

LITTLEJOHN LAW, LLC

“BUILD IT, PROTECT IT, AND PRESERVE IT”

A MONTHLY NEWSLETTER FOR AWESOME CLIENTS LIKE YOU!

August 2017 Volume 3 Issue 3



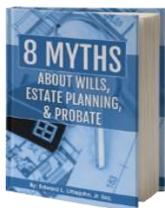
IN THIS ISSUE...

- Page 2 Topic of the Month – Litigation Insider
- Page 3 Recipe of the Month – Super Easy Chicken Nachos
- Page 3 Kyzlee’s Journey

Our Goal is to Help Everyone Make Great Decisions about their Legal Issues.

Visit www.elittlejohnlaw.com for our Free E-books and Free Resources addressing your Real Estate, Business, and Estate Planning concerns.

8 Myths About Wills, Estate Planning, and Probate.



Get your Guide Today!

IT’S A NEW BEGINNING

Thank you to everyone who sent cards and calls, welcoming our daughter into the world. Kyzlee (pronounced “Isley” with a K) Evelynn was born on July 3rd at 9:56pm weighing a whopping 10lbs and 22.5 inches long. Be sure to read on to learn more about Kyzlee’s big day.



It’s hard to believe that its that time of year again... you know Back to School. It sure does seem like the summer flies by very fast. Last year, we were able to help out 3 children with back to school supplies.

This year our goal is to help out 5 children with Back to School Supplies. If you know of someone who would like to win free Back to School Supplies send us their name, telephone number, and a short blurb about what their 2017-2018 School Goals are. We know that Leaders are achievers and if they have goals, then they’re on their way to success.

“It’s a shame that we have to file a lawsuit for someone to do the right thing.” – Edward L. Littlejohn, Jr.

Tip of the Month – Litigation Insider – what you need to know about Litigation. Lawsuits are serious business requiring plenty of time, money and energy.

1. **It’s your property so you have to fight for it.** That’s right unfortunately, even if you neighbor is trespassing or encroaching on your property and you have sufficient proof to support your position, the burden is on you to go to Court to stop this from occurring. If you let your neighbor push you around, then you’ll just get pushed around.
2. **It’s costly.** Litigation is expensive. This is due to the fact that you are, usually, trying to stop someone from doing something to your property, and many people are antagonistic, which prolongs things. In most situation, there are surveys that are needed to resolve the problem. And the matter may involve the hiring of experts.
3. **Attorney’s fees.** The truth is that you probably won’t get Attorney’s fees for your case, but it’s dependent on quite a few factors. Ultimately, the Attorney’s fees will be at the discretion of the Court. The first would be whether there is a written agreement regarding attorney fees of the winning party. If there is then, YES you can recover your attorney’s fees as long as you win the case. Next, if your case is settled outside of Trial, then both parties are typically responsible for their own attorney’s fees; however, your attorney may be able to include attorney’s fees in a settlement agreement. Keep in mind though real estate cases are not like personal injury or medical malpractice cases where there is a large lump sum of money at the end of the case, which makes it difficult for the opposing side to agree on paying your attorney’s fees. Lastly, the Judge or the Jury can award attorney’s fees at Trial or to punish a party for violating a court order. In any event, you should speak with an attorney about your case to learn more.
4. **It’s going to take some time.** A common misconception is that you hire a lawyer, file lawsuit against the wrong party, and you’re in court within the next week. First, an experienced Real Estate Attorney will attempt to resolve this situation outside of Court before filing a lawsuit. Second once the lawsuit is filed, then the opposing party has 28 days to file an answer. Once that is filed then the case sits around for either party to take further action. Typically, this consists of additional Motions, Depositions, and other techniques to gather and disclose evidence between the parties. Once all the evidence has been collected then the Court will determine if this case is going to Trial. In a normal situation, we’re 6 months or more involved in the process before the Court makes this determination. Even when the case is set for Trial, it may take several months for a court to make a decision. I once waited 14 months after a Trial for the Court’s decision.

5. **It's going to feel like a waste of time, at points.** A common grunt we hear when dealing with lawsuits is "I don't have time for this." Don't worry an experienced Real Estate Attorney knows that adequate preparation for a lawsuit takes time. And although you may not want to do so, you should be available for the meetings, court hearing and the pretrial hearings. It's not a waste of time if it helps you win the lawsuit.

Remember, we are here to help you with your Real Estate, Business, and Estate Planning needs. Don't go at it alone. Don't Ignore the Demand Letters, give us a call for a Free Telephone Strategy Session. 740.346.289.

RECIPE OF THE MONTH – SUPER EASY CHICKEN NACHOS

INGREDIENTS:

-
- ½ cup Chunky Salsa
- 1 can Campbell's Cheddar Cheese Soup
- 1 Can Premium Chicken Brest, drained
- 10 oz bag of tortilla chips
- ¼ cup diced tomato
- ¼ sliced green onion
- ¼ sliced pitted black olives
- ½ cup dice jalapeno's for an extra kick



Directions:

1. Heat the salsa, soup and chicken a medium saucepan over medium heat until the mixture is hot and bubbly;
2. Spread the chips out over a cookie sheet and heat in the oven for 325 for 10 minutes.
3. Take the chips out and spoon the chicken mixture over the chips. Top with tomato, green onion, black olives, and jalapeno's. Then Enjoy! Kellee and I have enjoyed this dish several times this month.

