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of February A.D., 2012
Carla K. Boecker Auditor
By P. H. Idenbrock Deputy

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by: JUDY LEE - DELAWARE COUNTY SHERIFF'S OFFICE
BOX 116 , MANCHESTER , IA 52057-0116 5639273135

Tax Statement to: PHH MORTGAGE CORPORATION, 2100 BISHOP GATE BLVD, MAIL STOP SVCF, MT. LAUREL, NJ 08054
Returned To: Robert A. Blumberg, 230 W. Monroe St., Ste 1125, Chicago, IL 60606

SHERIFF'S DEED

In consideration of $57,612.26 hereto paid, I, JOHN LECLERE Sheriff of DELAWARE County, Iowa, do hereby sell and convey unto:

PHH MORTGAGE CORPORATION A/K/A PHH MORTGAGE SERVICES

the following property, situated in DELAWARE *County, Iowa, to-wit:*

THE NORTH ONE-HALF (N1/2) OF THE WEST ONE-HALF (W1/2) OF LOT FOURTEEN (14) EXCEPT THE EAST SIXTY EIGHT (68.0) FEET THEREOF, OF IOWA LAND COMPANY'S ADDITON TO MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 4 L.D. PAGES 484-485; AND LOT THREE (3) OF THE SUBDIVISION OF LOT THIRTEEN (13) IN IOWA LAND COMPANY'S ADDITION TO MANCHESTER, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 1 PLATS, PAGE 15. DELAWARE COUNTY, IOWA

Upon the expiration of the redemption period this Deed is given upon the surrender of the Sheriff's Certificate of Purchase, the same having been issued on January 3, 2012 in Cause Number EQCV007210 SON: 3,962

Plaintiff: PHH MORTGAGE CORPORATION A/K/A PHH MORTGAGE SERVICES

VS.

STEPHEN J. KEPHART
CITIFINANCIAL, INC
UNKNOWN SPOUSE OF STEPHEN J. KEPHART
PARTIES IN POSSESSION

Defendants:

DOV and transfer tax exempt under Iowa Code Section 428A.2(19)
EXEMPTION #19

Date: January 3, 2012

John A. LeClere
JOHN LECLERE ,SHERIFF
DELAWARE ,COUNTY IA

Sale Conducted.By: CHIEF DEPUTY ERIC BROOKS

State of Iowa, DELAWARE } ss.

On January 3, 2012 , before me, A Notary Public in the State of Iowa, personally appeared,

JOHN A. LECLERE, SHERIFF , of DELAWARE County, State of Iowa, to me known to be the person, in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

NOTARIAL SEAL IOWA
JUDY A. LEE
Commission Number 197867
My Commission Expires
8-12-13

Notary Public in and for the State of Iowa