

PUBLIC UTILITIES COMMITTEE

Bowen
Bond
Blank

ORDINANCE NO. 66-2025

AN ORDINANCE AUTHORIZING THE VILLAGE OF LORDSTOWN TO PAY \$5,000.00 TO OHIO EDISON COMPANY TO RELEASE THE JUDGMENT LIEN FOR PROPERTY LOCATED AT 8933 STATE ROUTE 45, WARREN, OHIO 44481 (PPN: 45-903506), AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF LORDSTOWN, COUNTY OF TRUMBULL, STATE OF OHIO:

Section I: That Ohio Edison has agreed to accept \$5,000.00 from the Village of Lordstown in exchange for execution of the Partial Release of Judgment Lien, attached hereto as **Exhibit "A"**, which is incorporated by reference and made a part of this Ordinance, for real property located at 8933 State Route 45, Warren, Ohio 44481 (PPN: 45-903506), which is currently subject to an executed purchase agreement with the Village of Lordstown as the buyer ("Property").

Section II: That the Public Utilities Committee recommends that the Village of Lordstown agree to pay Five Thousand and 00/100 Dollars (\$5,000.00) in exchange for the executed Partial Release of Judgment Lien attached hereto as **Exhibit "A"** to remove this encumbrance from the Property's title.

Section III: That the Council of the Village of Lordstown concurs with the recommendation of the Public Utilities Committee.

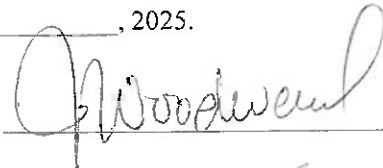
Section IV: That the Mayor and Clerk are hereby authorized and empowered to pay Five Thousand and 00/100 Dollars (\$5,000.00) to Valley Title & Escrow Agency, 2833 Elm Road, Warren, OH 44483, and to execute any documents as may be considered necessary or appropriate to authorize release of said funds, upon the execution and receipt of the attached Partial Release of Judgment Lien, pursuant to Ohio Edison's agreement, through legal counsel, to execute said Partial Release of Judgment Lien for the Property.

Section V: That the sum of Five Thousand and 00/100 Dollars (\$5,000.00) shall be paid from Account No. 101.190.54100.

Section VI: That this Ordinance is hereby declared to be an emergency measure necessary for the public health, safety, and welfare and for the further reason that this Ordinance must be enacted in a timely manner due to funding for the water booster station that will be located on the Property.

Section VII: That the passage of this Ordinance and all deliberations relating to the passage of this Ordinance were held in open meetings in accordance with the provisions of Revised Code §121.22.

Passed in Council this 15 day of December, 2025.

J. Woodward, Mayor

William Clark, Clerk

PARTIAL RELEASE OF JUDGMENT LIEN

KNOW ALL MEN BY THESE PRESENTS that OHIO EDISON COMPANY for good and valuable consideration given, the receipt of which is hereby acknowledged, does hereby release and discharge from the operation of the Judgment Lien recorded in:

OHIO EDISON COMPANY
vs.

LYLE M. HOLTON

Trumbull County Judgment Lien Docket
2023JL296148
Judgment: \$110,760.98, plus interest and costs
Rendered by: Trumbull Common Pleas Court
Case No. 2017CV02209

as to the real estate described on Exhibit A, attached hereto further described as 8933 State Route 45, PPN 45-903506, without, however, waiving or in any manner affecting the validity or enforceability of said lien on any other property subject thereto.

WARRANTY DEED—No. 102A

The Ohio Legal Blank Co. Cleveland, Publishers and Dealers Since 1883



That, ROBERT C. BINGHAM and NANCY L. BINGHAM, Husband and Wife

, the Grantors

who claim title by or through instrument, recorded in Volume, Page,

County Recorder's Office, for the consideration of

One and 00/100-----Dollars (\$ 1.00/100----)

received to their full satisfaction of

LYLE HOLTON and SHELLEY HOLTON, Husband and Wife

the Grantees,

whose TAX MAILING ADDRESS will be 8933 Tod Avenue Lordstown, Ohio 44481

do

Give, Grant, Bargain, Sell and Convey unto the said Grantees, heirs and assigns, the following described premises, situated in the village of Lordstown, County of Trumbull and State of Ohio:

being the south part of Lot #10 Range 16 now or formerly owned by Robert C. Bingham as described in OR 336, Page 374 of Trumbull County Records of Deeds and more fully described as follows:

