

Cover page for:

Preliminary Title Evidence (Tract 4)

Consisting of:

Final Judicial Report issued by First American Title Insurance Company, through Talon Title Agency, LLC, dated March 18, 2026 and identified by reference to Order Number 18598380-TCMA and Preliminary Judicial No. 5007339-0043116e.

For May 12, 2026 auction to be conducted by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

Rex D. Schrader II in his capacity as the Master Commissioner appointed by the Allen County Court of Common Pleas in the case of JPMorgan Chase Bank, N.A. vs. Agler Livestock Trucking, LLC, et. al., Case No. CV 2021 0134



First American Title

FINAL JUDICIAL REPORT

First American Title Insurance Company

PRELIMINARY JUDICIAL No.: **5007339-0043116e**

Premium Amount: \$50.00

Guaranteed Party Name: JPMorgan Chase Bank, NA
121 W High Street, 2nd Floor
Lima, Ohio 45801

In the Case of: JPMorgan Chase Bank, N.A.

Against: Agler Livestock Trucking, LLC, et al

Case Number: CV 2021 0134 - Filed May 6, 2021

An examination of the record title from the Effective Date of the Preliminary Judicial Report, any Supplemental Judicial Report or Final Judicial Report dated November 11, 2024, Order No. 18598380-TCMA has been made to the date hereof and the Company finds the following matters of record:

1. 2025 Tax Duplicate for Parcel Number 35-1900-01-004.000 (Parcel 1)

The first half tax in the amount of \$718.52, including current assessments, if any, is unpaid and delinquent.

The second half tax in the amount of \$693.77, including current assessments, if any, is due in the second half 2026 tax collection period

Total due to bring taxes current, including current tax due, assessments, delinquencies, penalties and interest, if any, is **\$4,797.92. Includes prior delinquency. Contact Treasurer for total due.**

Assessed Values:

Land: \$10,120.00 Building/Improvement: \$34,270.00 Total: \$44,390.00

Taxes and Assessments for subsequent years are undetermined, and constitute a lien, not yet due or payable.

Delinquent utility charges, weed cutting, and waste removal charges may become a lien on the subject property. No liability is assumed by the Company for ascertaining the status of these charges. The proposed insured is cautioned to obtain the current status of these payments.

NOTE: A search for uncertified special tax assessments has not been performed.

THE FOLLOWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY: The property as described in Schedule A is subject to an assessment for Jennings Creek Suever-Ongoing, of which \$12.50 has been included with the taxes for the First half of the year for 2025.

THE FOLLOWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY: The property as described in Schedule A is subject to an assessment for Flat Fork Creek Ditch-Ongoing, of which \$10.00 has been included with the taxes for the First half of the year for 2025.

2. Mortgage in the original amount of _____ and the terms, conditions, and provisions contained therein,

executed by Tom A. Agler aka Tom A. Agler, Sr. and Sharon G. Agler, husband and wife to JPMorgan Chase Bank, NA, Lima Business Banking LPO, 121 W. High Street, 2nd Floor, Lima, Ohio 45801, recorded June 30, 2015 in Volume 2015, Page 6423.

3. Mortgage in the original amount of _____ and the terms, conditions, and provisions contained therein, executed by Tom A. Agler, Sr and Sharon Agler aka Sharon G. Agler, husband and wife to Guaranty State Bank and Trust Company, P.O. Box 607, 201 S. Mill, Beloit, KS 67420, recorded December 19, 2016 in Volume 2016, Page 13632.
4. Foreign Certificate of Judgment Against: Tom A. Agler, et al Creditor: SPG Advance, LLC Docketed: October 21, 2019 in the amount of: _____ plus interest and costs Judgment No.: FJ 2019 0008 Attorney: Leann E. Covey.
5. Pending Case CV 2020 0080 filed by Co-Alliance LLP, 5250 E US Highway 36, Avon, IN 46123 against Thomas Agler, Sr., et al. on February 18, 2020, Court of Common Pleas, Allen County, Ohio. NOTE: Case closed.
6. Certificate of Judgment Against: Tom Agler, Sr. Creditor: United Equity Inc., 104 Main Street, Delphos, Ohio 45833 Docketed: February 10, 2022 in the amount of: _____, plus interest and costs Judgment No.: JD 2022 0064 Attorney: None noted.
7. Pending Case CV 2022 0219 filed by Northland Capital Financial Services LLC, 333 33rd Avenue South, Suite 100, St. Cloud MN 56301 vs Agler Livestock Trucking LLC and Tom A. Agler, Sr., on June 13, 2022. Attorney: Mark Sheriff. Consent Judgment filed on February 8, 2024. Certificate of Judgment filed December 16, 2024, as noted below. JD 2024 0666.
8. Foreign Judgment filed against Tom Agler, et al. by 501 Advance, LLC, on March 3, 2022 in Case FJ 2022 0003. Attorney: Yehudah A. Witkes.

Certificate of Judgment Against: Tom Agler, et al Creditor: 501 Advance, LLC, c/o Witkes Law Firm, LLC, PO Box 21760, South Euclid, Ohio 44121 Docketed: April 15, 2022 in the amount of: _____, plus interest and costs Judgment No.: JD 2022 0144 Attorney: Yehudah A. Witkes.
9. Entry for Judgment filed against Tom A. Agler, Sr., et al, by Fox Capital Group, Inc. on June 7, 2023 in Case No. FJ 2023 0003. Attorney: Jeffrey S. Berenholz. Notice of Garnishment filed September 9, 2024.
10. Case CV 2021 0134 filed by JPMorgan Chase Bank, NA vs. Agler Livestock Trucking, LLC, et al. on May 6, 2021. Attorney: Thomas Merry. NOTE: Service complete on all parties.
11. Certificate of Judgment Against: Agler Livestock Trucking LLC, et al. Creditor: JPMorgan Chase Bank NA Docketed: May 19, 2021 in the amount of _____ plus interest and costs Judgment No.: JD 2021 0308 Attorney: Thomas Merry
12. INTENTIONALLY OMITTED BY RELEASE.
13. Certificate of Judgment Against: Sharon Agler Creditor: Nationwide Mutual Insurance Company Docketed: January 24, 2022 in the amount of _____ Judgment No. JD 2022 0038. Attorney: Steve Elizar.
14. Certificate of Judgment Against: Tom A. Agler, Sr., et al Creditor: Northland Capital Financial Services LLC Docketed: December 16, 2024 in the amount of: _____ plus interest and costs Judgment No.: JG 2024 0666 Attorney: None noted.
15. Case No CV 2021 0134 filed May 6, 2021, set forth above.

A review of the proceedings in Case No. CV 2021 0134 Common Pleas Court, Allen County, Ohio has been made and the Company finds no record of said proceedings of service completed on the following parties:
NONE

-- End of Judicial Report --

Commonly Known As: 11530 Zion Church Road, Delphos, OH 45833

Tax Parcel ID: 35190001004000

The property address and tax parcel identification number listed herein are provided solely for informational purposes.

This examination is made for the use and benefit of the Guaranteed Party to said proceedings and 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: March 18, 2026

First American Title Insurance Company



Sally F. Tyler
President



Lisa W. Cornehl
Secretary

COUNTERSIGNED:

Talon Title Agency, LLC



By: Jeffrey A. Auker

AUTHORIZED SIGNATORY