

IN THE COMMON PLEAS COURT OF MERCER COUNTY, OHIO

TO: RECORDER OF MERCER COUNTY, OHIO

**CASE NO. 16-CIV-077**

FROM: CLERK OF COURTS OF MERCER COUNTY, OHIO

IT IS HEREBY CERTIFIED that the following lien/liens now on file in the Recorder's Office of Mercer County, Ohio, is hereby satisfied as to the following described parcel of real estate only:

See Legal Description attached hereto, made a part hereof, as though made a part hereof, as though fully rewritten herein.

Said lien/liens as follows:

- A. MORTGAGE RECORDED IN **INSTRUMENT #200900007058**, OF THE RECORDS OF MERCER COUNTY.

I hereby certify that attached hereto is a certified copy of the JUDGMENT ENTRY CONFIRMING SALE AND ORDERING DISTRIBUTION now on file in the Clerk's Office in the case entitled JPMORGAN CHASE BANK NATIONAL ASSOCIATION, plaintiff vs ERIN M DIRCKSEN et al, Defendants. Said Recorder is authorized and instructed to cancel/release the above lien/liens on the previously described real estate pursuant to Order of Court, in whole or in part.

CALVIN W. FREEMAN, CLERK

  
By: ANGELA FAIR, DEPUTY

February 1, 2017

SEAL

F16-11361

dms

December 28, 2016

IN THE COURT OF COMMON PLEAS

MERCER COUNTY, OHIO

JPMorgan Chase Bank,  
National Association

Plaintiff

-vs-

Erin M. Dircksen, et al.

Defendants

) CASE NO. 16CIV077

) JUDGE JEFFREY R. INGRAHAM

**FILED**  
**JAN 26 2017**  
JUDGMENT ENTRY CONFIRMING  
SALE AND  
ORDERING DISTRIBUTION

*Michelle Thomas*  
MERCER COUNTY CLERK OF COURTS  
CELINA, OHIO

This day this cause came on to be heard upon the motion of the Plaintiff and on the return of the Sheriff of his proceedings and sale made under former order of this Court; and the Court upon careful examination of the proceedings of said Sheriff being satisfied that the same have been made in all respects in conformity to law, and the orders of this Court, it is ordered hereby that the proceedings and sale be, and they are hereby approved and confirmed.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Sheriff convey to the purchaser, Plaintiff, JPMorgan Chase Bank, National Association, whose tax mailing address is 3415 Vision Drive, Columbus, Ohio 43219, by deed according to law, the property so sold, subject to all real estate taxes due; and the said purchaser, Plaintiff, JPMorgan Chase Bank, National Association, is hereby subrogated to all the rights of lienholders in said premises as far as they may be paid herein, for the protection of its title; and a writ of possession is hereby awarded to put the said purchaser, Plaintiff, JPMorgan Chase Bank, National Association, in possession of the premises.

And the Court, coming now to distribute the proceeds of said sale amounting to \$66,000.00, is ordered that the Sheriff out of the money in his hands pay:

- FIRST: To the Clerk of Courts, the sum of \$753.86 for Court costs;
- SECOND: To the Sheriff of Mercer County, the sum of \$50.00 for the Sheriff's Deed fee;
- THIRD: To the Treasurer of Mercer County, the sum of \$1,043.10 for real estate taxes (PP #05-059400.0000-\$68.40 and #05-059500.0000-\$974.70) due herein;
- FOURTH: To the Auditor of Mercer County, the sum of \$232.00 for the conveyance/transfer fees;
- FIFTH: To the Recorder of Mercer County, the sum of \$36.00 for the recording of the Sheriff's Deed;

SIXTH: To the Plaintiff, JPMorgan Chase Bank, National Association, the balance of the proceeds of said sale of \$63,885.04 to apply against the judgment heretofore rendered.

The Court further orders the Clerk to issue a cancellation of the Plaintiff's mortgage, (see Exhibit "A" attached hereto for the legal description), recorded in Instrument Number 200900007058, of the records of Mercer County.

  
J U D G E

APPROVED BY:

  
REIMER, ARNOVITZ, CHERNEK & JEFFREY CO., L.P.A.

BY: F. PETER COSTELLO (#0076112)

~~PETER L. MEHLER (#0075283)~~

Attorneys for Plaintiff  
30455 Solon Road, P.O. Box 39696  
Solon, Ohio 44139  
(440) 600-5500

*Submitted 1/10/2017*  
AMY B. IKERD (#0067067)

Assistant Prosecuting Attorney  
Attorney for Defendant,  
Mercer County Treasurer

*Approved 1/4/2017*  
LORI KNAPKE, Deputy Sheriff  
Mercer County, Ohio

F16-11361

RE: Landowners Erin M. Dircksen  
Mercer County Common Pleas Case No. 16CIV077

Property Description:

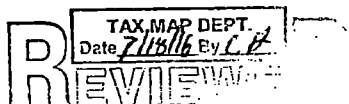
Situated in the Village of Coldwater, County of Mercer, and State of Ohio:

Being Lots Numbered Two Hundred Sixteen (216) and Two Hundred Seventeen (217) in the Village of Coldwater, Ohio, as the same are shown on the recorded plat of said Village on record in the Recorder's Office, Mercer County, Ohio, subject to all conditions, restrictions, and easements of record, and the zoning regulations of the Village of Coldwater, Ohio.

Property Address: 602 East Main Street, Coldwater, OH 45828

PPN#: 05-059400.0000 and #05-059500.0000  
Map# 08-27-381-023 and #08-27-38+022

Prior Deed Reference: File No. 200900007057 on October 20, 2009



CERTIFICATE OF COPY  
THE STATE OF OHIO, MERCER, ss  
I, Calvin W. Freeman, Clerk of the Court of Common Pleas and Court of Appeals, within and for the aforesaid County and State, do hereby certify that the foregoing is a true and correct copy of the original SALES  
CONFIRMATION  
DEEDS  
DISTRIBUTION  
now on file in said Clerk's Office in the court,  
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said court, at Celina, Ohio, this 10th day of February, A.D. 2017  
Calvin W. Freeman Calvin W. Freeman, Clerk  
[Signature] Deputy

SEAL

EXHIBIT "A"