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STATE OF INDIANA )  
 ) ss:  
COUNTY OF LAKE )

2017 048830

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

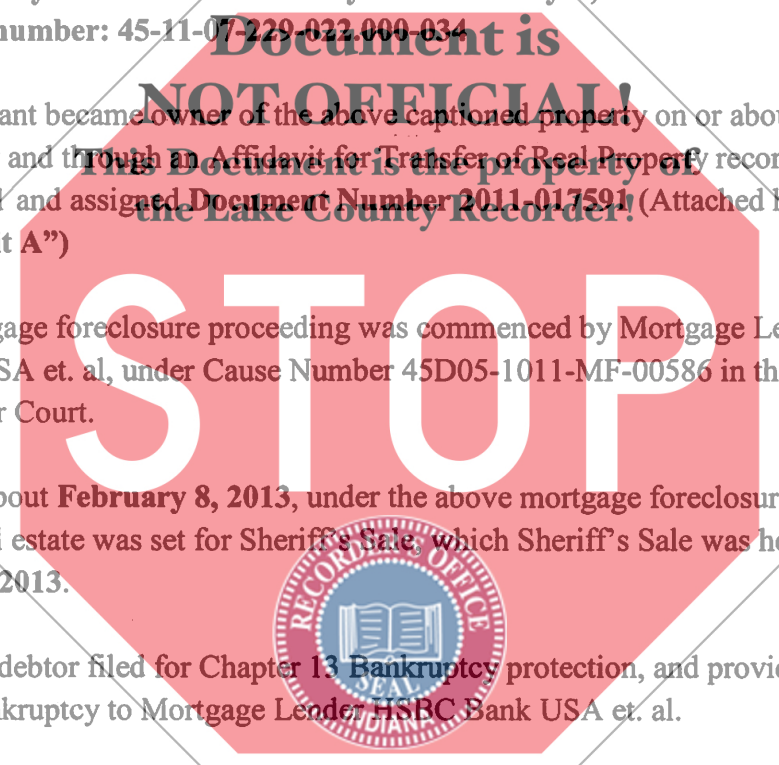
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MICHAEL B. BROWN  
RECORDER

**AFFIDAVIT OF TITLE**

Comes now affiant, BRIDGET DAWN RUSSELL, and states the following:

1. This affidavit concerns real estate legally described as follows:  
**Lot 43 East Suburban addition to the town of Dyer, in Lake County Indiana.**  
**Commonly known as: 1521 Sunnybrook Ave. Dyer, IN 46311**  
**Parcel number: 45-11-07-229-022-000-034**
2. The affiant became owner of the above captioned property on or about **March 25, 2011** by and through an Affidavit for Transfer of Real Property recorded on March 25, 2011 and assigned Document Number 2011-017591 (Attached hereto as "**Exhibit A**")
3. A mortgage foreclosure proceeding was commenced by Mortgage Lender, HSBC Bank USA et. al, under Cause Number 45D05-1011-MF-00586 in the Lake County Superior Court.
4. On or about **February 8, 2013**, under the above mortgage foreclosure cause number said real estate was set for Sheriff's Sale, which Sheriff's Sale was held on or about **May 3, 2013**.
5. Affiant/debtor filed for Chapter 13 Bankruptcy protection, and provided notices of said bankruptcy to Mortgage Lender HSBC Bank USA et. al.
6. Despite the bankruptcy filing and the filing of a Motion to Rescind Sheriff's Sale, Mortgage Lender HSBC Bank USA et. al obtained a Sheriff's Deed, which was recorded on or about **May 15, 2013** as **Document Number 2013-035575**, which listed HSBC BANK, USA as owner of record for the above referenced property.
7. Due to the pending Chapter 13 Bankruptcy proceeding, on **May 17, 2017**, the Honorable Judge William Davis entered an Order rescinding the **May 3, 2013** Sheriff Sale and **VACATED** the Sheriff's Deed recorded on or about **May 15, 2013** as **Document Number 2013-035575**. (See electronic Court Order, attached as **Exhibit**



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**"B" FILED**

AUG 04 2017

026094

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: \_\_\_\_\_ *Ab*

8. That as a result of Judge William Davis's May 17, 2017 electronic Court Order, which **VACATED** the erroneously-issued Sheriff's Deed transferring the above property to HSBC BANK USA et. al., BRIDGET DAWN RUSSELL should be restored as the legal owner in fee simple of the above-referenced real estate.

