

William A. Hurlds
LSR # 200607812
Loan # 1041701687

DEED ON DECREE OR ORDER OF SALE

To all Persons to Whom these Presents shall Come:

Whereas, at the September Term 2006, of the Court of Common Pleas of the County of Mercer and State of Ohio, in an action numbered on the Docket of said Court as Case No. 06 CIV 065, wherein HSBC Bank U.S.A. as Trustee Plaintiff, and William A. Hurlds, Melissa Hurlds aka Melissa I. Hurlds, CitiFinancial, Inc. and Jerry Rolsten Defendants, an order of sale dated November 28, 2006 was adjudged and decreed to the said HSBC Bank U.S.A. as Trustee against the said William A. Hurlds, et al. for the sum of \$49,505.84, and costs of suit:

And Whereas, pursuant to said judgment, an order of sale was afterwards, on the 11th day of December, 2006, duly issued by said Court, commanding the Sheriff of said County to sell the hereinafter described premises according to law;

And Whereas, I, Jeff Grey, the Sheriff aforesaid, having caused said premises to be appraised, and a copy of the appraisement to be duly filed in the office of the Clerk of said Court, and having advertised the time and place of selling the same, in the Daily Standard a newspaper printed and of general circulation in said County, for the period of thirty days prior to the day of sale, and otherwise complied with said order and the statute in such cases;

And Whereas, on January 10, 2007, on the premises of the courthouse in said County at 10:00 am of said day, I the said Sheriff, exposed said Real Estate for sale at

Public Auction, and the same was then and there sold to the hereinafter named grantee, for the sum of \$21,334.00, the bid of said grantee being the highest and best bid offered, and said sum being more than two-thirds the appraised value thereof;

And Whereas, at the January Term of said Court, 2007, the said proceedings by the said Sheriff had in the premises, were submitted to said Court, and by it in all respects confirmed, and the said Sheriff was ordered and directed to make a Deed of said Real Estate to the said hereinafter named grantee;

Now Know Ye, That I, Jeff Grey, Sheriff of Mercer County, Ohio, by virtue of the Statute in such case made and provided, and in consideration of the said sum of \$21,334.00, which I acknowledge to have received from the grantee, do hereby Grant, Sell and Convey unto said grantee, Homesales, Inc d/b/a Homesales, Inc. of Delaware, whose address is 3415 Vision Drive, Columbus, OH 43219, its heirs and assigns forever, the following described real estate, situated in the Village of Rockford, County of Mercer and State of Ohio, to-wit:

Legal Description:

Being Lot Number One Hundred Thirty-nine (139) of the revised numbering of the lots in the Village of Rockford, Ohio, as the same is shown on the recorded plat, formerly known and described as Lot Number Twenty (20) of Fordyce and Wisterman's Addition to the Village of Shane's Crossing now the Village of Rockford, Ohio, subject to all conditions, restrictions, easements and limitations.

Prior Deed Reference: Official Records Book 142, Page 1531

Parcel Number: 08-019700.0000

Property Address: 307 W. Columbia Street Rockford, OH 45882

2-17-28/-006

~~Exemption paragraph, conveyance Fee~~ 2.60

The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.

E.M. 3-19-07
Deputy Aud. Date

DESCRIPTION
SUFFICIENT
FOR TAX MAPPING PURPOSES

MAR 19 2007

MERCER COUNTY
TAX MAP DEPARTMENT

TRANSFERRED

MAR 19 2007

MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO

To have and to hold the same with all the appurtenances thereto belonging, to said grantee and its heirs and assigns forever:

IN WITNESS WHEREOF, I have hereunto set my hand officially,

This 28 day of February, 20 07

Signed and Acknowledged in Presence of

Sheriff of Mercer County, Ohio.

The State of Ohio, Mercer County.

Before me, the undersigned, Notary Public

within and for said County, personally appeared the above named Jeff Gray

Sheriff of said Mercer County, Ohio, the grantor in the above deed of conveyance, who acknowledged the signing of the same to be his voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal

this 28 day of February, 2007

Angela K. Brunswick

ANGELA K. BRUNSWICK

Notary Public, State of Ohio

My Commission Expires February 18, 2008

Recorded in Mercer County

This Instrument Prepared By:
Lerner, Sampson & Rothfuss
120 East Fourth Street, 8th Floor
Cincinnati, OH 45202-4007

SEAL