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**IN THE COURT OF COMMON PLEAS  
CUYAHOGA COUNTY, OHIO**

STEWART TITLE GUARANTY COMPANY  
Plaintiff

Case No: CV-18-900895

Judge: CASSANDRA COLLIER-WILLIAMS

OPTIMA LENDER SERVICES LLC, ET AL  
Defendant

**JOURNAL ENTRY**

96 DISP.OTHER - FINAL

DEFENDANT OPTIMA LENDER SERVICES, LLC'S ORAL MOTION FOR DIRECTED VERDICT, MADE ON 11/04/2019, IS GRANTED.

BENCH TRIAL HELD ON 11/04/2019. ALL PARTIES WERE PRESENT WITH COUNSEL. TESTIMONY WAS TAKEN UNDER OATH AND EXHIBITS WERE ADMITTED INTO EVIDENCE WITHOUT OBJECTION. DEFENDANT'S MOTION FOR DIRECTED VERDICT IS HEREBY GRANTED. WHILE DEFENDANT BRIEFED THE MATTER AND MOVED FOR DIRECTED VERDICT UNDER CIV. R. 50, AS THIS MATTER WAS TRIED DIRECTLY TO THE COURT, THE COURT ENTERS THIS JUDGMENT PURSUANT TO CIV. R. 41(B)(2).

PURSUANT TO CIV. R. 41(B)(2), THE COURT, AFTER CONSTRUING THE EVIDENCE MOST STRONGLY IN FAVOR OF THE PLAINTIFF, FINDS THAT UPON ALL DETERMINATIVE ISSUES, REASONABLE MINDS CAN COME TO BUT ONE CONCLUSION UPON THE EVIDENCE SUBMITTED, AND THAT PLAINTIFF HAS SHOWN NO RIGHT TO RELIEF. THIS COURT SUSTAINS DEFENDANT'S MOTION AND DIRECTS A VERDICT FOR DEFENDANT ON ALL REMAINING CLAIMS. PLAINTIFF'S CLAIMS FOR NEGLIGENCE AND NEGLIGENT MISREPRESENTATION ARE HEREBY DISMISSED. FINAL.

IT IS SO ORDERED.

COURT COST ASSESSED TO THE PLAINTIFF(S).

PURSUANT TO CIV.R. 58(B), THE CLERK OF COURTS IS DIRECTED TO SERVE THIS JUDGMENT IN A MANNER PRESCRIBED BY CIV.R. 5(B). THE CLERK MUST INDICATE ON THE DOCKET THE NAMES AND ADDRESSES OF ALL PARTIES, THE METHOD OF SERVICE, AND THE COSTS ASSOCIATED WITH THIS SERVICE.

Judge Signature

12/05/2019

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12/04/2019

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NAILAH K. BYRD, CLERK