

**In the Court of Common Pleas
County of Summit**

Certificate of Readiness

Case Caption: Towd Point Mortgage Trust 2017-3, U.S. Bank National Association, as Indenture Trustee v. Steven Nicholas Waszil, et al.

I, Yanfang M. Ramirez (0074242), counsel for the Plaintiff, certify to the Court that I have reviewed the case file and my own records, and that all of the below statements are correct to the best of my knowledge and belief.

1. The complaint, the mortgage attached to the complaint, and the preliminary judicial report all contain the correct legal description(s) and permanent parcel number(s) relating to the subject property located in Summit County, Ohio.
2. The complaint and the preliminary judicial report both indicate the correct owners of the subject real estate (as shown on the mortgage, tax lien, mechanic's lien, or judgment lien) and signators (as shown on the note and mortgage), and that said owners and signators have been named as Defendants within the complaint.
3. The Plaintiff is the owner of the note and mortgage upon which the complaint is founded and as verified within the preliminary judicial report.
4. Should the Plaintiff be different from the designated owner of the original note and mortgage due to an assignment, copies of that assignment, and intervening assignments of such note and mortgage are attached to the complaint, and are similarly reflected within the preliminary judicial report.
5. Should the Plaintiff be different from the designated owner of the original note and mortgage due to a name change or corporate merger, copies of said name change or merger are attached to the complaint, or an affidavit attesting to the name change or merger along with the dates of the name change or merger is attached to the complaint.



6. Should there be more than one Plaintiff asserting a separate right of ownership in the mortgage and note, all necessary supporting documents establishing the separate chains of ownership are attached to the complaint.
7. The Plaintiff has in its custody and control the original note and mortgage, and said documents are available for inspection upon order of the Court.
8. All such assignments, name changes, or corporate mergers referred to above, and which are shown on the preliminary judicial report, bear a date prior to the filing date of the complaint in this matter.
9. None of the individual Defendants named in the complaint has been adjudicated as incompetent or otherwise under guardianship and/or is a minor.
10. Any person named in their representative capacity (such as a guardian, an estate representative, statutory agent, trustee, or in any other representative capacity) has been correctly designated by name and duly appointed by court order or other government designation, and copies of such appointment documents can be produced upon order of the Court.
11. None of the designated Defendants are currently under the protection of the Federal Bankruptcy Court; if relief from stay has been granted, then a copy of such relief from stay is attached to the complaint.
12. Should the complaint be based upon a judgment lien, mechanic's lien, or a tax certificate, the preliminary judicial report reflects said claim, and a copy of the lien or certificate, together within an affidavit stating the current balance due, is attached to the complaint.
13. Should the complaint be based upon a tax certificate, an affidavit is attached to the complaint describing the tax certificate numbers, the current amount due, and the real estate subject to the within foreclosure.
14. Should the complaint be based upon a mortgage and note, I have available for inspection upon order of the Court a statement showing the total amount due, with a separate itemized part showing the pay-off balance, interest, the interest rate, and any penalties or other charges, with specific reference identifying what the additional penalties and charges are based upon. A person responsible for maintaining such records for the Plaintiff shall certify this statement.

As counsel for the Plaintiff, I acknowledge and otherwise understand that if any of the above requirements are not met or if the provided documents and information are inaccurate, the Court may cause this case to be dismissed without prejudice at the Plaintiff's cost.

/s/ Yanfang Marilyn Ramirez

Counsel for Plaintiff

Carrie L. Davis (0083281)

Michael R. Brinkman (0040079)

Yanfang Marilyn Ramirez (0074242)

Aaron M. Cole (0091673)

Printed Name and Bar Number

Date: August 8, 2024

Pursuant to Local Rule 11.09, this Preliminary Certificate of Readiness shall be filed with the Clerk of Courts with the complaint and preliminary judicial report.