I affirm under, the penalties of perjury, that the foregoing representations are true and accurate.

*Bridget Dawn Russell*

BRIDGET DAWN RUSSELL

State of Indiana

County of Lake

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

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bridget Russell** who acknowledged the execution of the foregoing Affidavit of Title, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this July 24, 2017.

My commission expires:

Signature

Printed  
Resident of

Laney Cecile Martin  
Porter County



LANEY CECILE MARTIN  
NOTARY PUBLIC  
STATE OF INDIANA  
PORTER COUNTY  
COMM. # 646732  
COMM. EXPIRES 08-15-2021



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.

*Christopher Schmidgall*

Christopher Schmidgall, Attorney

This instrument prepared by: Christopher Schmidgall, 6 West 73<sup>rd</sup> Avenue, Merrillville, IN 46410

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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

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2011 MAR 25 PM 2:46

MICHAEL J. CAJMAN  
RECORDER

STATE OF INDIANA }  
COUNTY OF LAKE } SS:

IN RE: ROY ALFRED RUSSELL, JR.,  
DECEASED

**AFFIDAVIT FOR TRANSFER OF REAL PROPERTY**

1. That the above-named decedent died testate on March 25, 2008, while domiciled in Lake County, Indiana, and that the Will of the decedent was probated and spread of record in the Lake County Circuit Court on March 25, 2011, and a copy of that Will is attached hereto as "Exhibit A" and incorporated herein by reference.

2. That forty-five (45) days have elapsed since the death of the decedent.

3. That no application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction, or is contemplated to be filed.

4. That the following person is the sole heir of the decedent:

Bridget Dawn Russell, Adult Daughter  
1521 Sunnybrook Avenue  
Dyer, IN 46311

5. That the value of the decedent's gross probate estate, less liens and encumbrances, does not exceed the sum of Fifty Thousand Dollars (\$50,000.00), as provided under I.C. §29-1-8-3, the costs of expenses of administration and reasonable funeral expenses.

6. That among the decedent's probate assets is a fee simple interest in the real estate located in Lake County, Indiana, more particularly described as follows: Lot Forty-Three (43), East Suburban Addition to the Town of Dyer, in Lake County, Indiana. Parcel No. 45-11-07-229-022.00(1-034, commonly known as 1521 Sunnybrook Avenue, Dyer, IN 46311.

7. That the individual entitled to the above-referenced real estate as a result of the decedent's death is the following devisee listed under Article IV of the decedent's Last Will and Testament, namely:

Bridget Dawn Russell, Adult Daughter  
1521 Sunnybrook Avenue  
Dyer, IN 46311

8. That by reason of the above-stated matters, the affiant requests that the decedent's fee simple interest in the above-referenced real estate be transferred her pursuant to Article IV of the decedent's Last Will and Testament, in accordance with the provisions of I.C. §29-1-8-1, §29-1-8-2 and §29-1-8-3.



051752

**FILED**

MAR 25 2011

PEGGY HULING KATONA  
LAKE COUNTY AUDITOR

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CK# 16948 →  
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BZ

" B "

EXHIBIT  
A

9. The undersigned's share has been calculated as follows:

A. Bridget Dawn Russell - one hundred (100%) percent interest in and to the above-described real estate.

Bridget D. Russell  
BRIDGET DAWN RUSSELL

STATE OF INDIANA }  
COUNTY OF LAKE }SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Bridget Dawn Russell, who acknowledged the execution of the foregoing Affidavit for Transfer of Real Property and delivered said instrument as her free and voluntary act, for the uses and purposes set forth therein.

