

3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2008 066352

2008 SEP 23 AM 10:45

MICHAEL A. BROWN
RECORDER

MAIL TAX BILLS TO:
Van B. Nguyen and Hongcam P. Nguyen, Grantees
2 Timber Ridge Court
Valparaiso, IN 46385

RETURN TO: DAVID W. WESTLAND, ESQ.
TAUBER WESTLAND & BENNETT, P.C.
1415 EAGLE RIDGE DRIVE
SCHERERVILLE, IN 46375



SHERIFF'S DEED ON DECREE

THIS INDENTURE, made this 1st day of August, A.D., 2008, between Rogelio "Roy" Dominguez, Sheriff of Lake County, in the State of Indiana, of the first part, and VAN B. NGUYEN and HONGCAM P. NGUYEN, of the County of Porter and State of Indiana, of the second part. WITNESSETH:

THAT WHEREAS, at the Continuous Term of the Lake Superior Court, A.D., 2008, VAN B. NGUYEN and HONGCAM P. NGUYEN recovered by judgment of said Court, in a certain action therein against FRANKLIN D. BANKS, JR., VF TAX, LLC, BENEFICIAL INDIANA, INC., TICA ENTERPRISES, CHAMPION MORTGAGE, CITY OF HAMMOND, and INDIANA DEPARTMENT OF REVENUE the sum of \$262,772.79, together with interest and the further sum of \$228.00 for Sheriff's costs in that behalf expended; and a decree for the sale of all the interest, estate, right and title of the Defendants in and to that certain Real Estate, described therein as follows, to-wit:

Lots 14 to 18, both inclusive, in Block 3 in Turner-Meyn Park, in the City of Hammond, as per plat thereof, recorded in Plat Book 19 page 12, in the Office of the Recorder of Lake County, Indiana.

COMMONLY KNOWN AS: 6245-6247 KENNEDY AVENUE, HAMMOND, IN 46323

Grantees: Van B. Nguyen and Hongcam P. Nguyen
2 Timber Ridge Court, Valparaiso, IN 46385

Tax Key No.: 45-07-04-403-009.000-023 Unit No.: 023

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 or about the 1st day of August, A.D., 2008, 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, FRANKLIN D. BANKS, JR., VF TAX, LLC,

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

SEP 23 2008

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

013963

20.00
es
4p

BENEFICIAL INDIANA, INC., TICA ENTERPRISES, CHAMPION MORTGAGE, CITY OF HAMMOND, and INDIANA DEPARTMENT OF REVENUE, 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 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 19th day of June, A.D., 2008, 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 FRANKLIN D. BANKS, JR., VF TAX, LLC, BENEFICIAL INDIANA, INC., TICA ENTERPRISES, CHAMPION MORTGAGE, CITY OF HAMMOND, and INDIANA DEPARTMENT OF REVENUE, together with all the rights, title and interest in fee simple of the said FRANKLIN D. BANKS, JR., VF TAX, LLC, BENEFICIAL INDIANA, INC., TICA ENTERPRISES, CHAMPION MORTGAGE, CITY OF HAMMOND, and INDIANA DEPARTMENT OF REVENUE in and to said estate, and the said VAN B. NGUYEN and HONGCAM P. NGUYEN did then and there bid the sum of \$200,000.00 and no person bidding more, the same was in due form openly struck off and sold to the said VAN B. NGUYEN and HONGCAM P. NGUYEN for the said sum of \$200,000.00 being the highest bidder, and that being the highest price bid for the same.

NOW, THEREFORE, to confirm to said VAN B. NGUYEN and HONGCAM P. NGUYEN the sale so made as aforesaid, the said Rogelio "Roy" Dominguez, as Sheriff as aforesaid, in consideration of said sum of \$200,000.00 to him in hand paid by said VAN B. NGUYEN and HONGCAM P. NGUYEN 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 VAN B. NGUYEN and HONGCAM P. NGUYEN and their heirs and assigns **FOREVER**, the Real Estate described above herein, **TO HAVE AND TO HOLD**, all and singular, the premises aforesaid, with the privileges and appurtenances, to the said VAN B. NGUYEN and HONGCAM P. NGUYEN and their heirs and assigns, forever, in as full and ample a manner as the same was held by FRANKLIN D. BANKS, JR., VF TAX, LLC, BENEFICIAL INDIANA, INC., TICA ENTERPRISES, CHAMPION MORTGAGE, CITY OF HAMMOND, and INDIANA DEPARTMENT OF REVENUE 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)
Rogelio "Roy" Dominguez,
Sheriff of Lake County, Indiana

STATE OF INDIANA, LAKE COUNTY, SS:

BEFORE ME, a notary public, in and for said County, personally came Rogelio "Roy" Dominguez, Sheriff of said County, and acknowledged the execution of the foregoing deed and 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 1st day of August, A.D., 2008.

Linda M. Caudillo

Notary Public

My Commission Expires:

Printed Name:

County of Residence:

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

LINDA MARIE CAUDILLO
NOTARY PUBLIC STATE OF INDIANA
LAKE COUNTY
MY COMMISSION EX. AUG. 17, 2009

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

David W. Westland
David W. Westland

This Instrument prepared by: David W. Westland, Esq., Tauber Westland & Bennett, P.C.
1415 Eagle Ridge Drive, Schererville, IN 46375