

LAKE COUNTY SHERIFF'S OFFICE

Sheriff Daniel A. Dunlap

104 E. Erie St., Painesville, Oh 44077

(440) 350-5528, FAX (440) 350-5590

CASE REPORT

UNAPPROVED

Agency: LCSO

Case Number: 2015-005179

Date: 02/23/2015 10:11:34

Incident Information

Date/Time Reported 01/23/2015 14:27	Date/Time Occurred 01/23/2015 14:27	Date/Time Found 01/23/2015 14:27	Officer (990215) LEONELLO, WILLIAM
Incident Location 9860 Weathersfield Dr, Concord Township, OH 44060			Supervisor (990061) SORBER, CAREY



Charges

1	Charge Type State	Description THEFT;BY DECEPTION	Statute 2913.02A3	UCR 26A	<input type="checkbox"/> Att <input checked="" type="checkbox"/> Com
Alcohol, Drugs or Computers Used <input type="checkbox"/> Alcohol <input type="checkbox"/> Drugs <input type="checkbox"/> Computers		Location Type RESIDENCE/HOME	Premises Entered	Forced Entry <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Weapons 1. 2. 3.
Entry	Exit	Criminal Activity			
Bias Motivation		Bias Target	Bias Circumstances		Hate Group

Victims

Seq. # 1	Type INDIVIDUAL	Injuries None	Residency Status		Ethnicity
Name (Last, First, M) KLEPACKI, MICHAEL P JR			Race W	Sex M	DOB 12/29/1972... Age 42
Address 9860 WEATHERSFIELD DR, CONCORD TOWNSHIP, OH 44060			Cell Phone	Home Phone (440) 679-5091	
Employer Name/Address SELF				Business Phone	
Victim of Crimes 1					

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Suspects

Seq. # 1	Type INDIVIDUAL	Name (Last, First, M) BLAZETIC, DAVID G					
AKA	Race W	Sex M	DOB 10/12/1956...	Age 58	Height	Weight	
Address 9860 WEATHERSFIELD DR, CONCORD TOWNSHIP, OH 44060				Cell Phone (440) 255-9474	Home Phone (440) 357-8169		
Employer Name/Address					Business Phone		
Scars, Marks, Tattoos or other distinguishing features							
Physical Characteristics							

Suspect Details

Other Persons Involved

Name Code Involved, Other	Seq. # 2	Name (Last, First, M) PATTERSON, DAVID N				Race W	Sex M
Address 33579 EUCLID AV, WILLOUGHBY, OH 44094				Cell Phone	Home Phone (216) 338-3993		
Employer Name/Address					Business Phone (440) 943-4700		
Name Code Involved, Other	Seq. # 1	Name (Last, First, M) ROMANOFF, LISA A				Race W	Sex F
Address 5192 HAVERFORD DR, LYNDHURST, OH 44124				Cell Phone (440) 533-5023	Home Phone (440) 679-5091		
Employer Name/Address MELTING POT					Business Phone (216) 381-2700		

Notes/Narrative

Field Event

** LOI search completed at 01/23/15 14:27:11

** Case number A15005179 has been assigned to event P150110861

** >>>> by: Adam Lasota on terminal: console05-8

** Event P150110861 closed.

Deputy Leonello was assigned to serve a "Writ of Possession" on case # 09F0872 filed in the Lake County Common Pleas Court. The writ was filed for property at 9680 Weathersfield Drive, Concord Twp. It was issued after the property was sold thru Sheriff Sales on a foreclosure action. The property was sold on May 19, 2014 to GMAC Mortgage for \$132,000.

Deputy Leonello made initial contact with LISA A. ROMANOFF on January 21, 2015. Ms. Romanoff stated that her boyfriend MICHAEL P KLEPACKI signed a year lease and they just moved in. The lease was signed with DAVID G. BLAZETIC who they thought was the legal owner of the property. Ms. Blazetic was advised that this was the start of the eviction process and they would be evicted due to GMAC had purchased the home. It was learned that the lease agreement was drawn up with the help of Mr. Blazetic attorney DAVID N. PATTERSON. Mr. Patterson had represented Mr. Blazetic on his court case involving the foreclosure and both were aware the property was purchased by the bank.

