

2802105

SHERIFF'S DEED

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME:

Whereas, at the Court of Common Pleas of the County of Mercer, and State of Ohio, an action was placed upon the docket of said Court as Case No. 07-CIV-012, involving HSBC Mortgage Services, Inc., Plaintiff, whose address is 636 Grand Regency Boulevard, Brandon, Florida 33510, and Mathew F. Bollenbacher and Denise D. Bollenbacher, Defendants, whose address is 10071 Township Line Road, Rockford, OH 45882;

And Whereas, a Judgment Entry and Decree of Foreclosure was filed on the 3rd day of April, 2007, that adjudged and decreed to the said Plaintiff against said Defendants for the sum of \$75,134.92 and costs of suit;

And Whereas, pursuant to said judgment, an Order for Sale was afterwards, on the 6th day of August, 2007, 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 appraisal to be duly filed in the office of the Clerk of said Court, and having advertised the time and place of the sale of same in Daily Standard, a newspaper printed and of general circulation in said County, for the period of thirty days prior to the sale, and having otherwise complied with said order and the statute in such cases;

And Whereas, on the 28th day of May, 2008, at the door of the Court House in said County at 10:00 a.m., 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(s), for the sum of \$26,667.00, the bid of said Grantee(s) being the highest and best bid offered;

And Whereas, at the said proceedings by the said Sheriff had in the premises, were submitted to said Court, and by it in all respects confirmed;

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 \$26,667.00, which I acknowledge to have received from the Grantee(s), do hereby Grant, Sell and Convey unto said Grantee(s) **HSBC Mortgage Services, Inc.**, his/her/their heirs and assigns forever, the following described real estate, situated in the County of Mercer and state of Ohio, to wit;

Situate in the Township of Blackcreek, in the County of Mercer, and the State of Ohio, and bounded and described as follows:

Being a part of the South One-half (1/2) of the Southeast Quarter (1/4) of Section Thirty-six (36), Town Four (4) South, Range One (1) East, and more particularly described as follows:

Commencing at an iron pipe marking the Southeast corner of said Section Thirty-six (36), said pipe also being on the centerline of Township Line Road; thence with the East line of Section Thirty-six (36) and the centerline of Township Line Road North 1 deg. 00' East Four Hundred Thirty-three and ten hundredths (433.10) feet to a point marked by a capped nail in the center of Bridge No. 16T47, said point being the place of beginning for this description; thence with the center of an open ditch North 81 deg. 40' west Sixty-seven and Eighty Hundredths (67.80) feet to a point; thence continuing with the center of said open ditch North 59 deg. 22' West One Hundred Twenty-four and Ten Hundredths (124.10) feet to a point; thence North 1 deg. 00' East Four Hundred Fifty and Thirty Hundredths (450.30) feet to an iron pipe, said line passing an iron pipe at Twenty-eight and Fifty Hundredths (28.50) feet at the tope of the bank of said open ditch; thence South 89 deg. 00' East One Hundred Seventy-five (175) feet to a capped nail in the East line of said Section Thirty-six (36) and the centerline of Township Line Road, said line passing an iron pipe at One Hundred Fifty-five (155) feet; thence with the East line of said Section Thirty-six (36) and the centerline of Township Line Road South 1 deg. 00' West Five Hundred Twenty (520) feet to the place of beginning, containing One and Ninety-nine Hundredths (1.99) acres, more or less, subject to all legal highways and easements of record.

Parcel No.: 01-047100.0000 Map # 01-36-400-004
Property Address: 10071 Township Line Road, Rockford, OH 45882
Prior Instrument Reference: Deed dated July 30, 1996, filed July 31, 1996, recorded Official Deed Record 13, Page 208, Recorder's Office, Mercer County, Ohio

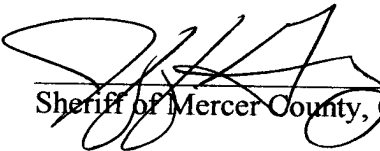
TRANSFERRER
OCT 10 2008
MARK GIESIGE
COUNTY AUDITOR
MERCER COUNTY, OHIO
DESCRIPTION
SUFFICIENT
TAX MAP PURPOSES
OCT 10 2008
MERCER COUNTY
TAX MAP DEPARTMENT
10-10-08
Deputy Auditor Date
Exemption paragraph, conveyance Fee
The Grantor and Grantee of this deed have
complied with the provisions of R. C. Sec.
319, §02 Mark Giesige Mercer
County Auditor.

To have and to hold the same with all the appurtenances thereto belonging, to said Grantee(s) and his/her/their heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand officially, this 22 day of September, 2008

Signed and Acknowledged in Presence of

Witness



Sheriff of Mercer County, Ohio


Witness

THE STATE OF OHIO, MERCER COUNTY.

Before me, the undersigned, Notary Public within and for said County, personally appeared the above named Sheriff of said County, 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 22 day of September, 2008

SEAL



NOTARY PUBLIC

Notary Public, State of Ohio
My Commission Expires 06-04-11
Recorded in Mercer County

The deed was prepared by: Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028