

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2004 080733

2004 SEP 21 AM 11:06

MORTGAGE RECORDS

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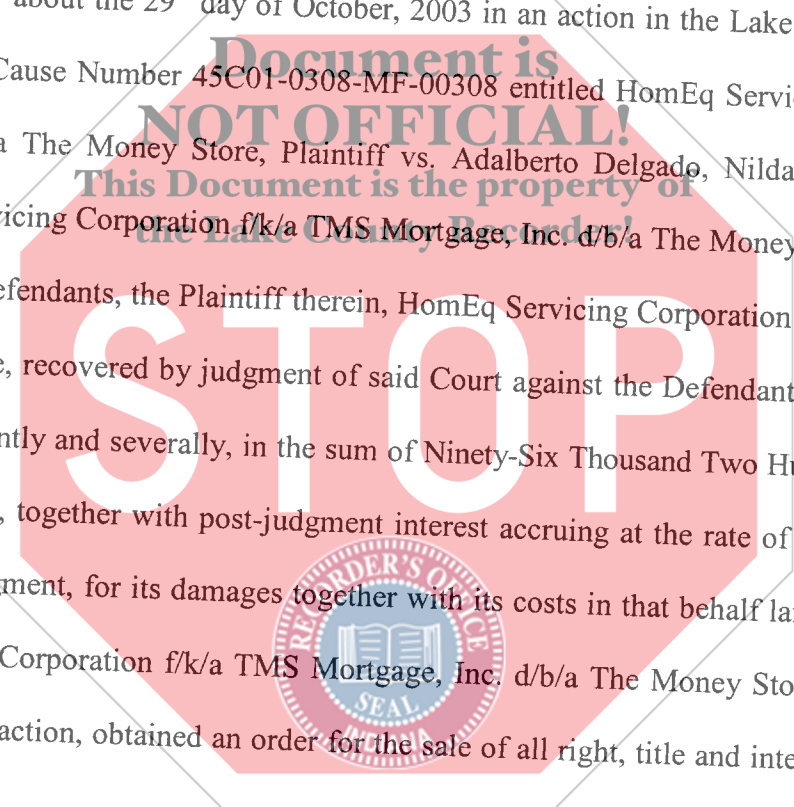
MAIL TAX BILLS TO:  
HomEq  
PO Box 13909  
Durham, NC 27709-3909

**SHERIFF'S DEED ON DECREE**

This indenture made this 6<sup>th</sup> day of August, 2004, by and between **ROGELIO "ROY" DOMINGUEZ**, Sheriff of Lake County, Indiana, as First Party, and **HOMEQ SERVICING CORPORATION F/K/A TMS MORTGAGE, INC. D/B/A THE MONEY STORE**, as Second Party.

**WITNESSETH:**

**WHEREAS**, on or about the 29<sup>th</sup> day of October, 2003 in an action in the Lake Circuit Court of Lake County, Indiana, bearing Cause Number 45C01-0308-MF-00308 entitled HomEq Servicing Corporation f/k/a TMS Mortgage, Inc. d/b/a The Money Store, Plaintiff vs. Adalberto Delgado, Nilda Luz Delgado, South Central Bank, HomEq Servicing Corporation f/k/a TMS Mortgage, Inc. d/b/a The Money Store and Household Finance Corporation III, Defendants, the Plaintiff therein, HomEq Servicing Corporation f/k/a TMS Mortgage, Inc. d/b/a The Money Store, recovered by judgment of said Court against the Defendants, Adalberto Delgado and Nilda Luz Delgado, jointly and severally, in the sum of Ninety-Six Thousand Two Hundred Fifty-Nine and 29/100 Dollars (\$96,259.29), together with post-judgment interest accruing at the rate of \$21.10 per day from the date of the entry of judgment, for its damages together with its costs in that behalf laid out and expended, and said HomEq Servicing Corporation f/k/a TMS Mortgage, Inc. d/b/a The Money Store, by judgment and decree of said Court in said action, obtained an order for the sale of all right, title and interest and estate of all



DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

SEP 20 2004

STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

000542

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20.00  
2004

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and each of the said Defendants, in and to certain real estate located in Lake County, State of Indiana, and described as follows, to-wit:

Lot 1, Guadalupe Subdivision being a Resubdivision of Parcel 2 of Prairie park Unit No. 5, in the City of East Chicago, as shown in plat book 45, page 46, and as shown in Certificate of Correction recorded June 13, 1975, as Document No. 303107, in Lake County, Indiana.

