

569048

NO.

AT THE REQUEST OF:

LATAH COUNTY SHERIFF'S OFFICE

DATE & HOUR

11-14-14

12:20

SUSAN PETERSEN

LATAH COUNTY RECORDER

FEE \$

BY

SHERIFF'S DEED

THIS INDENTURE made this 14th day of November, 2014, by and between Wayne Rausch, Sheriff of Latah County, State of Idaho, and Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP, whose address is c/o RCO Legal, PC, 300 Main St., Ste. 150, Boise, Idaho, 83702.

WHEREAS, by virtue of a Writ of Execution issued on March 3, 2014 by the District Court of the Second Judicial District in and for the State of Idaho, County of Latah, upon a Judgment and Decree of Foreclosure recovered in said court, case #CV2013-232, in favor of Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP, Plaintiff(s), to said Sheriff directed and delivered along with an Order for Sale thereon, was delivered to said Sheriff, for execution. It was, among other things, ordered, adjudged and decreed, that all and singular the premises described in the complaint in said action, and specifically described in said writ of execution, be sold at public auction by said Sheriff, in the manner required by law; and that said Sheriff execute the usual certificates and deed to the purchaser, as required by law;

AND WHEREAS, said Sheriff did, at the hour of 10:30 o'clock a.m. on May 7, 2014, after due public notice had been given, as required by the laws of this state, duly sell at public auction, at the Latah County Courthouse, 5th and Van Buren, Moscow, Idaho, pursuant to said writ of execution, and the provisions of law, the premises in said execution mentioned; at which sale the premises in said execution, and hereinafter described, were sold to Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP, purchaser(s), for a credit bid in the amount of One Hundred Nine Thousand, Two Hundred Eighty Two Dollars and Sixty Three Cents (\$109,282.63), they being the highest bidder, and that being the highest sum bid for the same;

AND WHEREAS, said Sheriff thereupon made and issued the usual certificate of said sale, in due form of law, and caused said certificate of sale to be filed and recorded in the Recorder's office of the County of Latah, State of Idaho, on June 19, 2014, as Instrument No. 566287, and subsequently delivered to said purchaser;

AND WHEREAS, the time allowed by statute for redemption has elapsed since the date of said sale, and no redemption has been made of the premises so sold, as aforesaid, by or on behalf of said defendants, or by or on behalf of any other person;

NOW, this indenture witnesseth, that the said Latah County Sheriff aforesaid, by virtue of the said writ of execution, and in conformity to the statute in such case made and provided, and also, in consideration of the premises and of said credit bid submitted by the said purchaser, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed, and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said purchaser, and to their successors and assigns, forever, all the right, title, interest and claim which the said judgment debtors had on the 7th day of May, 2014, or at any time afterwards, or now have, in and to all the certain lots, pieces, or parcels of land, situate, lying and being in the said County of Latah, State of Idaho, and bounded and particularly described as follows to-wit:

Lot 1, Block D, ORIGINAL TOWN OF KENDRICK, as shown by the recorded plat thereof. AND a triangular shaped piece, 15 feet front, 50 feet to a point on the East side of Lot 1, Block 98, OAKS ADDITION to the Town of Kendrick, as shown by the recorded plat thereof.

Which may commonly be known as: 101 W. Main Street, Kendrick, Idaho 83537.

TO HAVE AND TO HOLD, all singular, the premises above mentioned and described and hereby conveyed, or intended so to be, together with the appurtenances, to Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP, their successors and assigns forever.

IN WITNESS WHEREOF said grantor, as Sheriff aforesaid hereunto sets his hand the day and year first above written.

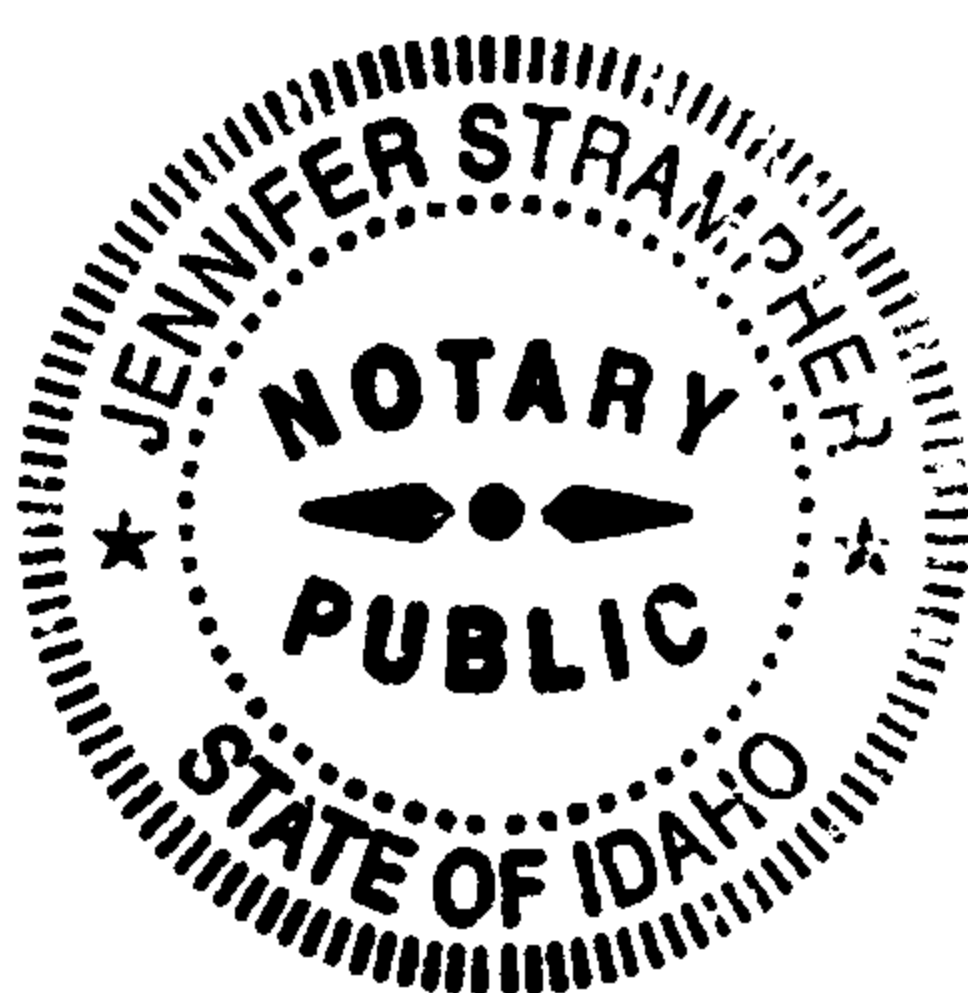
Wayne Rausch, Sheriff of Latah County, Idaho

Wayne Rausch

STATE OF IDAHO)
)ss.
County of Latah)

On the 14th day of November, 2014, before me, the undersigned notary public in and for said State, personally appeared WAYNE RAUSCH, Sheriff of Latah County, Idaho, and known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



Jennifer Strampel
Notary Public for Idaho
Residing at Moscow, Idaho
My Commission Expires 8-8-2018

COPY