2016 058252

SHERIFF'S DEED

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2016 AUG 26 AM 8: 48

MICHAEL B. BROWN RECORDER

THIS INDENTURE WITNESSETH, that John Buncich, as Sheriff of Lake County, State of Indiana, conveys to Midfirst Bank, in consideration of the sum of \$140,363.50, the receipt of which is hereby acknowledged, on sale held on the 5th day of August, 2016 pursuant to a decree judgment entered on the 4th day of November, 2015 by Superior Court of Lake County, in the State of Indiana, pursuant to the laws of said State in Cause No. 45D04-1412-MF-00266, wherein Midfirst Bank was Plaintiff, and Scott A. Coates; et al was Defendant, in consideration of said sum aforesaid, the following described real estate in Lake County, Indiana, to-wit:

A part of Lot 36, Cedar Ridge Estates Unit 1, an Addition to the Town of Cedar Lake, as shown in Plat Book 46, page 85, in Lake County, Indiana, described as follows:

Beginning at the Northwest corner of Lot 36; thence South 00 degrees 00 minutes 00 seconds East a distance of 90.00 feet to an iron pipe at the point of beginning; thence South 89 degrees 25 minutes 25 seconds East a distance of 145.00 feet to an iron pipe; thence South 00 degrees 00 minutes 00 seconds East a distance of 90.00 feet to an iron pipe; thence North 89 degrees 25 minutes 25 seconds West a distance of 141.63 feet to an iron pipe; thence North along a curve to the right, having a radius of 216.42 feet, a distance of 38.23 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 52.00 feet to an iron pipe at the point of beginning.

pipe; thence North along a curve to the right, having a radius of 216.42 feet, a distance of 38.23 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 52.00 feet to an iron pipe at the point of beginning. Commonly known as: 13311 Woodmar Place; Cedar Lake, IN, 46303-2108. State Parcel Number: 45-15-29-229-003.000-014 To have and to hold the premises aforesaid with the privileges and appurenances to said purchaser, their grantees and assigns, forever, in full and ample manner with all rights, title and interest held or claimed by the aforesaid Defendants. the Lake County Recorder!

IN WITNESS WHEREOF, THE UNDERSIGNED, Sheriff aforesaid have hereunto set my hand and apply this for the county Recorder! seal, this 5 day of STATE OF INDIANA SHÉRIFF OF LA COUNTY, INDIANA SS COUNTY OF LAKE John Buncich On the 5 day of 2016, personally appeared John Buncich, in the capacity of Sheriff of said County, and acknowledged the execution of the foregoing deed. Nikki L Marime Public Seal State of Indiana IN WITNESS WHEREOF, I have hereunto seemy hand and official seal Lake County My Commission Expires 04/16/2023 **COUNTY OF RESIDENCE COMMISSION EXPIRES**

> DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

> > AUG 2 5 2016

JOHN E. PETALAS LAKE COUNTY AUDITOR 25481

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Prepared by: Samer S. Zabaneh Unterberg & Associates, P.C. 8050 Cleveland Place Merrillville, IN 46410 (219) 736-5579

Mailing address of Grantee and send tax statements to: Midfirst Bank c/o Wells Fargo Bank, N.A. 3476 Stateview Blvd. Fort Mill, SC 29715

Atty File: 1019555 Sale D

Sale Date: 08/05/16

PROPERTY ADDRESS: 13311 Woodmar Place, Cedar Lake, IN 46303-2100

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 (name).

Same S. Zabaneh, Attorney

* The Sheriff does not warrant the legal description. This document is the direct result of a foreclosure and is exempt from public law 63-1993 §2(3)

