

DUPLICATE

This Indenture, made this 6th day of August A. D. 1999, between the Sheriff of Lake County, Indiana, of the First Party, and Civitas Bank, f/w/a Pinnacle Bank, as the Second Party:

WITNESSETH:

WHEREAS, in the 1999 Term of the Lake Superior Court, for the State of Indiana, Civitas Bank, f/w/a Pinnacle Bank, in a certain action therein pending bearing Cause No. 45D05-9810-CP-2013, against Fernando Mosqueda and Joyce B. Mosqueda recovered by judgment the sum of Fifty-Three Thousand Dollars (\$53,000.00) for their damages and Civitas Bank by judgment and decree of said Court in said action obtained an Order for Sale of all the right, title and interest of the defendants in and to certain real estate located in Lake County, Indiana, commonly known as 7422 Beech, Hammond, Indiana 46320, and more particularly and legally described as follows:

Lot 24, Block 1, Oak Grove, in the City of Hammond, as Shown in Plat Book 20, Page 7, in Lake County, Indiana;

all to occur without any relief whatsoever from valuation or appraisal laws as by the record thereof remaining in and said Court more fully appears; and

WHEREAS, on the 14 day of JUNE, 1999, a copy of said judgment and decree was duly issued under Seal of said Court attested by the Clerk thereof, directed to the Sheriff of Lake County, Indiana, commanding him that after due and legal notice of the time and place of selling the same, to sell the real estate above described and foreclose all right, title, interest and estate of the defendants and each of them according to said decree and to satisfy the judgments aforesaid in favor of Civitas Bank, f/w/a Pinnacle Bank, with interest and costs thereon and in like manner to also make all accruing costs thereon and make due return of said writ to the Clerk's Office within ninety days of the date of the same.

WHEREAS, said copy of judgment and order of sale, on the 6TH day of AUGUST A.D. 1999, came to the hands of John Buncich then the Sheriff of Lake County, Indiana, to be executed, and the said Sheriff as aforesaid, having legally advertised the same, and having also served upon Fernando Mosqueda and Joyce B. Mosqueda the Notice of Sale pursuant to Indiana Code § 32-8-16-1(d), did on the 6th day of August, 1999, at the Sheriff's Department in the City of Crown Point, Lake County, Indiana, between the hours prescribed by law, offer for sale at public auction the fee simple title to the subject real estate above described, and Civitas Bank did then and there bid the sum of Fifty-Three Thousand Dollars (\$53,000.00), representing \$53,000.00 on credit bid, and no person bidding more, said real estate was in due season openly struck off and sold to said Civitas Bank for the sum of Fifty-Three Thousand Dollars (\$53,000.00), and that being the highest priced bid for the subject real estate; and more than three (3) months having elapsed since the filing of plaintiff's complaint and said Sheriff being empowered under law upon the sale of the subject real estate to forthwith execute his Deed for the subject real estate to the purchaser thereof.

NOW THEREFORE, to confirm to said Civitas Bank the sale so made as Sheriff as aforesaid, in consideration of said sum of Fifty-Three Thousand Dollars (\$53,000.00), representing \$53,000.00 on credit bid, to him in hand paid by said Civitas Bank, conveys to Civitas Bank, its successors and assigns forever, in fee simple the following real estate situated in Lake County, Indiana, commonly known as 7422 Beech, Hammond, Indiana 46320, and more particularly and legally described as follows:

Lot 24, Block 1, Oak Grove, in the City of Hammond, as Shown in Plat Book 20, Page 7, in Lake County, Indiana;

TO HAVE AND TO HOLD, the premises aforesaid with the privileges and appurtenances thereunto belonging to said Civitas Bank, its successors and assigns forever, in as full and ample a manner as the same was held by the owners thereof immediately before the execution of the notes to said Civitas Bank and described in the Decree foreclosing the same.

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2000 AUG 11 AM 9:36

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

6880006 9/1/01

FILED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 10 2000
PETER BENJAMIN
LAKE COUNTY AUDITOR

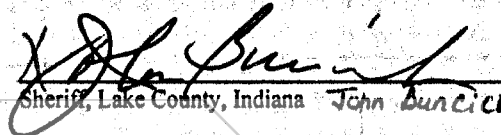
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19:00 AM

was held by the owners thereof immediately before the execution of the notes to said Civitas Bank and described in the Decree foreclosing the same.

The Grantor certifies under oath that no Indiana Gross Income Tax is due or payable in respect to the transfer made by this Deed.

IN WITNESS WHEREOF, the Lake County Sheriff, as aforesaid, has hereunto set his hand and official seal, this 6th day of August, 1999.

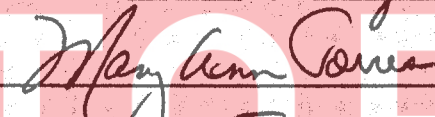
 (Seal)
Sheriff, Lake County, Indiana *John Duncich*

State of Indiana, Lake County, ss:

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally came a Sheriff of Lake County, Indiana, and acknowledged the execution of the foregoing conveyance to be his voluntary act and deed as such sheriff.

Document is
NOT OFFICIAL!
This Document is the property of
the Lake County Recorder's Office

IN WITNESS WHEREOF, I hereunto subscribe my name, and affix my official seal of office, this 6th day of August A.D. 1999.



MARY ANN TORRES, Notary Public
(Printed Name)
Resident of Lake County, Indiana

My Commission Expires:

April 5, 2007



Return on Order of Sale

DUPLICATE

Real Estate

This writ came to hand the 16TH day of JUNE, 1999. And on the 1ST day of JULY, 1999, in pursuance to the command of this order of sale, I advertised the real estate herein described for sale at the court house door of Lake County, Indiana, and on the 1st, 8th & 15th days of July, 1999, by publication in the Crown Point Star, a weekly newspaper of general circulation, printed and published in the city of Crown Point, in said county, nearest to where said real estate is situated for more than three weeks, successively, immediately before the day of sale, and by posting up a printed notice thereof at the court house door of said county, and by posting up like printed notices thereof at three public places of the township where the said real estate is situated, which was done more than thirty days immediately preceding the day of sale;

And on the day set for the sale of said real estate, to-wit August 6, 1999 at 10 o'clock a.m. at the Office of the Sheriff, I offered to the highest and best bidder, for cash in hand, the fee, simple right of the defendant(s) of, in, and to said real estate as described in said order of sale; and Civitas Bank f/k/a Pinnacle Bank bid therefor Fifty three thousand and 00/100 Dollars (\$53,000.00) and that being the higher and best bid then and there offered by any person, the same was openly struck off and sold to Civitas Bank f/k/a Pinnacle Bank for that sum and purchaser(s) having paid over to me the amount so bid by them, I executed to them my deed on decree.

Paid over to the plaintiff(s) as per ITS receipt hereon,
FIFTY TWO THOUSAND NINE HUNDRED EIGHTY SEVEN ---00/100
 Dollars
 (\$52,987.00)

Paid over the clerk _____ Dollars, costs,
 and this writ is returned unsatisfied

Paid over to Treasurer _____ Dollars, costs,

August 6, 1999

Received of John Buncich Sheriff,
 the sum of \$ 13.00. In full of all costs herein.

Treasurer _____
 Original Costs \$ _____
 Printers fees _____ \$23.97
 Sheriff's Costs _____ \$13.00

John Buncich, Sheriff
 By Randall J. Guernsey

Received of John Buncich, Sheriff,
 the sum of \$52,987.00 Judgment &
 Interest and Attorney fees and interest, by
 purchase of the within described Real Estate.

Title No 920002839

