation of the Property, including to cure Borrower's defaults by making any such payments which Borrower should have paid as provided in this Security Instrument, it being intended by this Section 24 to acknowledge, affirm and comply with the provision of §5301.233 of the Revised Code of Ohio.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.


- BORROWER - ODILON MAITRE

FHA Ohio Mortgage - 09/15

FHA OHIO MORTGAGE (FHASIMTG.OH)

(03/20)

Page 14 of 15

BANK OF AMERICA, N.A.

Case #:

Doc ID #:

[Space Below This Line For Acknowledgment]

STATE OF OHIO

COUNTY OF

FranklinThe foregoing instrument was acknowledged before me this 29 day of March 2024 byOdilan MaitreMICHAEL C DEL VESCO
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 06-05-2026

A handwritten signature in cursive script, appearing to read "Michael C Del Vesco".

Notary Public
(Serial Number, if any)

My Commission Expires: _____

Individual Loan Originator: **Byron Phillips**, NMLSR ID: _____Loan Originator Organization: **BANK OF AMERICA, N.A.**, NMLSR ID: _____

This instrument was prepared by:

Tiffany Jones

Bank of America, N.A.

7105 Corporate Dr

Plano, TX 75024

FHA Ohio Mortgage - 09/15

FHA OHIO MORTGAGE (FHASIMTG.OH)

_____ (03/20)

Page 15 of 15

BANK OF AMERICA, N.A.

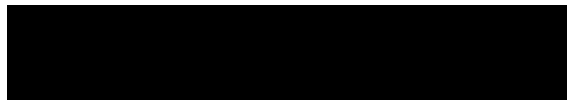
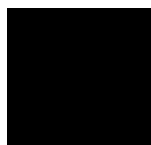


EXHIBIT 'A'**LEGAL DESCRIPTION**

Situated in the City of Columbus, County of Franklin, State of Ohio, and is described as follows:

Being Lot Number Nineteen (19) of OAK PARK ADDITION NO. 6, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 23, Page 31, Recorder's Office, Franklin County, Ohio.


For informational Purposes only:

Property Address: 3226 Medina Ave Columbus, Ohio 43224

Parcel No.:010-098442-00

EXHIBIT C

DO NOT DETACH

<div style="background-color: black; width: 200px; height: 30px; margin-bottom: 10px;"></div> Instrument Number: 202506030057522 Recorded Date: 06/03/2025 7:39:10 AM  Daniel J. O'Connor Jr. Franklin County Recorder 373 South High Street, 18th Floor Columbus, OH 43215 (614) 525-3930 http://Recorder.FranklinCountyOhio.gov Recorder@FranklinCountyOhio.gov	Return To (Simplifile): Nationwide Title Clearing, LLC 2100 Alt 19 Palm Harbor, FL 34683-2620 <div style="text-align: right;">Simplifile</div>
Transaction Number: T20250040514 Document Type: ASSIGN OF MORTGAGE Document Page Count: 2	
Submitted By (Simplifile): Nationwide Title Clearing, LLC 2100 ALT 19 Palm Harbor, FL 34683-2620 <div style="text-align: right;">Simplifile</div>	
First Grantor: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	First Grantee: BANK OF AMERICA NA
Fees: Document Recording Fee: \$34.00 Marginal Reference Fee: \$4.00 Total Fees: \$38.00 Amount Paid: \$38.00 Amount Due: \$0.00	Instrument Number: 202506030057522 Recorded Date: 06/03/2025 7:39:10 AM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

When Recorded Return To:
Shellpoint Mortgage Servicing
C/O Nationwide Title Clearing, LLC 2100
Alt. 19 North
Palm Harbor, FL 34683

Loan Number [REDACTED]

ASSIGNMENT OF MORTGAGE

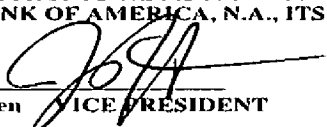
SEND ALL OTHER BORROWER OR LOAN RELATED CORRESPONDENCE TO: Shellpoint Mortgage Servicing, P.O. Box 10826, Greenville, SC 29603-0826, Toll-free Phone: [REDACTED]

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS, (ASSIGNOR), (MERS Address: P.O. Box 2026, Flint, Michigan 48501-2026) by these presents does convey, grant, assign, transfer and set over the described Mortgage together with all liens, and any rights due or to become due thereon to BANK OF AMERICA, N.A., WHOSE ADDRESS IS 7105 CORPORATE DRIVE, PLANO, TX 75024, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Mortgage was executed by: ODILON MAITRE and recorded in Instrument # 202404010030763 in the office of the Recorder of FRANKLIN County, Ohio.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand by its proper officer on 05/30/2025 (MM/DD/YYYY).

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS

By: 
Janalynne Hedden VICE PRESIDENT

SPTDA [REDACTED] MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) BANA MIN
[REDACTED] MERS PHONE [REDACTED] MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 [REDACTED]

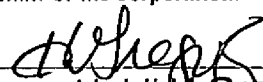
PAGE 1

[REDACTED]

Loan Number [REDACTED]

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

The foregoing instrument was acknowledged before me this 05 / 30 / 2025 (MM/DD/YYYY) by Janalynne Hedden of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR BANK OF AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS on behalf of the corporation.



Heidi H. Gregory
Notary Public - STATE OF SOUTH CAROLINA
Commission expires:

HEIDI H GREGORY
Notary Public, State of South Carolina
My Commission Expires 2/23/2033

FEB 23 2033

I hereby proclaim this document is an original document, dated on 05 / 30 / 2025 (MM/DD/YYYY).



