

Robbie Emans aka Robbie G. Emans  
LSR # 200616809  
Loan # 47518877

## 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-128, wherein Bank of New York as Trustee for the Certificateholders of CWABS 2004-03 Plaintiff, and Robbie Emans aka Robbie G. Emans, Misty Emans, Mercer County Community Hospital, Capital One Bank and Monogram Credit Card Bank of Georgia Defendants, an order of sale dated September 26, 2006 was adjudged and decreed to the said Bank of New York as Trustee for the Certificateholders of CWABS 2004-03 against the said Robbie Emans aka Robbie G. Emans, et al. for the sum of \$78,932.09, and costs of suit:

And Whereas, pursuant to said judgment, an order of sale was afterwards, on the September, 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 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 November 15, 2006, 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 \$70,000.00, 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 September Term of said Court, 2006, 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 \$70,000.00, which I acknowledge to have received from the grantee, do hereby Grant, Sell and Convey unto said grantee, Bank of New York as Trustee for the Certificateholders of CWABS 2004-03, whose address is 7105 Corporate Drive, Mail Stop PTX-C-35, Plano, TX 75024, its heirs and assigns forever, the following described real estate, situated in the County of Mercer and State of Ohio, to-wit:

Being Lots Number Seventy-Nine (79), Eighty (80) and Eighty-one (81) in Lakeland Beach, as shown on the recorded plat thereof, subject to all easements, restrictions and conditions of record.

Prior Deed Reference: OR 3 Page 313  
Parcel Number: 261945000000, 261944000000 & 261943000000  
Property Address: 116 Lakeland Boulevard Celina, OH 45822

9-4-327-004  
-003  
-002

~~Exemption paragraph~~, conveyance Fee 175<sup>00</sup>  
The Grantor and Grantee of this deed have complied with the provisions of R. C. Sec. 319, 202 Mark Giesige Mercer County Auditor.  
KP 1-19-07  
Deputy Aud. Date

**TRANSFERRED**  
JAN 19 2007  
MARK GIESIGE  
COUNTY AUDITOR  
MERCER COUNTY, OHIO

DESCRIPTION  
SUFFICIENT  
FOR TAX MAPPING PURPOSES  
JAN 19 2007  
MERCER COUNTY  
TAX MAP DEPARTMENT

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 December, 20 06

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 Grey  
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 December, 20 06

\_\_\_\_\_  
Angela K. Brunswick

ANGELA K. BRUNSWICK  
Notary Public, State of Ohio

My Commission Expires February 16, 2008  
Recorded in Mercer County

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

SEAL