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STATE OF INDIANA) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF LAKE }

That TRANSAMERICA FINANCIAL SERVICES whose principal place of business is 1150 S. Olive, Los Angeles, California 90015, acting herein by and through its duly authorized officers, hereinafter called Transferor, of the County of Los Angeles, State of California for and in consideration of TEN AND NO/100 DOLLARS CASH AND OTHER VALUABLE CONSIDERATION, to it in hand paid by TRANSAMERICA MORTGAGE COMPANY, hereinafter called Transferee, the receipt of which is hereby acknowledged, has this day Sold, Conveyed, Transferred, and Assigned and by these presents does, Sell, Convey, Transfer, and Assign unto the Transferee the hereinafter described indebtedness.

AND Transferor further Grants, Sells, and Conveys, unto the transferee, all the rights, title, interest, and liens, owned or held by the Transferor in the hereinafter described land by virtue of said indebtedness herein conveyed and assigned.

TO HAVE AND TO HOLD unto the said Transferee's successors and assigns the following described indebtedness together with all and singular the following mentioned lien and any and all liens, rights, equities, remedies, privileges, titles, and interest in and to said land, which transferor has by virtue of being legal holder and owner of said indebtedness.

SAID INDEBTEDNESS, LIENS AND LAND BEING DESCRIBED AS FOLLOWS:

One certain promissory note executed by JOE R BORJA SR AKA JOSE R BORJA & ANGELITA BORJA, and payable to the order of First Union Home Equity Bank, N.A., in the sum of monthly installments as therein provided.

Said note being secured by Security Instrument of even date therewith duly recorded in Book _____, Page _____, Instrument No.94-083560, of the Public Records of LAKE, County, following described lot, tract, or parcel of land lying and being situated in LAKE County, Indiana to wit: AS SHOWN ON SAID SECURITY INSTRUMENT

EXECUTED, this 28th day of May, 1997

TRANSAMERICA MORTGAGE COMPANY
AS ATTORNEY IN FACT FOR
TRANSAMERICA FINANCIAL SERVICES

By: Gene O'Bannon
Gene O'Bannon-President

97068014

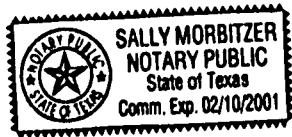
ATTEST
Betty Zissa
Betty Zissa

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State aforesaid, on this day personally appeared Gene O'Bannon known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that this person executed the same for purposes and consideration therein expressed, as the act and deed of said Corporation and in the capacity therein stated.

Given Under My Hand and Seal of Office this 28th day of May, 1997.

SEAL



Sally Morbitzer
Sally Morbitzer

MORRIS W. CARTER
RECORDER

97 OCT -8 AM 9:09

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

Prepared by:

Transamerica Mortgage Company
2501 Oak Lawn, Suite 700
Dallas, TX 75219

Return To:

First American Property Services
5616 Highpoint Drive, Suite 1000
Irving, TX 75038
Attn: Assignment Division

11/12

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