

PAGE 1 – SURPLUS FUNDS CHAIN OF TITLE
FOR NATIONAL SURPLUS FUNDS PROGRAM FILES

You must check one of these 3 options

SALE TYPE (CHECK ONE): ☒ MORTGAGE ☐ HOME OWNERS ASSOCIATION ☐ TAX SALE

NAME(S) OF PERSON(S) OR ENTITY FORECLOSED ON (CASE NAME) MODICA, MARY JO

DEED HOLDER(S) AT TIME OF FORECLOSURE (NOT THE BUYER) MODICA, MARY JO

All ex-owners listed on the deed.

DEED RECORDATION DATE 11/4/93 BOOK AND PAGE# 199311040257628
(THE OWNER'S DEED AT TIME OF SALE, NOT FORECLOSURE DEED) (OR INSTRUMENT, DOCUMENT OR REFERENCE #)

FILE OR CASE NUMBER/DESCRIPTOR 17-CV-006373
(YOU CAN USE PARCEL ID# AS FILE# IN COUNTIES WHERE THERE ARE NO FILE/CASE#)

Make sure you ref the ex-owners deed, not foreclosure deed.

SURPLUS AMOUNT \$24,558.23
(TOTAL COURT HELD AMOUNT AS SHOWN ON SURPLUS LIST, THIS AMOUNT MUST MATCH THE VERIFIED AMOUNT)

Total amount held by the court as shown on the list.

SURPLUS AMOUNT VERIFICATION? ☒ ONLINE CASE HISTORY ☐ SURPLUS LIST ☐ CALLED THE COURT
WHO DID YOU SPEAK WITH AT THE COURT (NAME OF PERSON)? _____

DEPARTMENT NAME _____ PHONE# _____
(IF YOU USED ONLINE CASE HISTORY OR SURPLUS LIST, PLEASE PROVIDE COPIES. NO ESTIMATING SURPLUS AMOUNTS. SURPLUS LIST MUST BE AN OFFICIAL COURT LIST DATED WITHIN PAST 60 DAYS OR NOT VALID FOR USE. IF YOU CANNOT GET AN UPDATED LIST OR CASE HISTORY REPORT, YOU MUST CALL COURT TO VERIFY SURPLUS AMOUNT. NO EXCEPTIONS!)

New on worksheet

COUNTY FRANKLIN STATE OH

DATE FILE REVIEWED 5/16/18 RESEARCHER YOUR NAME HERE

FORECLOSED PROPERTY ADDRESS: 255 S. SYLVAN AVE.

CITY: COLUMBUS STATE: OH ZIP: 43204

DATE FORECLOSED 3/16/18 SALES PRICE AT AUCTION 136,000

FORECLOSING ENTITY FIFTH THIRD BANK

FILE CHECKLIST – ITEMS WE REQUIRE FOR NATIONAL SURPLUS FUNDS FILES:

- ☒ COPY OF LIST SHOWING THE OVERAGE/SURPLUS FUNDS AMOUNT.
- ☒ COPY OF DEED SHOWING OWNERSHIP AT TIME OF FORECLOSURE (NOT THE BUYER, WE WANT THE LAST OWNER RIGHT BEFORE THE SALE).
- ☒ COPY OF THE FORECLOSURE DEED (THIS IS THE DEED THAT TRANSFERS OWNERSHIP TO THE NEW BUYER AFTER THE FORECLOSURE AUCTION/SALE).
- ☒ COPY OF THE COUNTY DEEDS/OFFICIAL RECORDS PAGE, SHOWING YOU SEARCHED THE OWNERS NAMES.
- ☒ COPY OF TAX ASSESSORS PAGE/PROPERTY APPRAISERS PAGE ON THIS PROPERTY.
- ☐ COPIES OF ANY UNPAID MORTGAGES (FIRST 3 PAGES ONLY, NOT ENTIRE MORTGAGE DOC) – KEEP IN MIND THE BALANCE OF ALL UNPAID MORTGAGES MUST STILL LEAVE AT MIN \$15,000 TO EX-OWNER. THE BALANCE YOU USE IS THE VALUE ON THE NOTE, NO ESTIMATING CURRENT BALANCES ON OPEN MORTGAGES.
- ☒ COPIES OF MORTGAGE CANCELLATIONS, RELEASES OR SATISFACTIONS.
- ☒ COPY OF ONLINE CASE HISTORY SHOWING THERE ARE NO CLAIMS AND MONEY STILL BEING HELD. THIS IS REQUIRED IF YOU CHECK THE 'ONLINE CASE HISTORY' BOX FOR VERIFYING SURPLUS

PAGE 2 – NATIONAL SURPLUS FUNDS CHAIN OF TITLE – MORTGAGE HISTORY

WE NEED ALL MORTGAGES FROM TIME OF OWNERSHIP!!!

