

103347

45C01-8909-CP-03488

Hartman & Foutly
605 Barrister
605 E Market
Judgls 46204

A + F
↖ ↗

This Indenture, Made this 20th day of April A. D. 19 90

between Stephen R. Stiglich Sheriff of Lake County, in the State of Indiana, of the first part
and RCR SERVICES, INC., D/B/A MORTGAGE DEFAULT SERVICES COMPANY

of the County of Lake and State of Indiana of the second part. WITNESSETH:

THAT WHEREAS, At the Continuous Term of the Lake Circuit Court A.D. 19 90
RCR SERVICES, INC., D/B/A MORTGAGE DEFAULT SERVICES COMPANY

recovered by judgment of said Court, in a certain action therein against
DUANE SIMS, LARTEICE V. SIMS, CHRYSLER FIRST FINANCIAL SERVICES CORPORATION OF INDIANA
F/K/A FINANCE AMERICA CORP. and GENERAL MOTORS ACCEPTANCE CORPORATION

the sum of Twenty-Five Thousand One Hundred Ninety-Four Dollars and
Fifty-Four Cents, for its damages, together with the further sum of Thirteen
Dollars and No Cents, for its costs in that behalf expended; and

a decree for the sale of all the interest, estate, right and title of the defendant
DUANE SIMS, LARTEICE V. SIMS, CHRYSLER FIRST FINANCIAL SERVICES CORPORATION OF INDIANA
F/K/A FINANCE AMERICA CORP. and GENERAL MOTORS ACCEPTANCE CORPORATION

47-172-39

in and to certain Real Estate, described therein as follows, to wit:

Lots 39 and 40 and the South 20 feet of Lot 41, Block 1, Tuxedo Park Addition,
in the City of Gary, as shown in Plat Book 8, page 23, in Lake County, Indiana,
(Commonly known as: 3935 Martin Luther King Drive, Gary, IN).

NOT OFFICIAL!
DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.
This Document is the property of
the Lake County Recorder!
MAY 29 1990

GRANTEE ADDRESS
151N DELAWARE
INDIANAPOLIS IN 46204

All without any relief whatever from valuation or appraisal, and all taxes and other charges thereon remaining in said Court more fully appears.

AND WHEREAS, Afterwards, to wit: On the 16th day of February
a copy of said judgment and decree was duly issued, and under seal of said Court, attested by the Clerk thereof, directed to the
Sheriff of the County of Lake, commanding him that after due and legal notice of the time and place of making the same, he should
sell the land above described, with all the interest, estate, right and title of the defendant

DUANE SIMS, LARTEICE V. SIMS, ET AL

therein, or so much and such parts thereof as might be necessary, according to the terms of said decree, to pay and satisfy the
judgment aforesaid, with the interest and cost thereon; and that he should in like manner also make and return all interest and ac-
cruing costs thereon, and make due return of said writ to the Clerk's office at the expiration of one hundred and eighty days from
the date of the same.

AND WHEREAS Said copy of judgment and order of sale, on the 16th day of February A.D. 19 90,
came to the hands of Stephen R. Stiglich then the Sheriff of said County, to be executed, and the said
Stephen R. Stiglich as said Sheriff as aforesaid, having legally advertised the same, did on the 20th
day of April A.D. 19 90, at the Court House door in Crown Point in the County aforesaid, between

the hours prescribed by law, at public auction, expose to sale the rents, profits, issues and income, of said estate of
DUANE SIMS, LARTEICE V. SIMS, CHRYSLER FIRST FINANCIAL SERVICES CORPORATION OF INDIANA
F/K/A FINANCE AMERICA CORP. and GENERAL MOTORS ACCEPTANCE CORPORATION

together with all the rights, title and interest in fee simple of the said DUANE SIMS, LARTEICE V. SIMS, et al
in and to said estate, and the said RCR SERVICES, INC., D/B/A MORTGAGE DEFAULT SERVICES COMPANY

did then and there bid the sum of Twenty-Five Thousand Two Hundred Seven Dollars and Fifty-Four
Cents, and no person bidding more, the same was in due form openly struck off and sold to the said
RCR SERVICES, INC., D/B/A MORTGAGE DEFAULT SERVICES COMPANY

for the said sum of Twenty-Five Thousand Two Hundred
Seven Dollars and Fifty-Four Cents its being

