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This Indenture, Made this 8TH day of APRIL A. D. 19 94 between STEPHEN R. STIGLICH Sheriff of Lake County, in the State of Indiana, of the first part and BANCPLUS MORTGAGE CORP.

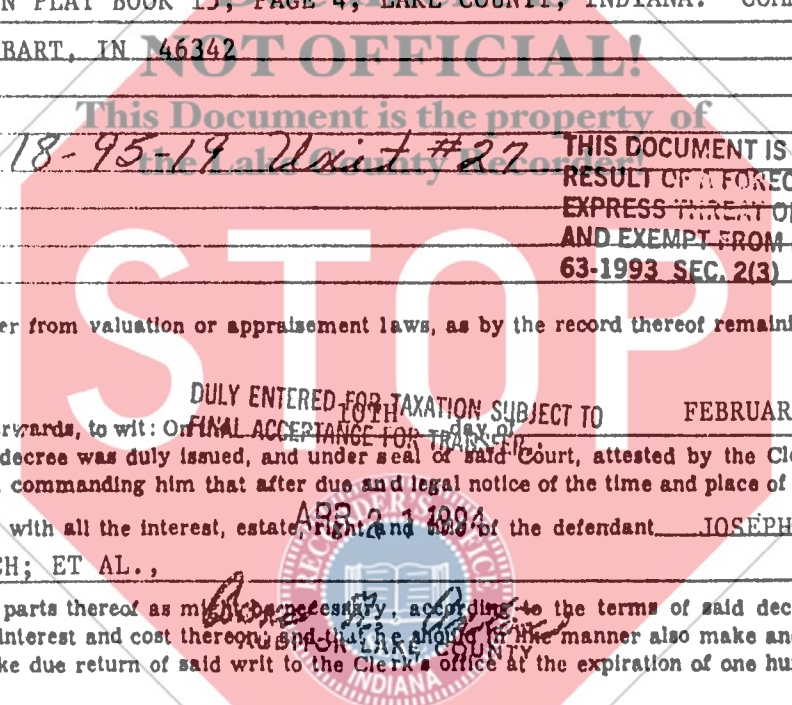
of the County of Lake and State of Indiana of the second part. WITNESSETH: THAT WHEREAS, At the CONTINUOUS Term of the Lake CIRCUIT COURT A.D. 19 94 BANCPLUS MORTGAGE CORP.

recovered by judgment of said Court, in a certain action therein against JOSEPH J. ZARADICH III; THERESA G. ZARADICH; UNDERWRITERS ADJUSTING CO.; AVCO FINANCIAL SERVICES; BASE FEDERAL CREDIT UNION; JOHN/JANE DOE, TENANTS IN POSSESSION WHOSE TRUE NAME IS UNKNOWN;

the sum of FORTY SIX THOUSAND NINE HUNDRED AND TWENTY ONE Dollars and EIGHTY FOUR Cents, for ITS damages, together with the further sum of SIXTEEN 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 JOSEPH J. ZARADICH; THERESA G. ZARADICH; ET AL.,

In and to certain Real Estate, described therein as follows, to wit: THE SOUTH 50 FEET OF THE NORTH 110 FEET OF LOT 13, BLOCK 3. ORCHARD PARK ADDITION TO HOBART, AS SHOWN IN PLAT BOOK 15, PAGE 4, LAKE COUNTY, INDIANA. COMMONLY KNOWN AS: 329 WABASH ST., HOBART, IN 46342

Key 18-95-19 Unit #27



THIS DOCUMENT IS THE DIRECT RESULT OF A FORECLOSURE OR EXPRESS THREAT OF FORECLOSURE AND EXEMPT FROM PUBLIC LAW 63-1993 SEC. 2(3)

STATE OF INDIANA, CLERK OF SUPERIOR COURT, LAKE COUNTY. APR 21 11 15 AM '94

All without any relief whatever from valuation or appraisal laws, as by the record thereof remaining in said Court more fully appears.

