

3

2020-024562

2020 May 6

8:31 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

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

SHERIFF'S DEED

THIS INDENTURE WITNESSETH, that Oscar Martinez, as Sheriff of Lake County, State of Indiana, conveys to Wilmington Savings Fund Society, FSB, not individually, but solely as trustee for Nationstar HECM Acquisition Trust 2019-2, in consideration of the sum of One Hundred Seventy Thousand Dollars Dollars (\$170,000.00), 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 October 31, 2019, in Cause No. 45D08-1903-MF-000267, wherein Nationstar Mortgage LLC d/b/a Champion Mortgage Company was Plaintiff, and Cynthia L. Mack, as Personal Representative of the Estate of Shirley A. Cearing, Occupant(s) of 2835 Hart Street, Dyer, IN 46311 and The United States of America through its Department of Housing & Urban Development was/were Defendant(s), in consideration of said sum aforesaid, the following described real estate in Lake County, Indiana, to-wit:

The North 78 feet of the South 326 feet of the West 200 feet of the Southwest Quarter of the Southeast Quarter of Section 13, Township 35 North, Range 10 West of the Second Principal Meridian, except the West 30 feet imbedded in Hart Street, in the Town of Dyer, Lake County, Indiana.

And commonly known as 2835 Hart Street, Dyer, IN 46311

Parcel Number: 45-10-13-454-006.000-034, 45-10-13-454-007.000-034 &
45-10-13-454-018.000-034

Subject to all liens, encumbrances, rights of redemption, easements and restrictions of record not otherwise foreclosed and extinguished in the proceedings known as Cause # 45D08-1903-MF-000267 in the Superior Court of the County of Lake Indiana, and subject to all real estate taxes, and assessments currently due, delinquent or which are to become a lien.

Subject to the right of redemption of the United States of America as provided in 28 U.S.C. 2410(c).

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

MAR 20 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

001044

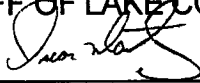
25-
297477

DM
L

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.

IN WITNESS WHEREOF, I, THE UNDERSIGNED, Sheriff aforesaid have hereunto set my hand and seal, this 6 day of March, 2020.

SHERIFF OF LAKE COUNTY, INDIANA



Oscar Martinez

STATE OF INDIANA)

)

SS:

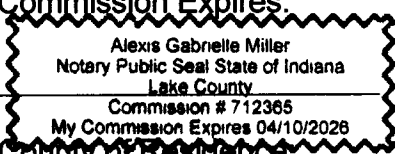
COUNTY OF LAKE)

)

On the 6 day of March, 2020, personally appeared Oscar Martinez, 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:



Notary Public

Printed Name

Grantee's street or rural route address: Wilmington Savings Fund Society, FSB, not individually, but solely as trustee for Nationstar HECM Acquisition Trust 2019-2 a division of Nationstar Mortgage LLC, 4000 Horizon Way, Irving, TX 75063

Send Tax Statements to: Wilmington Savings Fund Society, FSB, not individually, but solely as trustee for Nationstar HECM Acquisition Trust 2019-2 a division of Nationstar Mortgage LLC, 4000 Horizon Way, Irving, TX 75063

Property Address: 2835 Hart Street, Dyer, IN 46311

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 (Cameron Turner)

This instrument prepared by and after recording return to: David M. Johnson (30354-45), DOYLE & FOUTTY, P.C., 41 E Washington St, Suite 400, Indianapolis, IN 46204 (317) 264-5000.

A handwritten mark, possibly a signature or initials, consisting of a stylized 'A' or similar character with a diagonal stroke.