

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2004 009197

2004 FEB -3 AM 11:01

MORRIS J. WINTER
RECORDER

Mail Tax Bills to:
Citizens Financial Services, FSB
5311 Hohman Avenue
Hammond, IN 46320

45D01-0212-MF-230

024502427

THIS INDENTURE, Made this 9th day of January, A.D. 2004 between Rogelio "Roy" Dominguez, Sheriff of Lake County, in the State of Indiana, of the first part and CITIZENS FINANCIAL SERVICES, FSB, 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. 2003, CITIZENS FINANCIAL SERVICES, FSB recovered by judgment of said Court, in a certain action therein against ROBERT J. WILLS, the sum of Fifty-three Thousand Five Hundred Thirty-eight and 35/100 Dollars (\$53,538.35) for its damages, together with the further sum of Ten Dollars and No Cents, (\$10.00) for its costs in that behalf expended; and a decree for the sale of all the interest, estate, right and title of the defendants, ROBERT J. WILLS, in and to certain Real Estate, described therein as follows, to-wit:

Lot 18 and the South Half of Lot 19, in Block 1, in Franklin Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 4, page 16, in the Office of the Recorder of Lake County, Indiana. (Commonly known as 6128 Garfield Avenue, Hammond, Indiana 46320).

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

AND, WHEREAS, Afterwards, to wit: On the 9TH day of OCTOBER A.D. 2003, a copy of the 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 above-described, with all the interest, estate, right and title of the defendants, ROBERT J. WILLS, 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 9th day of October, A.D. 2003, came to the hands of Rogelio "Roy" Dominguez, then the Sheriff of said County, to be executed, and the said Rogelio "Roy" Dominguez as said Sheriff as aforesaid, having legally advertised the same, did, on the 9th day of January, A.D. 2004, 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 ROBERT J. WILLS, together with all the rights, title and interest in fee simple of the said ROBERT J. WILLS, in and to said estate, and the said CITIZENS FINANCIAL SERVICES, FSB did then and there bid the sum of Forty-five Thousand Dollars (\$45,000.00) and no person bidding more, the same was in due form openly struck off and sold to the said CITIZENS FINANCIAL SERVICES, FSB, for the said sum of Forty-five Thousand Dollars (\$45,000.00) CITIZENS FINANCIAL SERVICES, FSB, being the highest bidder, and that being the highest price bid for the same.

Stewart Title Services
of Northwest Indiana
The Pointe
5521 W. Lincoln Hwy.
Crown Point, IN 46307

000142

\$16.00
KM

STJ

NOW, THEREFORE, to confirm to said CITIZENS FINANCIAL SERVICES, FSB, the sale so made as aforesaid, the said Rogelio "Roy" Dominguez as Sheriff as aforesaid, in consideration of said sum of Forty-five Thousand Dollars (\$45,000.00), to it in hand paid by said CITIZENS FINANCIAL SERVICES, 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 CITIZENS FINANCIAL SERVICES, FSB, heirs and assigns FOREVER, all the following Real Estate situate in the County of Lake and State of Indiana, to wit:

Lot 18 and the South Half of Lot 19, in Block 1, in Franklin Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 4, page 16, in the Office of the Recorder of Lake County, Indiana. (Commonly known as 6128 Garfield Avenue, Hammond, Indiana 46320).

TO HAVE AND TO HOLD, All and singular, the premises aforesaid, with the privileges and appurtenances, to the said CITIZENS FINANCIAL SERVICES, FSB, heirs and assigns, forever, in as full and ample a manner as the same was held by ROBERT J. WILLS immediately before the execution of the mortgage mentioned in said decree, foreclosing the same.

IN WITNESS WHEREOF, The said Rogelio "Roy" Dominguez as Sheriff as aforesaid, has hereunto set his hand and seal, the day and year above written.

Rogelio "Roy" Dominguez (Seal)
Sheriff, Lake County, Indiana.

STATE OF INDIANA, LAKE COUNTY, SS:

BEFORE ME, Linda M. Caubillo, in and for said County, personally came Rogelio "Roy" Dominguez, 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 9th day of January, 2004.

Linda M. Caubillo
Notary Public

My Commission Expires: August 17, 2009
County of Residence: Lake

This Instrument Prepared by:
JOHN E. CHEVIGNY
KRIEG DEVAULT GALVIN, LLP
5231 Hohman Avenue
Hammond, Indiana 46320