At this time the report will sent to Lake County Detective Bureau for further follow-up.

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CASE REPORT**Case Number: 2015-005179****UNAPPROVED**

Agency: LCSD

Date: 02/23/2015 10:11:35**Supplement Information**

Supplement Date 01/27/2015 08:47:03	CASE NOTES	Supplement Officer (990215) LEONELLO, WILLIAM
Contact Name		Supervising Officer (990061) SORBER, CAREY

Supplement Notes

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Mr. Klepacki and Ms. Romanoff found the house on Craigslist and after seeing it decided to rent it. They met with Mr. Blazetic on November 16, 2014, who stated he owned the home and would rent to them for \$ 1500.00 a month. Mr. Klepacki and Ms. Romanoff looked at the home on November 23, 2014 for a second time and decided to rent the home. At this time Mr. Klepacki gave Mr. Blazetic a check for \$500.00 (check # 1911 drawn on a Key Bank Account) to hold the house. They were told by Mr. Blazetic the money would go towards the security deposit and the rent would be \$ 1500.00 a month. A lease agreement was signed on December 21, 2014 at 9860 Weathersfield, Concord Twp. The lease agreement was prepared by David Patterson, attorney on record for Mr. Blazetic. Mr. Patterson was not present at the time of the signing of the lease. While going over the contract changes that were made and initialed by both parties. Mr. Klepacki gave Mr. Blazetic a check (# 1916) for \$ 2500.00 for the remaining security deposit and first month's rent at this time. On January 19, 2014 Mr. Blazetic and Klepacki met at Dave Patterson's office to sign a revised agreement and talk about pre-existing damage to the home.

The following are events that took place during the foreclosure proceedings from the start of the action to the sale of the property. The events will show Mr. Blazetic and Mr. Patterson were well aware that the property was sold and would be taken over by the bank.

March 18, 2009 - Civil foreclosure action filed against David Blazetic.

July 10, 2009 - September 20, 2013 - Four Precipe for Order of Sale filed, all were canceled.

January 17, 2014 - Precipe for 3rd Pluries of Sale filed.

March 27, 2014 - Motion to set aside judgment and for leave to plead instanter request for hearing. Filed by Attorney David N. Patterson.

April 22, 2014 - Notice of Sheriff's sale on May 19, 2014.

April 24, 2014 - Motion to Stay Execution of Judgment, Order of Sale and Sheriff Sale filed by David Patterson.

May 16, 2014 - Journal entry filed: Any execution of the judgment and decree entered on June 30, 2009 and the third Pluries Order of Sale issued on January 27, 2014 shall be stayed pending final disposition by the defendant's motion to vacate judgment which was filed on March 27, 2014. Further ordered that the stay is conditioned upon posting of a supersedeas bond or cash in the amount of \$5,000.00. The stay shall take effect only after the posting of the cash or bond with the clerk.

May 22, 2014 - Third Pluries Order of Sale returned from Sheriff endorsed. Lands and Tenements sold on 05/19/2014 to GMAC Mortgage LLC for \$ 132,000.00

June 16, 2014 - Notice of final appealable issued by regular mail to David N. Patterson ESQ.

June 18, 2014 - Motion of conformation of sale filed.

July 16, 2014 - Notice of appeal filed by David Patterson on behalf of David Blazetic.

July 24, 2014 - Motion to stay execution of judgment pending appeal.

August 13, 2014 - Journal entry filed: Stay shall take effect only after posting of cash bond with the clerk.

January 05, 2015 - Precipe for Writ of Possession filed.

At the time of this report no attempts to contact David Blazetic and Dave Patterson have been made. At this time Mr. Blazetic's address is unknown, only his mother's phone number (440-255-9474) and listed address at 6530 Memory Lane, Mentor. The Lake County Sheriff's Detective Bureau will attempt to make contact with them. Attached are written statements from Michael Klepacki and Lisa Romanoff along with copies of the lease agreement and the court docket.

ACTION NEEDED: Forward to Detective Bureau for further follow up.
Send to Prosecutor for possible charges.