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DLC#:X410-79

STATE OF INDIANA )

IN THE LAKE SUPERIOR COURT 11

)SS:

COUNTY OF LAKE )

CAUSE NO.:45D11-1512-MF-00247

CIT BANK, N.A., )

Plaintiff, )

vs. )

RACHEL FOSSETT, )

Defendant. )

2017 009817

~~ORDER ON MOTION TO VACATE SHERIFF'S SALE AND SET ASIDE SHERIFF'S DEED~~

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

Judgment Assignee, Bank of America, National Association having heretofore filed its Motion to Vacate Sheriff's Sale and Set Aside Sheriff's Deed, and the having examined said Motion and being duly advised in the premise, now finds that said Motion should be and is hereby GRANTED.

IT IS THEREFORE ORDERED THAT:

The Sheriff's sale held December 2, 2016, is hereby VACATED and the Sheriff's Deed issued by the Lake County Sheriff, dated December 2, 2016, and recorded on December 28, 2016, as Instrument No. 2016-087935, in the Office of the Recorder of Lake County, Indiana is hereby SET ASIDE with costs thereof assessed to the Plaintiff. Pursuant to Trial Rule 70, and

IT IS FURTHER ORDERED THAT:

Plaintiff shall record this Order and the Lake County Auditor and Assessor shall transfer title out of the name of Bank of America, National Association and into the name of Rachel Fossett.

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2017 FEB 15 AM 9:35  
MICHAEL BERROW  
RECORDER



**FILED**

FEB 14 2017

010967

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

s/ DIANE KAVADIAS SCHNEIDER, Judge

CK# \$17  
252232  
CA

<b>E-FILED</b>	2017 Jan 25 AM 11 22	Lake County Superior Court - Civil Division - Room 7
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SO ORDERED

ELECTRONIC SIGNATURE OF JUDICIAL OFFICE AND FILE STAMP INCLUDED  
BELOW.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Lake County Superior Court 11

Distribution list.

Distribution List:

S. Brent Potter (10900-49)

Tina M. Caylor (30994-49)

Stacy J. DeLee (25546-71)

David M. Johnson (30354-45)

Heather L. Grimstad (32356-49)

Anthony L. Manna (23663-49)

Alan W. McEwan (24051-49)

Matthew L. Foutty (20886-49)

Craig D. Doyle (4783-49)

DOYLE & FOUTTY, P.C.

41 E Washington St., Suite 400

Indianapolis, IN 46204

Telephone (317) 264-5000

Facsimile (317) 264-5400

Rachel Fossett

c/o Fred Griffin

4376 Pennsylvania St.

Gary, IN 46409



s/ DIANE KAVADIAS SCHNEIDER, Judge

**E-FILED** 2017 Jan 25 AM 11 22

Lake County Superior Court - Civil Division - Room 7

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

 **COPY**

2016 087935

2016 DEC 28 AM 8:52

MICHAEL B. BROWN  
RECORDER

**THIS DOCUMENT IS EXEMPT FROM THE SALES RECDURE FEE  
REQUIREMENT OF OF I.C. 6-1.1-5.5-4(a)**

**SHERIFF'S DEED**

THIS INDENTURE WITNESSETH, that John Buncich, as Sheriff of Lake County, State of Indiana, conveys to Bank of America, National Association, in consideration of the sum of Twenty Four Thousand and 00/100 Dollars (\$24,000.00), the receipt of which is hereby acknowledged, on sale made by virtue of a decree judgment, issued from the Superior Court of Lake County, in the State of Indiana, pursuant to the laws of said State on the July 25, 2016, in Cause No. 45D11-4612-MF-00247, wherein CIT Bank, N.A. was Plaintiff, and Rachel Fossett was a Defendant, in consideration of said sum aforesaid, the following described real estate in Lake County, Indiana, to-wit:

Lot 33 in Block 10 in Gary Land Company's Eleventh Subdivision in the City of Gary, as per plat thereof recorded in Plat Book 13, page 25, in the Office of the Recorder of Lake County, Indiana.

And commonly known as 1153 Harrison Street, Gary, IN 46407  
Parcel Number: 45-08-09-252-017.000-004 (25-44-0302-0032)

Subject to all easements and restrictions of record, and subject to all real estate taxes and assessments currently due, delinquent or which are to become a lien.

To have and to hold the premises aforesaid with the privileges and appurtenances 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.



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

DEC 22 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

17597

 COPY

IN WITNESS WHEREOF, I, THE UNDERSIGNED, Sheriff aforesaid have hereunto set my hand and seal, this 2 day of December, 2016.

SHERIFF OF LAKE COUNTY, INDIANA

John Buncich

STATE OF INDIANA

COUNTY OF LAKE

On the 2 day of Dec, 2016, personally appeared John Buncich, in the capacity of Sheriff of said County, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

My Commission Expires:

My County of Residence:

Grantee's street or rural route address: 1 Banting, Irvine, CA 92618

Send Tax Statements to: Bank of America, National Association, 1 Banting, Irvine, CA 92618

Property Address: 1153 Harrison Street, Gary, IN 46407

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 (Stephanie Phillips)

This instrument prepared by and after recording return to: Heather L. Grimstad (32356-49), DOYLE & FOUTTY, P.C., 41 E Washington St, Suite 400, Indianapolis, IN 46204 (317) 264-5000.