Mail us your [Favorite Summer Recipe](#) to try out. If we like it we'll include it in a Future Issue.

WHAT'S NEW WITH ME AND MY OWN



Well as you know Kellee and I had our Kyzlee on July 3, 2017. But that was only part of the story. On the evening of Sunday July 2, 2017, we checked into the Wheeling Hospital for Kellee's scheduled induction.

From there they began giving her different medicine to get the party started. Then on Monday, July 3rd at about 10:30 am Doctor Bala came in to check Kellee again. She had



minimal progress so he had to break her water. So there I was excited about the fact that Kyzlee would be arriving soon. Little did I know that it was going to take almost 12 more hours to meet her.



After Kellee pushed and pushed for hours, Dr. Bala noticed that Kyzlee's heart rate was dropping in between pushes, so he ordered an emergency c-section. Little did we know that she was 10 pounds, which is probably why she couldn't come out naturally.

After all of that I figured we could go home, but since Kyzlee was 10 pounds she had to be checked for blood sugar after every feeding. Even though I wanted to go home, this was a great opportunity for me because I got to give her one of her first baths,



learn to feed her properly, and how to change a diaper.



Then on Thursday, July 6 we were finally able to bring our daughter home. And Kellee found the perfect outfit that says "Worth the wait!" And that she was. I never knew how exciting being a parent would be, but I enjoy every single day... even the sleepless nights. I wouldn't change it for anything.

I know some of you may be wondering.. "where did they get that name from?" well, we combined Kellee's first name with her maiden name Isaly and came up with Kyzlee. And then we took E for Edward and combined it with my middle name Lynn and found a name of significance and poof "Evelynn." It means "life." And Kyzlee has changed our life forever.



Last Call for all Landlords and Real Estate Investors... Most Lawyers don't want you to know about the Real Estate Secrets for Landlords. It keeps them in business, but we're going to let "the cat out of the bag" and teach a Free Seminar on the Ohio Real Estate Investing Secrets.

This is a Littlejohn Law VIP (Very important Person) a special event. The upcoming Littlejohn Law VIP Event is the **August 2nd 2017 at 5:00pm**. If you are a Landlord or Real Estate Investor this is a BE THERE OR BE SQUARE Event. We will be discussing the Do's and Don'ts of Landlording, Essential Terms for Lease Agreements (even the handwritten ones), Eviction tips including how to handle an Eviction without a Lawyer, and much more. Be sure to pre-Register by texting Cassandra at 740.235.4392 your full name and your most important Landlord Tenant Question/Issue.

CONTACT INFO & ADMINISTRATIVE ANNOUNCEMENTS

#1 Our promise to you is that while we are working on your case, we don't take inbound phone calls or emails.

Edward and Jeff takes no inbound unscheduled phone calls, unless it's an emergency. It makes him much more productive and helps get your case resolved faster. You can always call the office at 740.346.2899 and schedule an in-person or phone appointment, usually within 24-48 hours. This is a lot better than the endless game of "phone tag" played by most businesses today. Remember, too, that email is "quick," but is checked no more than twice a day. Replies are then scheduled into the calendar. So if it's really important, don't email – call the office instead.

#2 Referrals are much appreciated and welcomed. If you know anyone who might benefit from our services, please pass along their name and we'll get our Free Resources out to them immediately. We would be grateful for the opportunity to work with some of your friends, co-workers, colleagues, and associates. And we promise to give them the special care and attention they deserve.

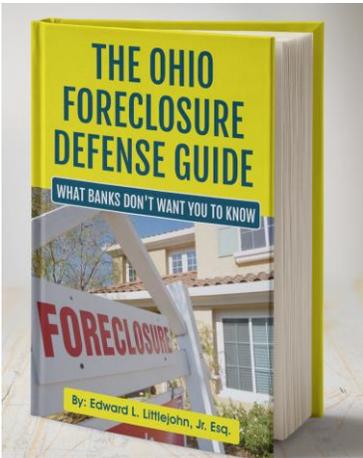
#3 This newsletter is for informational purposes only and no legal advice is intended. Be sure to consult with this law firm if you have a specific question about your situation.

I sincerely hope that you enjoy reading this as much as I enjoyed writing it.

Yours Truly,

Edward L. Littlejohn, Jr.

Edward L. Littlejohn, Jr.



Inside this Issue ...

- *Litigation Insider*
- *Special Delivery*
- *And more ...*

Check us out at www.elittlejohnlaw.com. If you know anyone who may be in need of legal advice feel free to give them our telephone number or visit our website to get their legal questions answered.

Happy Birthday to all the August Birthdays!

Enjoy your special day!

740.346.2899

Littlejohn Law, LLC

LITTLEJOHN LAW, LLC

352 Main Street
Wintersville, OH 43953