

WESTCOR LAND TITLE INSURANCE COMPANY

ORDER NO. PJR1411-OH-2300088

**PRELIMINARY JUDICIAL REPORT
SCHEDULE A
DESCRIPTION OF LAND**

SITUATED IN THE TOWNSHIP OF MADISON, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING:
AND KNOWN AS BEING SUBLLOT NO. 43 IN ERIEVIEW ESTATES SUBDIVISION OF A PART OF ORIGINAL MADISON TOWNSHIP, LOT NO. 17, TRACT 1 AS RECORDED IN VOLUME X, PAGE 19 OF LAKE COUNTY MAP RECORDS, SAID SUBLLOT HAS A FRONTAGE OF 90.00 FEET ON THE WESTERLY SIDE OF ERIEVIEW DRIVE, EXTENDS BACK BETWEEN PARALLEL LINES 214.83 FEET AND HAS A REAR LINE OF 90 00 FEET AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS. BUT SUBJECT TO ALL LEGAL HIGHWAYS

Being located at the following address: 1236 Erieview Drive, Madison, OH 44057

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 # 01A090B000430, in the amount of \$1,451 05 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 # 01A090B000430, in the amount of \$7 50 PER HALF with the 1st half PAID and the 2nd half PAID, Lake County, Ohio.
- 3 20-101 Lights Madison Township tax for the Tax Year 2013 for parcel # 01A090B000430, in the amount of \$25 58 PER HALF with the 1st half PAID and the 2nd half PAID, Lake County, Ohio
- 4 Open End Real Estate Mortgage from Joseph W. Helms Jr , and Dawn Lee Helms, husband and wife to National City Bank dated January 5, 1999, recorded January 7, 1999, in (instrument) 990000717, in the amount of \$159,562.60, assigned to REO Properties Corporation, recorded on February 25, 2005, in (instrument) 2005R007139, Lake County, Ohio
- 5 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 2005-SD3, Asset Backed Pass-Through Certificates, Assigned by REO Properties Corporation, Recorded on May 8, 2009, in (instrument) 2009R011606, assigning the mortgage originally recorded in (instrument) 990000717, Lake County, Ohio
- 6 Mortgage from Joseph W Helms, Jr., and Dawn Lee Helms, husband and wife to Citifinancial, Inc dated July 20, 2001, recorded July 25, 2001, in (instrument) 200132039, in the amount of \$28,130.43, Lake County, Ohio
- 7 Judgment in favor of Capital One Bank against Joseph W Helms, Jr AKA Joseph W Helms, dated November 6, 2007, recorded November 15, 2007, in the amount of \$1,277 79 plus costs and interest, if any, being Case No 07 JL003792 and its Re-filed on August 23, 2012, Case No. 12 JL004123, Lake County, Ohio.
- 8 Judgment in favor of CACV of Colorado LLC against Dawn Helms, dated January 19, 2010, recorded February 1, 2010, in the amount of \$6,038 70 plus costs and interest, if any, being Case No 10 JL000575 and its Re-filed on March 19, 2012, Case No 12 JL001348, Lake County, Ohio.