More commonly known as 2525 East Cardinal Drive, East Chicago, Indiana 46312

all without relief whatever from valuation and appraisal laws as by the record thereof remaining in said Court more fully appears; and

**WHEREAS**, afterwards, to-wit, on or about the 29<sup>th</sup> day of April, 2004 a copy of said judgment and decree was duly issued under the seal of said Court, attested to 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 of the same, he should sell the real estate above-described with all right, title, interest and estate of the said Defendants, Adalberto Delgado, Nilda Luz Delgado, South Central Bank, HomEq Servicing Corporation f/k/a TMS Mortgage, Inc. d/b/a The Money Store and Household Finance Corporation III, and each of them, according to the terms of said decree to pay and satisfy the judgment aforesaid in favor of said HomEq Servicing Corporation f/k/a TMS Mortgage, Inc. d/b/a The Money Store, with the interest and costs thereon; that he should in like manner also pay all accruing costs thereon and make due return of said writ to the Clerk's Office within ninety (90) days from the date of the same; and

**WHEREAS**, said copy of judgment and order of sale on the 3<sup>rd</sup> day of May, 2004, came into the hands of Rogelio "Roy" Dominguez, Sheriff of Lake County, Indiana, to be executed and said Rogelio "Roy" Dominguez, as Sheriff aforesaid, having duly advertised the same, did, on the 6<sup>th</sup> day of August, 2004 at the County Sheriff's Office, in the City of Crown Point, Lake County, Indiana, at 10:00 a.m., offer for sale at public auction the fee simple title to the said real estate hereinbefore described, and HomEq Servicing Corporation f/k/a TMS Mortgage, Inc. d/b/a The Money Store, did then and there bid the sum of Ninety-Three Thousand Seven Hundred Ninety-Five and 98/100 Dollars (\$93,795.98), and no person bidding more, said real estate was in

due form openly struck off and sold to HomEq Servicing Corporation f/k/a TMS Mortgage, Inc. d/b/a The Money Store for the sum of Ninety-Three Thousand Seven Hundred Ninety-Five and 98/100 Dollars (\$93,795.98), it being the highest bidder and that being the highest price bid for said real estate.

**NOW, THEREFORE**, to confirm to said HomEq Servicing Corporation f/k/a TMS Mortgage, Inc. d/b/a The Money Store, the sale so made as aforesaid, said Rogelio "Roy" Dominguez, as Sheriff aforesaid, in consideration of the sum of Ninety-Three Thousand Seven Hundred Ninety-Five and 98/100 Dollars (\$93,795.98), to him in hand paid by said HomEq Servicing Corporation f/k/a TMS Mortgage, Inc. d/b/a The Money Store, has granted, bargained and sold and does by these presents grant, bargain, sell and convey and confirm to said HomEq Servicing Corporation f/k/a TMS Mortgage, Inc. d/b/a The Money Store, its successors and assigns forever in fee simple all of the real estate situated in the County of Lake, State of Indiana, and described as follows, to-wit:

Lot 1, Guadalupe Subdivision being a Resubdivision of Parcel 2 of Prairie park Unit No. 5, in the City of East Chicago, as shown in plat book 45, page 46, and as shown in Certificate of Correction recorded June 13, 1975, as Document No. 303107, in Lake County, Indiana.

More commonly known as 2525 East Cardinal Drive, East Chicago, Indiana 46312

to have and to hold the premises aforesaid with the privileges and appurtenances to said HomEq Servicing Corporation f/k/a TMS Mortgage, Inc. d/b/a The Money Store, 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 mortgage of said Defendants described in said decree foreclosing the same.

**IN WITNESS WHEREOF**, the said Rogelio "Roy" Dominguez, Sheriff of Lake County, Indiana, has hereunto set his hand and official seal, this 6<sup>th</sup> day of August, 2004:

  
ROGELIO "ROY" DOMINGUEZ  
Sheriff of Lake County, Indiana

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Subscribed and sworn to before me, a Notary Public in and for said County and State, this  
6<sup>th</sup> day of August, 2004.

My Commission Expires:

August 17, 2009

Linda M. Caudillo  
LINDA M. CAUDILLO, Notary Public  
A resident of Lake County, IN

This instrument prepared by:

J. Rickard Donovan, Attorney at Law, Attorney I.D. #17301-02

Post Office Box 11647

Fort Wayne, Indiana 46859-1647

Telephone: (260) 422-9454

