2007 047758

PREPARED BY & RETURN TO:

A. R. Tucker

Orion Financial Group, Inc.

2860 Exchange Blvd. # 100 Southlake, TX 76092

**Assignment of Mortgage** 

Send Any Notices To Assignee.

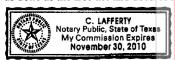
For Valuable Consideration, the undersigned, FIRST FINANCIAL BANK, N.A., SUCCESSOR BY MERGER TO SAND RIDGE BANK 300 S High Street, Hamilton, OH 45011 (Assignor) by these presents does assign and set over, without recourse, to PHH MORTGAGE CORPORATION 3001 Leadenhall Road, Mt. Laurel, NJ 08054 (Assignee) the described mortgage, together with certain note(s) described with all interest, all liens, any rights due or to become due thereon, executed by RONALD M ANDRUS AND DIANE J ANDRUS, HUSBAND AND WIFE to SAND RIDGE BANK. Said mortgage Dated: 12/29/2004 is recorded in the State of IN, County of Lake on 1/5/2005, Document # 2005000442 AMOUNT: \$ 110,000.00 Property Address: 7225 VALE DRIVE, SCHERERVILLE, INDIANA 46375 IN WITNESS WHEREOF, the undersigned corporation has caused this instrument to be executed as a sealed instrument by its proper officer. Executed on: June 5, 2007

FIRST FINANCIAL BANK, N.A., SUCCESSOR BY MERGER TO SAND RIDGE BANK

By:

State of Texas County of Tarrant

On 6/5/2007, before me, the undersigned, M. E. Wileman, who acknowledged that he/she is Vice President of/for for FIRST FINANCIAL BANK, N.A., SUCCESSOR BY MERGER TO SAND RIDGE BANK, and that he/she executed the foregoing instrument and that such execution was done as the free act and deed of FIRST FINANCIAL BANK, N.A., SUCCESSOR BY MERGER TO SAND RIDGE BANK.



Notary public, C. Lafferty

My commission expires: November 30, 2010

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. A. R. Tucker

FM FFB/PH I