Janalynne Hedden VICE PRESIDENT

Document Prepared By: Doc Curative Department, NewRez LLC dba Shellpoint Mortgage Servicing, 75 Beattie Place, Suite 300, Greenville, SC 29601, Toll-free Phone: [REDACTED]
SPTDA [REDACTED] MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) BANA MIN
[REDACTED] MERS PHONE [REDACTED] MERS Mailing Address: P.O. Box 2026, Flint, MI
48501-2026 [REDACTED]

PAGE 2

EXHIBIT D

Preliminary Judicial Report



PJR- [REDACTED]

Order Number: [REDACTED]

Guaranteed Party Name Mortgage Electronic Registration Systems, INC., As nominee for Bank of America, N.A

Guaranteed Party Address P.O. Box 2026, Flint, MI 48501-2026

Pursuant to your request for a Preliminary Judicial Report (hereinafter the Report) for use in judicial proceedings, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (hereinafter the Company) hereby guarantees in an amount not to exceed \$202,321.39 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 Odilon Maitre by instrument recorded in InstNo: 202404010030762 and free from all encumbrances, liens or defects of record, except as shown in Schedule B. This is a guarantee of the record title only and is made for the use and benefit of the Guaranteed Party and the purchaser at judicial sale thereunder and is subject to the Exclusions from Coverage, the Exceptions contained in Schedule B and the Conditions and Stipulations contained herein. This Report shall not be valid or binding until it has been signed by either an authorized agent or representative of the Company and Schedules A and B have been attached hereto.

Policy Issuer: AVENUE 365 LENDER SERVICES, LLC
One Oxford Valley
2300 East Lincoln Highway | Suite 700
Langhorne, PA 19047

Effective Date: 4/30/2025

Issued By:

Nicholas J. DeSumma

Signed By Authorized Signatory or Agent
PLEASE PRINT NAME BELOW

Nicholas J. DeSumma

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By

C Monroe

President

Attest

Daniel Wald

Secretary

CONDITIONS AND STIPULATIONS OF THIS PRELIMINARY JUDICIAL REPORT

1. Definition of Terms

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

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

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

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

2. Determination of Liability

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

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

3. Liability of Company

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

4. Notice of Claim to be given by Guaranteed Party

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 Claimant. 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:

- 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.
- To pay or otherwise settle with other parties for or in the name of the Guaranteed Claimant any claims guaranteed by this Report.
- 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.
- To pay or tender to the Guaranteed Claimant the difference between the value of the estate or interest as guaranteed and the value of the estate or interest subject to the defect, lien or encumbrance guaranteed against by this Report.

7. Notices

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

EXCLUSIONS FROM COVERAGE

- The Company assumes no liability under this Report for any loss, cost or damage resulting from any physical condition of the Land.
- 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.
- 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.
- 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.
- 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. 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.

Preliminary Judicial Report



Issued By OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

File Number: [REDACTED] PJR Number- [REDACTED]

Description of Land

SCHEDULE A

All the following described property:

Situated in the City of Columbus, County of Franklin, State of Ohio, and is described as follows:

Being Lot Number Nineteen (19) of OAK PARK ADDITION NO. 6, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 23, Page 31, Recorder's Office, Franklin County, Ohio.

The improvements thereon being known as 3226 Medina Avenue, Columbus, Ohio - 43224.

Parcel ID: 010-098442-00.

Preliminary Judicial Report

SCHEDULE B

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

1. Mortgages:

Mortgage from Odilon Maitre, Sole ownership to Mortgage Electronic Registration Systems, INC., As nominee for Bank of America, N.A. in the amount of \$202,991.00, dated March 29, 2024, recorded on April 1, 2024 as InstNo 202404010030763.

2. County Judgments, Mechanics & Materialmen's Liens, etc.: N/A

3. Taxes:

Property ID Number: 010-098442-00
 Assessed Land Value: \$13,440.00
 Improvements: \$46,900.00
 Total: \$60,340.00

County Tax

First Half:	\$1,382.63	Paid Date:	2025-01-24	Paid?:	Paid
Second Half:	\$1,382.63	Due Date:	2025-06-20	Paid?:	Due
Delinquent:	\$None	Delinquency Good Through Date:			
Comments:	2024 Taxes are payable in 2025				

4. Restrictions, Easements and Covenants:

Subject to Covenant & Restrictions, Right of Ways, and Easements as set forth in Plat Book 23 Page 31.

5. Miscellaneous:

ESTATE RESULTS:
 Odilon Maitre: None found

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company

400 Second Avenue South, Minneapolis, Minnesota 55401

(612) 371-1111

By

C Monroe

President

Attest

David Wald

Secretary



Supplemental Judicial Report

SJR - [REDACTED]

 X SUPPLEMENTAL PRELIMINARY JUDICIAL REPORT
 SUPPLEMENTAL FINAL JUDICIAL REPORT

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

An examination of the record title from the Effective Date of Preliminary Judicial Report, any Supplemental Judicial Report or Final Judicial Report dated 4/30/2025, Order No. [REDACTED] has been made to the date hereof and the Company finds the following matters of record:

- ASSIGNMENT OF MORTGAGE with case no 202506030057522 filed/recorded on 06/03/2025
(FOR MORTGAGE INST # 202404010030763.)

A review of the Foreclosure action styled N/A as Case Nos. N/A, Franklin County, Ohio, has been made and the Company finds no record in said proceedings of service completed on the following parties:

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

Effective Date: 6/5/2025

Issued By: Avenue 365 Lender Services, LLC

Nicholas J. DeSumma

Nicholas J. DeSumma
Authorized Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By *C Monroe* President
Attest *Daniel Wold* Secretary