

MDK # 13-033373

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

IN THE LAKE SUPERIOR COURT #11  
CAUSE NO. 45D11-1307-MF-00219

Deutsche Bank National Trust Company, as  
Trustee for the registered holders of Morgan  
Stanley ABS Capital I Inc. Trust 2007-HE7  
Mortgage Pass-Through Certificates, Series 2007-  
HE7

Plaintiff,

vs.

Traute I. Navikas, et al.

Defendants.

**Document is**  
**ORDER TO VACATE SHERIFF SALE OF APRIL 1, 2016 AND TO REINSTATE**  
**DEFAULT JUDGMENT AND DECREE OF FORECLOSURE ENTERED ON**  
**DECEMBER 13, 2013**  
**NOT OFFICIAL!**

**This Document is the property of**  
**the Lake County Recorder!**

This matter is before the Court on Plaintiff's Order to vacate Sheriff Sale of April  
2016 and to reinstate Default Judgment and Decree of Foreclosure Entered on Decem  
2013. The Court having read and considered the motion hereby GRANTS same.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court  
follows: The Sheriff Sale held on April 1, 2016 is hereby vacated. The Default Judgment and  
Decree of Foreclosure entered by this Court on December 13, 2013 is hereby reinstated.

DATED and ENTERED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

SO ORDERED.

ELECTRONIC SIGNATURE OF JUDICIAL OFFICER AND FILE STAMP INCLUDED  
BELOW:



NOTICE IS TO BE GIVEN BY:

\_\_\_\_ COURT \_\_\_\_ CLERK \_\_\_\_ PARTY \_\_\_\_ OTHER

13-033373\_NNM

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 13 2017

003967

F35

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25 ✓  
ck. 065204  
J

2017 043550

MICHAEL B. BROWN  
RECORDER

2017 JUL 17 AM 9:54

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

s/ A. LEON SARKISIAN, Judge Pro Tem

E-FILED 2016 Apr 27 PM 4 24

Lake County Superior Court - Civil Division - Room 7

**PROOF OF NOTICE UNDER TRIAL RULE 72 (D)**

A copy of this entry was served either by mail to the address of record, deposited in the Court's attorney's distribution box, distributed personally upon the persons and/or filed as listed below:

Distribution:

J. Dustin Smith, Manley Deas Kochalski LLC, P.O. Box 441039, Indianapolis, IN 46244

Traute I. Navikas, 12312 West 157th Ave, Lowell, IN 46356

Traute I. Navikas, Trustee, under the provisions of the Navikas Family Trust, dated December 6, 2012, 12312 West 157th Ave, Lowell, IN 46356

LVNV Funding LLC, 150 West Market St Ste 800, Indianapolis, IN 46204



DATE OF NOTICE: \_\_\_\_\_

INITIALS OF PERSON WHO NOTIFIED PARTIES: \_\_\_\_\_

\_\_\_\_ COURT \_\_\_\_\_ CLERK \_\_\_\_\_ PARTY \_\_\_\_\_ OTHER

s/ A. LEON SARKISIAN, Judge Pro Tem

**E-FILED**

2016 Apr 27 PM 4 24

Lake County Superior Court - Civil Division - Room 7

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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 024232

2016 APR 21 AM 9:12

**SHERIFF'S DEED**

MICHAEL B. BROWN  
RECORDER

**THIS INDENTURE WITNESSETH**, that John Buncich, as Sheriff of Lake County, State of Indiana, conveys to Deutsche Bank National Trust Company, as Trustee for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE7 Mortgage Pass-Through Certificates, Series 2007-HE7. and the Grantee's address is Loan Servicing, 5B, 1665 Palm Beach Lakes Boulevard, West Palm Beach, Florida 33401. consideration of the sum of \$90,745.85, the receipt of which is hereby acknowledged, on sale made by virtue of a decree judgment, issued from the Lake Superior Court #11. in the state of Indiana, pursuant to the laws of said state on the 1st day of April, 2016, in cause number 45D11-1307-MF-00219, wherein Deutsche Bank National Trust Company, as Trustee for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE7 Mortgage Pass-Through Certificates, Series 2007-HE7 was the Plaintiff, and Traute J. Navikas, Traute J. Navikas, Trustee, under the provisions of the Navikas Family Trust, dated December 6, 2012 and LNV Funding LLC, were the Defendants, in consideration of said sum aforesaid, the following described real estate in Lake County, Indiana, to wit:

The following Real Estate in Lake County in the State of Indiana, to wit: The West 120 feet of Lot 3 in Sheridan Acres Plat "B" as part thereof, recorded in Plat Book 26 page 55, in the office of the Recorder of Lake County, Indiana.  
Parcel/Key Number: 45-19-05-351-005.000-037  
Prior Deed Reference:  
Property Address: 12312 West 157th Avenue, Lowell, IN 46356

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 rights, title and interest held or claimed by the aforesaid Defendants.

IN WITNESS WHEREOF, I, THE UNDERSIGNED, Sheriff of Lake County, hereunto set my hand and seal, this 1 day of April, 2016.



"Subject to all liens, encumbrances and easements of record"  
*John Buncich*  
John Buncich, Sheriff  
Lake County, Indiana

012452

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

APR 20 2016

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

AMOUNT \$ 18 -  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 049862  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK per

STATE OF INDIANA )  
 )  
COUNTY OF LAKE ) SS:

On the 1 day of April, 2016, personally appeared \_\_\_\_\_, in the capacity of sheriff of said county, and acknowledged the execution of the foregoing deed.

Nikki L. Marimen  
Notary Public Seal State of Indiana  
Lake County  
My Commission Expires 04/16/2023

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

County of Residence \_\_\_\_\_

Commission Expires \_\_\_\_\_

MDK # 13-033373

INSTRUMENT PREPARED BY:

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

  
J. Dustin Smith

Send Tax Bills To:  
& Grantee's Address

After recording, please return to:  
Manley Deas Kochalski LLC  
P.O. Box 165028  
Columbus OH 43216-5028



Notary Public

Document is NOT OFFICIAL!

Printed Name

This Document is the property of the Lake County Recorder!

Cause No. 45D11-1307-MF-00219

J. Dustin Smith

Attorney, Manley, Deas, Kochalski, LLC

Attorney, Manley, Deas, Kochalski, LLC

Deutsche Bank National Trust Company, as Trustee for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE7 Mortgage Pass-Through Certificates, Series 2007-HE7  
Loan Servicing, SE, 1665 Palm Beach Lakes Boulevard  
West Palm Beach, Florida 33401