MORTGAGE HISTORY/CHAIN IN ORDER STARTING WITH EX-OWNER'S FIRST MORTGAGE ON PROPERTY – MORTGAGES ONLY, NO DEED TRANSFER HISTORY.

NAME OF BANK/LENDER NORWEST MORTGAGE AMOUNT \$91,200

DATE RECORDED 11/4/93 BOOK _____ PAGE DOC# 199311040257650

*SATISFIED/PAID OFF X OPEN/NOT SATISFIED _____ FORECLOSING ENTITY _____

ASSIGNED TO ANOTHER BANK? _____ IF YES, WHO HAS THE LOAN NOW _____

*IF SATISFIED, PLEASE GIVE BOOK/PAGE OR REF #: 20020327007700

If no book and page available, there will be a document number or reference number. Use that as we need a way of verifying your information. All courts use some sort of recording ref number.

NAME OF BANK/LENDER FIFTH THIRD BANK AMOUNT \$9,000

DATE RECORDED 12/14/95 BOOK _____ PAGE DOC# 19952140229231

*SATISFIED/PAID OFF X OPEN/NOT SATISFIED _____ FORECLOSING ENTITY _____

ASSIGNED TO ANOTHER BANK? _____ IF YES, WHO HAS THE LOAN NOW _____

*IF SATISFIED, PLEASE GIVE BOOK/PAGE OR REF #: 20010208002553

NAME OF BANK/LENDER FIFTH THIRD BANK AMOUNT \$20,000

DATE RECORDED 10/6/00 BOOK _____ PAGE DOC# 200010060203419

*SATISFIED/PAID OFF X OPEN/NOT SATISFIED _____ FORECLOSING ENTITY _____

ASSIGNED TO ANOTHER BANK? _____ IF YES, WHO HAS THE LOAN NOW _____

*IF SATISFIED, PLEASE GIVE BOOK/PAGE OR REF #: 200204300106920

NAME OF BANK/LENDER FIFTH THIRD BANK AMOUNT \$120,750

DATE RECORDED 1/3/02 BOOK _____ PAGE DOC# 200210130002755

*SATISFIED/PAID OFF _____ OPEN/NOT SATISFIED _____ FORECLOSING ENTITY X

ASSIGNED TO ANOTHER BANK? _____ IF YES, WHO HAS THE LOAN NOW _____

*IF SATISFIED, PLEASE GIVE BOOK/PAGE OR REF #: _____

Make sure note the mortgage that is the foreclosing entity for mortgage foreclosure sales. A mortgage cannot be a foreclosing entity for tax sales. Only check this box if it is the foreclosing entity.

NAME OF BANK/LENDER _____ AMOUNT _____

DATE RECORDED _____ BOOK _____ PAGE _____

*SATISFIED/PAID OFF _____ OPEN/NOT SATISFIED _____ FORECLOSING ENTITY _____

ASSIGNED TO ANOTHER BANK? _____ IF YES, WHO HAS THE LOAN NOW _____

*IF SATISFIED, PLEASE GIVE BOOK/PAGE OR REF #: _____

NAME OF BANK/LENDER _____ AMOUNT _____

DATE RECORDED _____ BOOK _____ PAGE _____

*SATISFIED/PAID OFF _____ OPEN/NOT SATISFIED _____ FORECLOSING ENTITY _____

ASSIGNED TO ANOTHER BANK? _____ IF YES, WHO HAS THE LOAN NOW _____

*IF SATISFIED, PLEASE GIVE BOOK/PAGE OR REF #: _____

IF MORE MORTGAGES, PLEASE ADD ANOTHER PAGE USING OUR FORMAT.

