

# WESTCOR LAND TITLE INSURANCE COMPANY

ORDER NO. PJR1410-OH-2111874

## PRELIMINARY JUDICIAL REPORT SCHEDULE A

### DESCRIPTION OF LAND

SITUATED IN THE CITY OF WILLOWICK, COUNTY OF LAKE AND STATE OF OHIO:

AND KNOWN AS BEING SUBLLOT NO. 113 IN PERMANENT HOMES SUBDIVISION OF A PART OF ORIGINAL WILLOUGHBY TOWNSHIP LOT NOS. 4 AND 5, TRACT NO. 16, AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION IN VOLUME F OF MAPS, PAGE 64 OF LAKE COUNTY RECORDS.

SAID SUBLLOT NO. 113 HAS A FRONTAGE OF 50 FEET ON THE NORTHEASTERLY SIDE OF EAST 326TH STREET, (FORMERLY WAITSFIELD DRIVE) AND EXTENDS BACK BETWEEN PARALLEL LINES 115 FEET, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

Being located at the following address: 325 East 326th Street, Willowick, OH 44095

### SCHEDULE B

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

1. Property tax for the Tax Year 2013 for parcel # 28A045F000930, in the amount of \$1,314.92 PER HALF with the 1st half PAID and the 2nd half PAID, Lake County, Ohio.
2. 19-901-Storm Water tax for the Tax Year 2013 for parcel # 28A045F000930, in the amount of \$7.50 PER HALF with the 1st half PAID and the 2nd half PAID, Lake County, Ohio.
3. 30-600-Sewer Maintenance tax for the Tax Year 2013 for parcel # 28A045F000930, in the amount of \$2.58 PER HALF with the 1st half PAID and the 2nd half PAID, Lake County, Ohio.
4. Mortgage from Valendion P. Bencivenni, an unmarried man to MERS, Inc. as nominee for Unlimited Loan Resources dated April 14, 2006, recorded April 24, 2006, in (instrument) 2006R015749, in the amount of \$116,000.00, Lake County, Ohio. Assigned to HSBC Bank USA, N.A., As Trustee On Behalf Of Ace Securities Corp. Home Equity Loan Trust And For The Registered Holders Of Ace Securities Corp. Home Equity Loan Trust, Series 2006-ASAP5, Asset Backed Pass-Through Certificates, recorded on May 18, 2010, in (instrument) 2010R010567, Lake County, Ohio.

#### PLEASE NOTE:

- a) Home Affordable Modification Agreement filed on May 18, 2010, in (instrument) 2010R010569, Lake County, Ohio.
  - b) Valendion P. Bencivenni is deceased now.
- PJR-1S OTIRB Preliminary Judicial Report (OTIRB 09-01-2014) -ELECTRONIC FORMAT  
(Includes Schedules, Exclusions, Conditions & Stipulations)

(WLTIC Edition 8/27/14)