AND WHEREAS, Afterwards, to wit: On FEBRUARY 10TH 1994 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 JOSEPH J. ZARADICH; THERESA G. ZARADICH; 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 the manner also make and return all interest and accruing 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 10TH day of FEBRUARY A.D. 19 94, 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 8TH day of APRIL A.D. 19 94, 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 JOSEPH J. ZARADICH III; THERESA G. ZARADICH; ET AL.,

together with all the rights, title and interest in fee simple of the said JOSEPH J. ZARADICH III; THERESA G. ZARADICH; ET AL., in and to said estate, and the said BANCPLUS MORTGAGE CORP.

did then and there bid the sum of FORTY SIX THOUSAND NINE HUNDRED AND TWENTY ONE Dollars and EIGHTY FOUR Cents, and no person bidding more, the same was in due form openly struck off and sold to the said BANCPLUS MORTGAGE CORP.

for the said sum of FORTY SIX THOUSAND NINE HUNDRED AND TWENTY ONE Dollars and EIGHTY FOUR Cents being the highest bidder, and that being the highest price bid for the same

Return to: SHAPIRO & UNTERBERG 108 East 90th Drive Merrillville, IN 46410 93-119

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NOW THEREFORE, to confirm to said BANPLUS MORTGAGE CORP.

the sale so made as aforesaid, the said STEPHEN R. STIGLICH

Sheriff as aforesaid, in consideration of said sum of FORTY SIX THOUSAND NINE HUNDRED AND TWENTY ONE

Dollars and EIGHTY FOUR Cents, to him in hand paid by said

BANPLUS MORTGAGE CORP.

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 BANPLUS MORTGAGE CORP. heirs and assigns FOREVER, all the following

Real Estate in the County of Lake and State of Indiana, to wit: THE SOUTH 50 FEET OF THE NORTH 110 FEET OF LOT 3, BLOCK 3, ORCHARD PARK ADDITION TO HOBART, AS SHOWN IN PLAT BOOK 15, PAGE 4, LAKE COUNTY, INDIANA. COMMONLY KNOWN AS: 329 WABASH ST., HOBART, IN 46342

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TO HAVE AND TO HOLD, All and singular, the premises aforesaid with the privileges and appurtenances, to the said BANPLUS MORTGAGE CORP. heirs and assigns, forever, in as full

and ample a manner as the same was held by JOSEPH J. ZARADICH III; THERESA G. ZARADICH; 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, this day and year above written.



(Seal) Sheriff Lake County, Indiana.

State of Indiana, Lake County, ss:

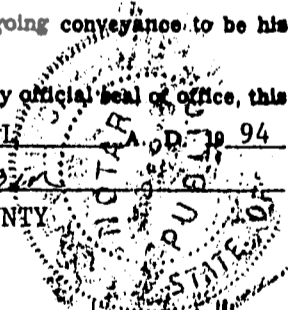
BEFORE ME, DONNA M. GILLAM NOTARY PUBLIC

came STEPHEN R. STIGLICH Sheriff of said County, and acknowledged the foregoing conveyance to be his voluntary act and deed as such sheriff.

MY COMM. EXPIRES JANUARY 30, 1995

IN WITNESS WHEREOF, I hereunto subscribe my name, and affix my official seal of office, this 8TH day of APRIL, A.D. 1994

Donna M. Gillam
DONNA M. GILLAM - LAKE COUNTY



THIS INSTRUMENT PREPARED BY NATALIE TICA

STEPHEN R. STIGLICH
Sheriff of Lake County
TO
BANPLUS MORTGAGE CORP.
P.O. BOX 47524
SAN ANTONIO, TX 78265

DEED ON DECREE

Received for Record

This _____ day of _____
A.D. 19____, at _____ o'clock _____ M.
and recorded in Record _____
page _____

Recorder for Lake County

Duly Entered for Taxation

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Auditor