PAGE 3 – NATIONAL SURPLUS FUNDS WORKSHEET – JUDGMENT HISTORY

USE ONLY IN COUNTIES YOU CAN CHECK LIENS AND JUDGMENTS – SOME COUNTIES ALLOW TO SEARCH, YOU CAN WRITE IN OPEN LIENS/JUDGMENTS HERE.

JUDGMENT/LIENS HISTORY/CHAIN

DATE RECORDED _____ ORIGINAL AMOUNT _____
CURRENT AMOUNT INCLUDING INTEREST ACCRUED, ETC. _____
JUDGMENT/LEIN HOLDER NAME _____

DATE RECORDED _____ ORIGINAL AMOUNT _____
CURRENT AMOUNT INCLUDING INTEREST ACCRUED, ETC. _____
JUDGMENT/LEIN HOLDER NAME _____

DATE RECORDED _____ ORIGINAL AMOUNT _____
CURRENT AMOUNT INCLUDING INTEREST ACCRUED, ETC. _____
NAME & ADDRESS AND CONTACT INFO OF JUDGMENT/LEIN HOLDER _____

DATE RECORDED _____ ORIGINAL AMOUNT _____
CURRENT AMOUNT INCLUDING INTEREST ACCRUED, ETC. _____
JUDGMENT/LEIN HOLDER NAME _____

DATE RECORDED _____ ORIGINAL AMOUNT _____
CURRENT AMOUNT INCLUDING INTEREST ACCRUED, ETC. _____
JUDGMENT/LEIN HOLDER NAME _____

DATE RECORDED _____ ORIGINAL AMOUNT _____
CURRENT AMOUNT INCLUDING INTEREST ACCRUED, ETC. _____
JUDGMENT/LEIN HOLDER NAME _____

DATE RECORDED _____ ORIGINAL AMOUNT _____
CURRENT AMOUNT INCLUDING INTEREST ACCRUED, ETC. _____
JUDGMENT/LEIN HOLDER NAME _____

IF MORE LIENS/JUD, PLEASE ADD ANOTHER PAGE USING OUR FORMAT.

NEW ON WORKSHEET

PAGE 4 – NATIONAL SURPLUS FUNDS CHAIN OF TITLE – CONCLUSION SHEET

PLEASE READ AND AGREE BELOW BEFORE SUBMITTING THIS FILE!

Make sure you read all the rules and agree to them. This is important to make sure you are doing everything correctly.

1. SEND THE FILE, TO PAPERWORK@SURPLUSFUNDSRICHES.COM WHEN YOU USE EMAIL - DO NOT USE ZIP FILES, DO NOT SEND IN LINKS FOR DOCUMENTS , PUT THE CASE NAME(DEFENDANT) IN THE HEADER OF THE EMAIL. PLEASE COMBINE THE DOCUMENTS INTO ONE ATTACHMENT. IF YOU DON'T PUT THE DEFENDANT NAME/CASE NAME IN THE HEADER OF THE EMAIL, WE WILL SKIP THIS FILE SUBMISSION AND GET TO IT LATER. IF THIS CAUSES YOU TO LOSE THE CASE TO ANOTHER RESEARCHER, THAT IS ON YOU.

WE HAVE UP TO 3 BUSINESS DAYS TO PROCESS THE FILE OR RESPOND WITH ERRORS. OUR BUSINESS HOURS ARE MONDAY - FRIDAY, 9:00AM TO 4:00PM EASTERN TIME. ALL FILES SUBMITTED AFTER BUSINESS HOURS, THE 3 DAYS START ON THE NEXT BUSINESS DAY. FOR EXAMPLE, FILE SUBMITTED ON FRIDAY AT 8:00PM, 3 DAY WINDOW WILL START MONDAY AT 9:00AM SINCE OUR OFFICE IS CLOSED WEEKENDS. OUR OFFICE IS CLOSED FOR MOST MAJOR HOLIDAYS AND WILL NOT COUNT AS A BUSINESS DAY. IF FILE IS ACCEPTED, IT WILL APPEAR IN THE FILES BEING WORKED LIST.

2. MINIMUM CASE FOR US TO PURSUE IS \$15,000 - NOT 14,999.99. WE PAY TO YOU 8% OF GROSS SURPLUS WE COLLECT FROM THE COURT. YOU DO NOT NEED TLO (AS SAID IN SOME VIDEOS), WE RUN AND PAY FOR ALL JUDGMENT AND LIEN SEARCHES ON EVERY FILE.