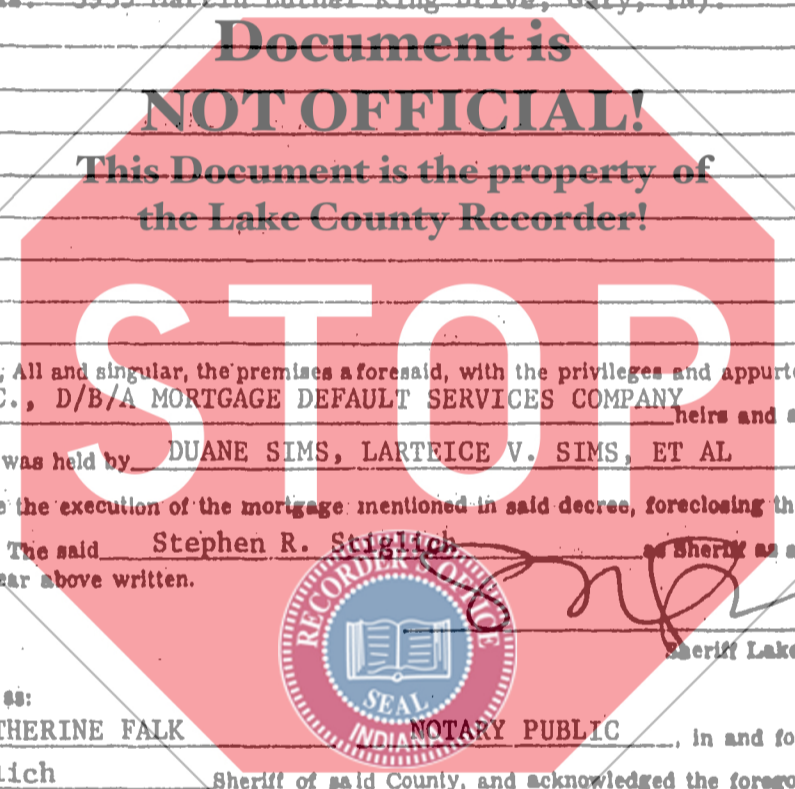
the highest bidder, and that being the highest price bid for the same

001424
6.50
CK/K

NOW THEREFORE, to confirm to said RCR SERVICES, INC., D/B/A MORTGAGE DEFAULT SERVICES COMPANY

the sale so made as aforesaid, the said Stephen R. Stiglich
as Sheriff as aforesaid, in consideration of said sum of Twenty-Five Thousand Two Hundred Seven
Dollars and Fifty-Four Cents, to him in hand paid by said
RCR SERVICES, INC., D/B/A MORTGAGE DEFAULT SERVICES COMPANY

the receipt whereof is hereby acknowledged, as provided by law hath GRANTED, BARGAINED AND SOLD, and doth by these presents GRANT, BARGAIN, SELL, CONVEY AND CONFIRM to the said RCR SERVICES, INC., D/B/A MORTGAGE DEFAULT SERVICES COMPANY heirs and assigns FOREVER, all the following Real Estate situate in the County of Lake and State of Indiana, to wit:
Lots 39 and 40 and the South 20 feet of Lot 41, Block 1, Tuxedo Park Addition, in the City of Gary, as shown in Plat Book 8, page 13, in Lake County, Indiana. (Commonly known as: 3935 Martin Luther King Drive, Gary, IN).



TO HAVE AND TO HOLD, All and singular, the premises aforesaid, with the privileges and appurtenances, to the said RCR SERVICES, INC., D/B/A MORTGAGE DEFAULT SERVICES COMPANY heirs and assigns, forever, in as full and ample a manner as the same was held by DUANE SIMS, LARTEICE V. SIMS, ET AL

immediately before the execution of the mortgage mentioned in said decree, foreclosing the same.
IN WITNESS WHEREOF, The said Stephen R. Stiglich as Sheriff as aforesaid, has hereunto set his hand and seal, the day and year above written.



State of Indiana, Lake County, ss:
BEFORE ME, KATHERINE FALK NOTARY PUBLIC, in and for said County, personally came Stephen R. Stiglich Sheriff of said County, and acknowledged the foregoing conveyance to be his voluntary act and deed as such sheriff.

IN WITNESS WHEREOF, I hereunto subscribe my name, and affix my official seal of office, this
My Comm. Expires February 24, 1991 20th day of April 1990
KATHERINE FALK
KATHERINE FALK - LAKE COUNTY

THIS INSTRUMENT PREPARED BY DONNA M. GILLAM

Vertical columns for recording information:
- Stephen R. Stiglich, Sheriff of Lake County
- TO
- RCR SERVICES, INC., et al
- DEED ON DECREE
- Received for Record
- This ___ day of ___ at ___ o'clock ___ M.
- and recorded in Record ___ page ___
- Recorder for Lake County
- Duly Entered for Taxation
- 19 ___ Auditor
- Return to: DAVID L. FOUNTAIN, 605 BARRISTER BLDG., INDIANAPOLIS, IN 46204