

NOTICE

This slip opinion is subject to formal revision before it is published in an advance sheet of the Ohio Official Reports. Readers are requested to promptly notify the Reporter of Decisions, Supreme Court of Ohio, 65 South Front Street, Columbus, Ohio 43215, of any typographical or other formal errors in the opinion, in order that corrections may be made before the opinion is published.

SLIP OPINION NO. 2012-OHIO-5495

WASHINGTON MUTUAL BANK, F.A., APPELLEE, v.

WALLACE ET AL., APPELLANT.

**[Until this opinion appears in the Ohio Official Reports advance sheets,
it may be cited as *Washington Mut. Bank, F.A. v. Wallace*,
Slip Opinion No. 2012-Ohio-5495.]**

*Certified conflict question answered in the negative—Court of appeals’ judgment
reversed and cause remanded for further proceedings consistent with Fed.
Home Loan Mtge. Corp. v. Schwartzwald.*

(Nos. 2011-1693 and 2011-1694—Submitted December 4, 2012—Decided
December 5, 2012.

APPEAL from and CERTIFIED by the Court of Appeals for Warren County,
No. CA2010-10-103, 2011-Ohio-4174.

{¶ 1} The certified conflict question is answered in the negative. The judgment of the court of appeals is reversed, and the cause is remanded to the trial court for further proceedings consistent with *Fed. Home Loan Mtge. Corp. v. Schwartzwald*, ___ Ohio St.3d ___, 2012-Ohio-5017, ___ N.E.2d ___.

SUPREME COURT OF OHIO

O'CONNOR, C.J., and PFEIFER, LUNDBERG STRATTON, O'DONNELL,
LANZINGER, CUPP, and MCGEE BROWN, JJ., concur.

Thompson Hine, L.L.P., Scott A. King, and Terry W. Posey Jr., for
appellee.

Andrew M. Engel, for appellant.
