

09-08941

IN THE COURT OF COMMON PLEAS  
MONTGOMERY COUNTY, OHIO

BAC Home Loans Servicing, L.P. FKA	)	CASE NO. 2009CV06175
Countrywide Home Loans Servicing, L.P.	)	
	)	JUDGE HALL
Plaintiff	)	
	)	
-vs-	)	
	)	
Dustin S. Wooten, et al.	)	
	)	JUDGMENT ENTRY CONFIRMING
Defendants	)	SHERIFF'S SALE AND ORDERING
	)	DISTRIBUTION

This matter came on to be heard upon the Motion of Plaintiff, and on the return of the Sheriff of his proceedings and sale made under former Order of this Court on February 12, 2010; that the Plaintiff was the successful bidder at the Sheriff's Sale and has subsequently assigned its bid to Federal National Mortgage Association, and upon careful examination by the Court 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 hereby ordered that the proceedings and sale be, and are hereby approved and confirmed.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Sheriff convey to the assignee, Federal National Mortgage Association, PO Box 650043, Dallas, TX 75265-0043 (hereinafter purchaser) by deed according to law, the property so sold, subject to all real estate taxes due; and the said purchaser, 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, in possession of the premises.

And the Court, coming now to distribute the proceeds of said sale amounting to \$18,000.00, is ordered that the Sheriff out of the money in his hands pay:

- FIRST: To the Clerk of Courts, the sum of \$1,306.40 for Court costs herein;
- SECOND: To the Sheriff of Montgomery County, Ohio, the sum of \$125.00 for the preparation of the deed;
- THIRD: To the Treasurer of Montgomery County, Ohio, the sum of \$2,445.72 for full year 2009 real estate taxes due herein;  
PPN: E21 17604 0025
- FOURTH: To the Assignee, Federal National Mortgage Association, the sum of \$14,122.88 to apply against the Judgment heretofore rendered.

Prior Deed Reference: Instrument 05-043622

Purchaser to assume payment of all taxes and assessments that hereinafter become due and payable.

The Court further orders the Clerk to issue a cancellation of the Mortgage of Mortgage Electronic Registration Systems, Inc., "MERS" acting solely as a nominee for Countrywide Home Loans, Inc., (a copy of the legal description is attached hereto as Exhibit A) recorded in Instrument 05-043623, and the assignment thereof to Plaintiff recorded in Instrument 09-053008, of the records of Montgomery County.

PURSUANT TO CIVIL RULE 58(B), THE CLERK IS DIRECTED TO SERVE UPON THE PARTIES A NOTICE OF THE FILING OF THIS JUDGMENT ENTRY AND OF THE DATE OF ENTRY UPON THE JOURNAL.

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JUDGE HALL

APPROVED:

THE LAW OFFICES OF  
JOHN D. CLUNK CO., L.P.A.

/s/ Robert R. Hoose

Robert R. Hoose #0074544  
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(approved 2/18/10)

George B. Patricoff #0024506  
Attorney for Defendant  
Treasurer of Montgomery County

## **EXHIBIT A**

Situate in the Township of Harrison, County of Montgomery, and State of Ohio, and being Lot Numbered ONE HUNDRED TWENTY SEVEN (127) Needmore Plat as recorded in Plat Book "L", Page 71 of the Plat Records of Montgomery County, Ohio.

Said premises also known as:  
2208 Titus Ave , Dayton, OH 45414  
PPN: E21 17604 0025



General Division  
Montgomery County Common Pleas Court  
41 N. Perry Street, Dayton, Ohio 45422

**Case Title:** BAC HOME LOANS SERVICING LP vs DUSTIN S  
WOOTEN  
**Case Number:** 2009 CV 06175  
**Type:** Order: Confirmation of Sale

So Ordered

A handwritten signature in black ink that reads "Michael T. Hall".

Michael T. Hall