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Record & Return to: CHOICE PROPERTIES, INC., P. O. Box 452, Schererville, IN 46375

DEED ON DECREE

45D02-0202-MF-00005

This Indenture, Made this 2nd day of August, A.D. 2002 between John Buncich, Sheriff of Lake County, in the State of Indiana, of the first part and MERCANTILE NATIONAL BANK OF INDIANA of the County of Lake and State of Indiana of the second part. **WITNESSETH:**

THAT WHEREAS, At the Continuous Term of the Lake Superior Court A.D., 2002, MERCANTILE NATIONAL BANK OF INDIANA recovered by judgment of said Court, in a certain action therein against CHARLES D. NIX and KIMBERLY A. NIX and ALLIANCE FUNDING, a Division of Superior Bank, FSB, 217 Southmoor Rd., Hammond, IN 46324 the sum of Ninety-four Thousand Nine Hundred Seventy-seven Dollars and No Cents, for its damages, together with the further sum of Thirteen 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 defendants, CHARLES D. NIX and KIMBERLY A. NIX, etal., in and to certain Real Estate, described therein as follows, to-wit:

Lot 11 and the West half of Lot 12, including the South half of the vacated alley adjoining said Lot 11 and the West half of Lot 12 on the North, Block 3, Southmoor Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 20 page 27, in the Office of the Recorder of Lake County, Indiana.
Address of Property: 217 Southmoor Rd., Hammond, IN 46324

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

AND WHEREAS, Afterwards, to-wit: On the 29th day of May, A.D. 2002 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 defendants, CHARLES D. NIX and KIMBERLY A. NIX, etal., 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 like 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 29th day of May, A.D. 2002, came to the hands of John Buncich then the Sheriff of said County, to be executed, and the said John Buncich as said Sheriff as aforesaid, having legally advertised the same, did on the 2nd day of August A.D. 2002, 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 CHARLES D. NIX and KIMBERLY A. NIX, etal., together with all the rights, title and interest in fee simple of the said CHARLES D. NIX and KIMBERLY A. NIX, etal.; in and to said estate, and the said CHOICE PROPERTIES, INC. did then and there bid the sum of Ninety-four Thousand Nine Hundred Ninety Dollars and No Cents, and no person bidding more, the same was in due form openly struck off and sold to the said CHOICE PROPERTIES, INC. for the said sum of Ninety-four Thousand Nine Hundred Ninety Dollars and No Cents its being the highest bidder, and that being the highest price bid for the same.

NOW THEREFORE, to confirm to said CHOICE PROPERTIES, INC. the sale so made as aforesaid, the said John Buncich as Sheriff as aforesaid, in consideration of said sum of Ninety-four Thousand Nine Hundred Ninety Dollars and No Cents, to him in Hand paid by said CHOICE PROPERTIES, INC. 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 CHOICE PROPERTIES, INC. heirs and assigns **FOREVER**, all the following Real Estate situate in the County of Lake and State of Indiana, to-wit:

FILED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

OCT 1 2003

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

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TO HAVE AND TO HOLD, All and singular, the premises aforesaid, with the privileges and appurtenances, to the said CHOICE PROPERTIES, INC. heirs and assigns, forever, in as full and ample a manner as the same was held by CHARLES D. NIX and KIMBERLY A. NIX, et al.; immediately before the execution of the mortgage mentioned in said decree, foreclosing the same.

IN WITNESS WHEREOF, The said John Buncich as Sheriff as aforesaid, has hereunto set his hand and seal, the day and year above written.

 (Seal)
Sheriff of Lake County, Indiana

State of Indiana, Lake County, SS:


BEFORE ME, , Notary Public, in and for said County, personally came John Buncich, Sheriff of said County, and acknowledged the foregoing conveyance to be his voluntary act and deed as such sheriff.

IN WITNESS WHEREOF, I hereunto subscribe my name, and affix my official seal of office, this 2nd day of August, A.D. 2002.

My Commission Expires

County of Residence




NOTARY PUBLIC


(Printed Signature)

Send Tax Statements To: Choice Properties, Inc., P. O. Box 452, Schererville, IN 46375

THIS INSTRUMENT PREPARED BY:

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