3. IF YOU COMPLETE YOUR CASE RESEARCH, AND THE LAST OWNER WAS A BANK OR A BANK IS ENTITLED TO ENTIRE SURPLUS AMOUNT, WE WILL NOT TAKE THE FILE. IF YOU COMPLETE YOUR CASE RESEARCH, AND A LIEN HOLDER OR LIEN HOLDERS ARE ENTITLED TO ENTIRE SURPLUS AMOUNT, WE WILL NOT TAKE THE FILE. HOWEVER, WE WILL TAKE ANY FILE WHERE THERE IS A LIEN HOLDER OR BANK ENTITLED AND THERE STILL LEAVES AT MIN \$15,000 TO THE EX-OWNER. FOR INSTANCE, YOU FIND AN OPEN MORTGAGE FOR \$25,000 AND THE SURPLUS IS \$45,000. WE WILL TAKE THAT FILE BECAUSE IT WILL LEAVE \$20,000 FOR THE EX-OWNER. IF THERE ARE OPEN LIENS, JUDGMENTS OR MORTGAGES, THE TOTAL PLUS INTEREST MUST LEAVE AT MIN \$15,000 FOR THE EX-OWNER(S) FOR US TO ACCEPT THE FILE.

4. ON THE WORKSHEET, WE NEED THE PHYSICAL ADDRESS OF THE FORECLOSURE (IE: 123 MAIN ST, ANYTOWN, NC 28999), NOT THE CLAIMANT'S NOTIFICATION ADDRESS. DO NOT PUT IN PARCEL ID #, TAX ID #, OR LEGAL DESCRIPTION, UNLESS THERE WASN'T A PHYSICAL ADDRESS - VACANT LAND. DO NOT LEAVE BLANK, NEED AN ADDRESS OR LEGAL IS LAND. WE STILL NEED A CITY, STATE AND ZIP EVEN IF LAND AND NO PYSICAL ADDRESS.

5. FEEDBACK - WE WILL LET YOU KNOW WHEN YOU GET A CLAIMANT UNDER CONTRACT AND HAVE THE CASE SET TO PETITION. UNTIL YOU HAVE SENT IN 20 FILES THAT WE HAVE ACCEPTED, WE WILL NOT GIVE OUT ANY ADDITIONAL FEEDBACK. IF YOU HAVE SENT IN 20 CASES WE HAVE ACCEPTED - RESEARCHED CASES - WE WILL GIVE FEEDBACK ONCE A MONTH, UPON REQUEST. SEE SUPPORT PAGE FOR REQUESTING UPDATES.

6. SUBMIT ALL REQUIRED DOCUMENTS ON THE CHAIN OF TITLE WORKSHEET, IF WE ARE MISSING DOCUMENTS, WE WILL NOT WORK YOUR CASE. ALSO, REMEMBER TO COMPLETE THE CORRECT CHAIN OF TITLE WORKSHEET, RESEARCH MORTGAGES, LIENS AND JUDGMENTS. FILL OUT CONCLUSION SHEET. OUR WORKSHEET IS TO BE UNALTERED OR CHANGED – NO EXCEPTIONS!

7. PUT FILES IN ORDER - MAKE SURE WHEN YOU SUBMIT FILES TO US, YOU HAVE THE CHAIN OF TITLE WORKSHEET FIRST, FOLLOWED BY THE SUPPORTING DOCS. IF YOUR FILES ARE NOT SUBMITTED IN THIS MANNER, WE WILL NOT WORK IT. YOU WILL HAVE TO RESUBMIT IN CORRECT ORDER.

8. WHEN SUBMITTING A FILE WITH MORTGAGES IN LINE FOR THE SURPLUS, DO NOT SEND THE ENTIRE MORTGAGES/LIEN/JUDGMENT DOCUMENT AS THEY CAN BE MANY PAGES. ONLY SEND THE FIRST 3 PAGES.

9. WE WILL NOT TAKE NATIONAL SURPLUS FILES IN THE FOLLOWING STATES, FLORIDA (SEPARATE PROGRAM), DISTRICT OF COLUMBIA (DC), WASHINGTON, OREGON AND COLORADO.

