



COURT OF COMMON PLEAS
HAMILTON COUNTY, OHIO

JUDGE ROBERT P. RUEHLMAN
Court of Common Pleas
Hamilton County, Ohio

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR THE
REGISTERED HOLDERS OF
SOUNDVIEW HOME LOAN TRUST
2006 EQ2 ASSET-BACKED
CERTIFICATES, SERIES 2006-EQ2

Plaintiff

CASE NO. A 0705631

JUDGE: ROBERT P. RUEHLMAN

-vs-

TELISA BARNES et al.

Defendants

**JUDGMENT ENTRY CONFIRMING SALE
AND ORDERING DISTRIBUTION**



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 order of this Court, it is ordered hereby that the proceedings and sale be, and they are hereby approved and confirmed.

The Court finds that the subject premises in this matter, described as follows:

(See Legal Description marked Exhibit "A")

Property Address Commonly known as 4316 Virginia Avenue, Cincinnati, OH 45223

(Permanent Parcel #195-0030-0110-00)

with the prior deed reference being Volume 10436, Page 01821 was sold for the sum of \$80,000.00 on November 29, 2007 to the Plaintiff herein, whose principal tax mailing address is c/o Ocwen Loan Servicing, LLC, 12650 Ingenuity Drive, Orlando, Florida 32826. The Court's

judgment in this case was for \$127,893.88, plus interest thereon at the rate of 9.14% per annum from February 1, 2007.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Sheriff convey to the purchaser(s), by deed according to law, the property so sold, subject to all real estate taxes due; and the said purchaser(s) is hereby subrogated to all the rights of lienholders in said premises as far as they may be paid herein, for the protection of the title; and a writ of possession is hereby awarded to purchaser(s), the successors and assigns in office as such, in possession of the premises.

It is further Ordered, Adjudged and Decreed that Plaintiff as holder of the first and best mortgage lien on the subject premises, shall not be required to deposit with the Sheriff any portion of its bid amount, except for Court costs, Sheriff's costs, and real estate taxes due, if any, as set forth below.

It is ordered that the following amounts be paid:

- FIRST: To the Clerk of Courts, the sum of \$1,121.80 for Court costs herein, all deposits to be returned to Shapiro & Felty, L.L.P.;
- SECOND: To the Treasurer, the taxes for tax year 2007, in the amount of \$0.00, for real estate taxes due; purchaser takes property subject to taxes as they come due;
- THIRD: To the Plaintiff, the sum of \$78,878.20 to apply to the judgment heretofore rendered;

IT IS FURTHER ORDERED that the Clerk cause a release (or certified copy of this entry) to be filed for record to discharge of record the following liens as they relate to the real estate herein:

1. The cancellation of the Plaintiff's mortgage filed for record in the Official Records at Book 10519 Page 03019.

2. The partial release as to this property only of the judgment lien filed on behalf of State of Ohio/City of Cincinnati in the Official Records Judgment Docket 10576 Page 00786 of Hamilton County.
3. The partial release as to this property only of the judgment lien filed on behalf of State of Ohio/City of Cincinnati in the Official Records Judgment Docket 10576 Page 00787 of Hamilton County.
4. The partial release as to this property only of the judgment lien filed on behalf of State of Ohio/City of Cincinnati in the Official Records Judgment Docket 10576 Page 00788 of Hamilton County.

It appearing to the Court that the Plaintiff still has unpaid on its judgment against the Defendant(s), Telisa Barnes, the sum of \$61,828.92, with interest thereon, a deficiency judgment is granted to the Plaintiff against the Defendant(s), Telisa Barnes, in said amount, for which execution may issue.

RECORD IS HEREBY ORDERED.

COURT OF COMMON PLEAS
ENTER

JUDGE ROBERT P. RUEHLMAN

THE CLERK SHALL SERVE NOTICE
TO PARTIES PURSUANT TO CIVIL
RULE 58 WHICH SHALL BE TAXED
AS COSTS HEREIN.

MAGISTRATE

MAR 26 2008

HAS SEEN

APPROVED BY:

BCF
 SHAPIRO & FELTY, L.L.P.
 BY: Benjamin D. Carnahan, #0079737
 Attorney for Plaintiff
 1500 West Third Street, Suite 400
 Cleveland, OH 44113
 (216) 621-1530
 (216) 621-7646-fax
 SHAPFELT@LOGS.COM

(Submitted)
 Lawrence C. Baron, Esq.
 230 East Ninth Street, Suite 4000
 Cincinnati, OH 45202
 Attorney for Defendant,
 Treasurer of Hamilton County
 07-67159; hs; March 19, 2008

(Submitted)
 Thomas O. Beridon, Esq.
 801 Plum St.
 Room 226
 Cincinnati, OH 45202
 Attorney for Defendant City of Cincinnati

(Submitted)
 Nicole R. Randall, Esq.
 150 East Gay Street, 21st Floor
 Columbus, OH 43215-3130

EXHIBIT "A"

SITUATED IN SECTION 28, TOWN 3, FRACTIONAL RANGE 2, OF THE MIAMI PURCHASE, IN THE COUNTY OF HAMILTON, STATE OF OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW, TO WIT:

BEGINNING AT A POINT IN THE EAST LINE OF VIRGINIA AVENUE SIXTY AND 24/100 (60.24) FEET NORTH FROM THE INTERSECTION OF THE EAST LINE OF VIRGINIA AVENUE AND THE NORTH LINE OF BRUCE AVENUE (THE ABOVE MENTIONED SIXTY AND 24/100 (60.24) FEET BEING MEASURED ALONG THE EAST LINE OF VIRGINIA AVENUE); THENCE NORTHWARDLY ALONG THE EAST LINE OF VIRGINIA AVENUE, FOR A DISTANCE OF FORTY-SIX AND 87/100 (46.87) FEET; THENCE EASTWARDLY ON A LINE ONE HUNDRED AND SIX AND 67/100 (106.67) FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF BRUCE AVENUE, FOR A DISTANCE OF ONE HUNDRED AND TWENTY-TWO AND 12/100 (122.12) FEET; THENCE SOUTHWARDLY AT RIGHT ANGLES, FOR A DISTANCE OF FORTY-SIX AND 67/100 (46.67) FEET; THENCE WESTWARDLY ON A LINE OF SIXTY (60) FEET NORTH OF A PARALLEL TO THE NORTH LINE OF BRUCE AVENUE, FOR A DISTANCE OF ONE HUNDRED AND TWENTY-SIX AND 39/100 (126.39) FEET TO A POINT IN THE EAST LINE OF VIRGINIA AVENUE, AND THE PLACE OF BEGINNING.