

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 MAY 20 AM 10:48

MICHAEL B. BROWN
RECORDER

Grantee's Address:
6724 Missouri Avenue Land Trust
3830 Valley Centre Drive
Suite 705-303
San Diego, CA 92130

2015 031186

DEED ON DECREE

THIS INDENTURE, made this 1st day of May 2015, between John Buncich, Sheriff of Lake County, in the State of Indiana, of the first part and 6724 Missouri Avenue Land Trust, of the second part.

WITNESSETH:

THAT WHEREAS, at the Continuous Term of the Lake Superior Court under Cause No. 45D04-1402-MF-0058, Roswell Properties, LLC, Ltd., on January 20, 2015, recovered by judgment of said Court, in a certain action therein against Richard Dean Wimmer and Flossie Mae Wimmer, the Defendants, the sum of Forty Thousand Two Hundred Thirty-seven Dollars and Eighty-seven Cents (\$40,237.87) for damages; and a decree for the sale of all the interest, estate right and title of the Defendants, Richard Dean Wimmer and Flossie Mae Wimmer, et. al., in and to certain Real Estate, described therein as follows, to wit:

Lots 11 and 12, Block 15, Manufacturer's Addition to the City of Hammond, as shown in Plat Book 2, Page 23, in Lake County, Indiana

Property No. 45-07-10-177-017.000-023
Commonly known as 6724 Missouri Avenue, Hammond, IN 46323

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: a copy of said judgment and decree was duly issued, and under seal of said Court 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, Richard Dean Wimmer and Flossie Mae Wimmer, et al., 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 costs 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 same.

AND WHEREAS, said copy of judgment and order of sale, 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 on March 21, March 28 and April 4, 2015 did on May 1, 2015 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 Richard Dean Wimmer and Flossie Mae Wimmer, et. al., together with all the rights, title and interest in fee simple of said Richard Dean Wimmer and Flossie Mae Wimmer, et al. in and to said estate, and the said 6724 Missouri Avenue Land Trust, did then and there bid the sum of \$38,000.00 and no person bidding more the same was in due form openly struck off and sold to the said 6724 Missouri Avenue Land Trust for the sum of Thirty-Eight Thousand Dollars and 00/100 (\$38,000.00) being the highest bidders, and that being the highest price bid for the same.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 20 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

02175

\$18

CKW 2778

CK

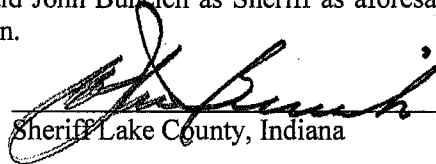
NOW THEREFORE, to confirm to said 6724 Missouri Avenue Land Trust, the sale so made as aforesaid, the said John Buncich as Sheriff as aforesaid, in consideration of said sum of Thirty-Eight Thousand Dollars and 00/100 (\$38,000.00), to him in hand paid by said 6724 Missouri Avenue Land Trust, the receipt whereof is hereby acknowledged, as provided by law hath GRANTED, BARGAINED AND SOLD, and doth by these GRANT, BARGAIN, SELL, CONVEY AND CONFIRM to said 6724 Missouri Land Trust, heirs and assigns forever, all the following Real Estate situated in the County of Lake and State of Indiana, to wit:

Lots 11 and 12, Block 15, Manufacturer's Addition to the City of Hammond, as shown in Plat Book 2, Page 23, in Lake County, Indiana

Property No. 45-07-10-177-017.000-023
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TO HAVE AND TO HOLD, all and singular, the premises aforesaid, with the privileges and appurtenances, to the said 6724 Missouri Avenue Land Trust, heirs and assigns, forever, in as full and ample a manner as the same was held by Richard Dean Wimmer and Flossie Mae Wimmer, immediately before the execution of the mortgage mention in said decree, foreclosing the same.

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

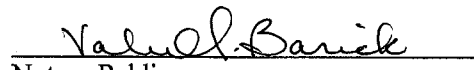
 (seal)
Sheriff Lake County, Indiana

State of Indiana, Lake County, ss:

Before me John Buncich 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 1st day of May 2015.




Notary Public

Send Tax Bills To:
6724 Missouri Avenue Land Trust
3830 Valley Centre Drive
Suite 705-303
San Diego, CA 92130

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 M. Blaskovich

This instrument was prepared by: David M. Blaskovich, Woodward & Blaskovich, LLP, 9223 Broadway, Suite E, Merrillville, Indiana 46410, (219) 736-9990.