10. WE WILL NOT TAKE ANY FILE WHERE THERE IS AN ACTIVE MOTION OR CLAIM TO SURPLUS BY THE OWNER.

PAGE 5 – NATIONAL SURPLUS FUNDS CHAIN OF TITLE – CONCLUSION SHEET (CONT)

11. IF MORE THAN 1 OWNER, NOT MARRIED, WE NEED AT MIN \$15K PER PERSON TO WORK. EXAMPLE - 3 OWNERS ON DEED, ALL UNMARRIED, THERE NEEDS TO BE AT MINIMUM \$45,000 IN SURPLUS FOR US TO WORK THE FILE.
12. PLEASE WRITE ALL PERSONS LISTED AS OWNERS ON THE DEED ON THE WORKSHEET WHERE IT SAYS, 'DEED HOLDERS AT TIME OF FORECLOSURE'. THESE NAMES MUST ALSO BE ON THE CONCLUSION PAGE AS THEY ARE ENTITLED TO SURPLUS. REMEMBER, PERSON BEING FORECLOSED ON AND DEED HOLDERS MAY INCLUDE MORE OR LESS PEOPLE.
13. IF YOUR FILE IS NOT ACCEPTED, WE WILL NOTIFY YOU VIA EMAIL. YOU CAN MAKE CORRECTIONS AND EMAIL ENTIRE CORRECTED FILE TO PAPERWORK.
14. ALL PAGES OF THIS WORKSHEET MUST BE FILLED OUT CORRECTLY, IF THERE ARE NO MORTGAGES OR LIENS/JUDGMENTS, THOSE PAGES CAN BE LEFT BLANK BUT YOU STILL MUST INCLUDE WITH FILE.
15. FILL OUT CONCLUSION PAGE CORRECTLY, IF THERE IS DEBT – IT GOES IN FIRST POSITIONS BASED ON RECORDATION DATE AND END AT THE EX OWNER (DEED HOLDER(S)). DO NOT LEAVE THE CONCLUSION PAGE BLANK, WE WILL REJECT THE FILE.
16. IF EX-OWNER IS A CORPORATION, LLC, LLP OR DBA, PLEASE FILL OUT THE 'COMPANY ACCEPTANCE AND REQUIREMENTS FORM' WITH YOUR FILE. NO BANKS, MORTGAGE COMPANIES OR FINANCIAL INSTITUTIONS ALLOWED. IF YOU CANNOT GET US THE REQUIRED INFORMATION ON THAT FORM, YOU CANNOT SUBMIT THE FILE. NO EXCEPTIONS.
17. IF THE EX-OWNER IS DECEASED YOU CANNOT SUBMIT THE FILE UNLESS YOU PROPERLY FILL OUT THE 'DECEASED EX-OWNER FORM' LOCATED ON THE RESOURCES AND REFERRALS PAGE. IF YOU CANNOT GET US THE REQUIRED INFORMATION ON THAT FORM, YOU CANNOT SUBMIT THE FILE. NO EXCEPTIONS.
18. CHECK THE FILES BEING WORKED LIST. IF THE FILE IS LISTED, DO NOT SEND IN AS WE ALREADY HAVE IT.



I HAVE READ, UNDERSTAND AND AGREE (REQUIRED)

YOU MUST AGREE AND CHECK THE ABOVE BOX OR WE WILL NOT REVIEW YOUR FILE.

You must check this box and agree to it.

NEW ON WORKSHEET

CONCLUSION SECTION – SEE EBOOK FILE EXAMPLE IF HELP IS NEEDED ON FILLING THIS OUT. IF THERE IS DEBT – IT GOES IN FIRST POSITIONS BASED ON RECORDATION DATE AND END AT THE EX-OWNER(S) (DEED HOLDER(S)). DO NOT LEAVE THE CONCLUSION PAGE BLANK, WE WILL REJECT THE FILE.

MODICA, MARY JO

ARE 1ST IN LINE FOR FUNDS CURRENTLY DUE

AMOUNT: \$24,558.23

Make sure you list all persons named on the deed as in line for surplus.

ARE 2ND IN LINE FOR FUNDS CURRENTLY DUE

AMOUNT: _____

ARE 3RD IN LINE FOR FUNDS CURRENTLY DUE

AMOUNT: _____

ARE 4TH IN LINE FOR FUNDS CURRENTLY DUE

AMOUNT: _____

ARE 5TH IN LINE FOR FUNDS CURRENTLY DUE

AMOUNT: _____