WITNESS my hand and Notarial Seal this 21<sup>st</sup> day of March, 2011.

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

Alexander Kutanovski, Notary Public  
A Resident of Lake County

My Commission Expires:  
October 14, 2015

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.

Alexander Kutanovski

This Instrument Prepared By: Alexander Kutanovski, Attorney at Law  
8700 Broadway, Merrillville, IN 46410

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17,995



STATE OF INDIANA

IN THE LAKE SUPERIOR COURT

COUNTY OF LAKE

SITTING AT HAMMOND, INDIANA

HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2005-SN1, ASSET BACKED PASS-THROUGH CERTIFICATES

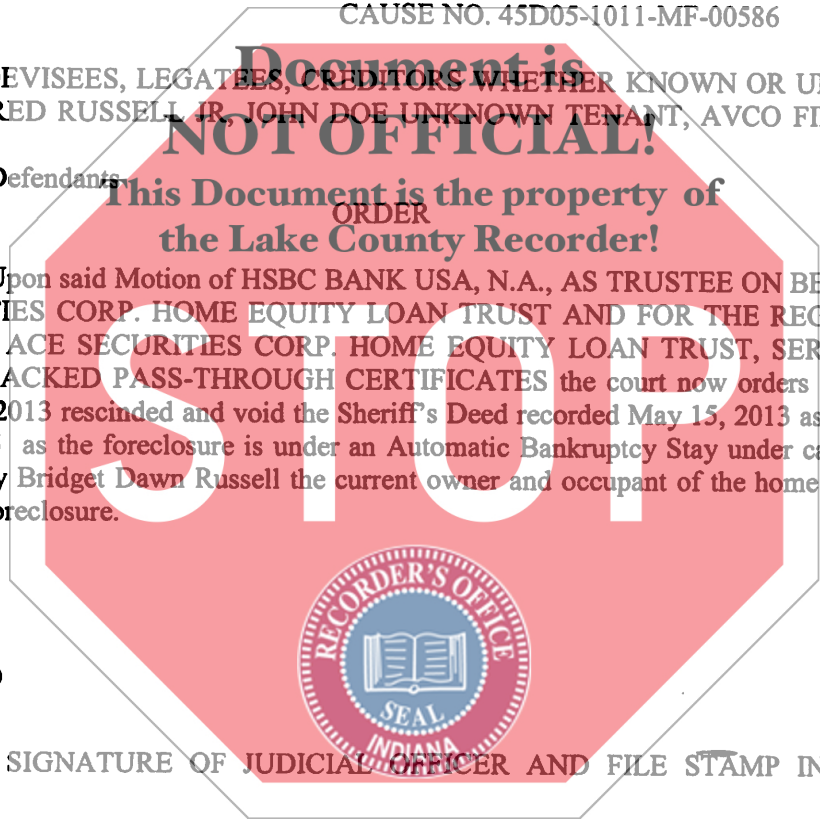
Plaintiff

-vs-

CAUSE NO. 45D05-1011-MF-00586

THE HEIRS, DEVISEES, LEGATEES, CREDITORS WHETHER KNOWN OR UNKNOWN OF ROY ALFRED RUSSELL JR, JOHN DOE UNKNOWN TENANT, AVCO FINANCIAL SERVICES

Defendants



ORDER

Upon said Motion of HSBC BANK USA, N.A., AS TRUSTEE ON BEHALF OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST AND FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2005-SN1, ASSET BACKED PASS-THROUGH CERTIFICATES the court now orders the Sheriff Sale of May 3, 2013 rescinded and void the Sheriff's Deed recorded May 15, 2013 as document no. 2013035575 as the foreclosure is under an Automatic Bankruptcy Stay under case no. 13-20841kl filed by Bridget Dawn Russell the current owner and occupant of the home that is the subject of this foreclosure.

"SO ORDERED

ELECTRONIC SIGNATURE OF JUDICIAL OFFICER AND FILE STAMP INCLUDED BELOW:"



B"

s/ WILLIAM DAVIS, Judge