

JULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER.
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

DEED

97085675

97 DECEMBER 31 1997
AUDITOR FEA NO. 152-050532-203
MORRIS W. CARTER

This deed made this 3rd day of December, 1997, by and between Murray J. Feiwell, Foreclosure Commissioner, ("Grantor") and The Secretary of Housing and Urban Development ("Grantee").

WHEREAS, on September 10, 1979 a certain Mortgage was executed by Norris G. Chapman as mortgagors in favor of Whitcomb & Keller Mortgage Company, Inc. as mortgagee and was recorded on September 12, 1979 as Document Number 549188 in the Office of the Recorder of Lake, Indiana; and

WHEREAS, on August 16, 1985, the Mortgage was assigned to the United States Secretary of Housing and Urban Development (the Secretary); and

WHEREAS, by virtue of a default in the covenants and conditions of the Mortgage the Secretary designated me as foreclosure commissioner to conduct a nonjudicial foreclosure of the Mortgage under the provisions of the Single Family Mortgage Foreclosure Act of 1994 ("Act"), 12 U.S.C. 3751 et seq., the designation being recorded on August 21, 1996 as Instrument No. 96-115796; and

WHEREAS, a Notice of Default and Foreclosure Sale was sent by certified mail, return receipt requested on October 9, 1997 to Norris G. Chapman the owner of the property secured by the mortgage as shown by the public record on May 16, 1979; and

WHEREAS, a copy of the Notice of Default and Foreclosure sale was published in the Star-Register Publications on October 16, 1997, October 23, 1997 and October 30, 1997; and

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WHEREAS, pursuant to the Notice of Default and Foreclosure Sale and to the Act, a foreclosure sale was held on November 7, 1997, at which The Secretary of Housing and Urban Development submitted the highest bid in the amount of \$57,884.34; and

WHEREAS, the following costs were incurred in conducting the foreclosure sale:

- a. \$88.54 for advertising and postage expenses incurred in mailing, and publishing the Notice of Default and Foreclosure Sale.
- b. \$0.00 for mileage expenses incurred in posting the Notice of Default and Foreclosure Sale, and for the commissioner's attendance at the foreclosure sale.
- c. \$0.00 for reasonable and necessary costs incurred for title and lien record searches.
- d. \$36.32 for the commissioner's necessary out-of-pocket expenses incurred for recording documents.
- e. \$750.00 as commission to the foreclosure commissioner.

WHEREAS, the mortgagor is not entitled to benefits of the Soldiers' and Sailors' Civil Relief Act of 1940; and

WHEREAS, there is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act;

NOW THEREFORE, for one dollar and other good and valuable consideration, the undersigned hereby grants, bargains, sells, and conveys to The Secretary of Housing and Urban Development, the following described property located in Lake County, Indiana:

THE SOUTH 30 FEET OF LOT 4 AND THE NORTH 25 FEET OF LOT 5
(MEASURED ALONG MIAMI STREET), BLOCK "G", GARY BEACH 2ND
SUBDIVISION, CITY OF GARY, AS SHOWN IN PLAT BOOK 21, PAGE
58, LAKE COUNTY, INDIANA.

Commonly known as: 331 North Miami Street, Gary, IN 46403.

The grantor hereby conveys to the grantee all right, title
and interest in the above property held by the grantor herein,
the Secretary, or any other party claiming by, through, or under
them on the date the Mortgage referred to above was recorded and
any interest acquired by any of them until the date of the
foreclosure sale. This deed is given without warranty or
covenants to the grantee.



Murray J. Feiwell
Foreclosure Commissioner

FEIWELL & HANNOY
Professional Corporation
251 North Illinois Street
Suite 1700
P.O. Box 44141
Indianapolis, IN 46244-0141
(317)237-2727

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Subscribed and sworn to before me, a Notary Public, in said County and State, this 3rd day of December, 1997.

Vicki S. White
NOTARY PUBLIC

My Commission Expires:

10-4-98

Johnson
County of Residence

This instrument prepared by: Murray J. Feiwell, Attorney at Law

Return Original Document to: Dianna Barker, U.S. Department of Housing and Urban Development, 151 N. Delaware, Indianapolis, IN 46204

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