

97085732

DEED

DEC 15 AM 10:00

MORRIS WEHNER 152-050393-203

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 August 7, 1979 a certain Mortgage was executed by Kevin Davis and Johnnie M. Davis as mortgagors in favor of Whitcomb & Keller Mortgage Co., Inc. as mortgagee and was recorded on August 9, 1979 as Document Number 543462 in the Office of the Recorder of Lake, Indiana; and

WHEREAS, on May 21, 1986, 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 Kevin Davis and Johnnie Davis the owners of the property secured by the mortgage as shown by the public record on February 24, 1997; and

JULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER.

DEC 11 1997

SAM ORLICH
AUDITOR LAKE COUNTY

000762

1600
46300

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

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 \$54,230.95; and

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

- a. \$96.40 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

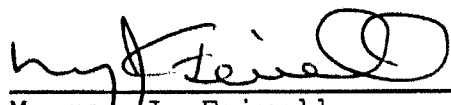
WHEREAS, there is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act;

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:

Lot 12 in Block 1 in L.B. Snowden's Oak Grove Addition to Gary, as per plat thereof, recorded in Plat Book 20, page 10, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 4539 Lincoln Street, Gary, IN 46404.

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.

Victor J. Witt
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