Beginning at a State of Ohio centerline monument located at the common boundary of Mahoning County and Trumbull County on State Route #45 (Tod Ave. S.W.) or (Salem Warren Rd.), said point being the true place of beginning; thence along the center line of the highway N. 0° 21' 55" W a distance of 87.50 feet to a point; thence N 89° 38' 05" E a distance of 174.39 feet to a point; thence S 0° 21' 55" E a distance of 27.00 feet to a point; thence N 89° 38' 05" E a distance of 45.85 feet to a point; thence N 0° 21' 55" W a distance of 27.00 feet to a point; thence N 89° 38' 05" E a distance of 153.13 feet to a point; thence S 0° 21' 55" E a distance of 84.62 feet to a point on the southern boundary of Trumbull County; thence along the county boundary line S 89° 16' 35" W a distance of 373.38' to the place of beginning and containing 0.7092 acres of land excepting 0.1002 acres in public right of way or easements and restrictions of record.

Now known as Lot 2 of the R.C. Bingham as recorded in Trumbull County Plat Volume 42-110.

Approved by Lordstown Village Planning Comm.

No Plat Required

X R.C. Bingham

Nov. 8, 89

COUNTY ENGINEER
AUG 23 1991
TAX MAP DEPT

REAL PROPERTY TRANSFER TAX
TRANSFERRED AND PAID
AUG 23 1991
In The Amount Of
EDWARD BUSH, County Auditor

be the same more or less, but subject to all legal highways.

PLAINTIFF'S EXHIBIT
A

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee s, their heirs and assigns forever.

And we, ROBERT C. BINGHAM and NANCY L. BINGHAM, Husband and Wife the said Grantor s, do for themselves and their heirs, executors and administrators, covenant with the said Grantee s, their heirs and assigns, that at and until the unsealing of these presents, they are well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever

and that they will warrant and defend said premises, with the appurtenances therunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever

And for valuable consideration NANCY L. BINGHAM

does hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all her right and expectancy of dower in the above described premises.

In Witness Whereof We have hereunto set our hand, the 15th day of August, in the year of our Lord one thousand nine hundred and ninety one

Signed and acknowledged in presence of

Witnesses: [Signatures] ROBERT C. BINGHAM, NANCY L. BINGHAM

State of Ohio

Before me, a Notary Public Trumbull County, ss. in and for said County and State, personally appeared the above named ROBERT C. BINGHAM and NANCY L. BINGHAM, Husband and Wife

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Warren, Ohio this 15th day of August, A. D. 1991

This instrument prepared by: GARY W. SHANN, Attorney at Law 269 East Seneca Avenue N.E. Warren, Ohio 44481 (216) 373-6026

NOTARY PUBLIC My Commission Expires LIFETIME

250545



ROBERT C. BINGHAM and NANCY L. BINGHAM TO LYLE HOLLON and SHELLEY HOLLON

RECEIVED FOR RECORD AUG 23 1991 CLARE GYRELL Notary, Trumbull County Auditor

State of Ohio

Received for Record on the day of 06'clock M. 19 and recorded in Book Page

COUNTY RECORDER This instrument prepared by

Weltman, Weinberg & Reis Co., LPA

Chicago 312.782.9676
Cincinnati 513.723.2200
Cleveland 216.739.5100
Columbus 614.801.2600

Amanda R Yurechko
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Detroit 248.362.6100
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Pittsburgh 412.434.7955
Sarasota 941.955.7300
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November 25, 2025

Matthew M. Reis
Harrington, Hppe & Mitchell, Ltd.
108 Main SW, Suite 500
Warren, OH 44481

Via Email Only mries@hhmlaw.com

RE: Ohio Edison v. Lyle Holton
Trumbull County Court of Common Pleas Case No.2017CV02209
Trumbull County Judgment Lien No. 2023JL296148

Dear Mr. Reis,

This letter will confirm the Agreement between the Village of Lordstown and Ohio Edison Company to release the Judgment Lien with respect to 8933 State Route 45, which is PPN 45-903506 in Trumbull County in exchange for \$5,000.00 from the closing of the sale of the property. My client will provide any executed copy of the Attached Partial Lien Release tot the Title Company to hold in Escrow for closing. Please provide the Title Company information when it is available. Ohio Edison is currently working on executing the Partial Lien Release.

If you or the Village of Lordstown has contact with Mr. Holton, Ohio Edison Company asks you to remind him that this is a partial lien release and does not satisfy his obligation to Ohio Edison, and that he should continue to make his monthly payment as previously arranged.

If you have any questions, please let me know.

Sincerely,


Amanda R. Yurechko