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**2020-072174**

2020 Oct 8

1:53 PM

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

**SHERIFF'S DEED**

THIS INDENTURE WITNESSETH, that Oscar Martinez as Sheriff of Lake County, State of Indiana, conveys to Sandra Paulina and Arturo Hoekstra , in consideration of the sum of \$207,000.00, the receipt of which is hereby acknowledged, on sale made by virtue of a decree judgment, issued from Lake Superior Court, Civil Division 7, in the State of Indiana, pursuant to the laws of said State on July 2, 2020, in Cause No.45D11-2002-MF-000092, wherein US Bank Trust, N.A., not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust was Plaintiff, and Carl T. Franzen, Rita A. Franzen, David B. Franzen, Portfolio Recovery Associates, LLC, Capital One Bank (USA), N.A., United States of America Department of Housing and Urban Development, Unifund CCR Partners, American Acceptance Co LLC and H&S Financial Inc Aao Wells Fargo, were Defendants, in consideration of said sum aforesaid, the following described real estate in Lake County, Indiana, to-wit:

Lot 4 in Block 3 in White Oak Manor First Addition to the Town of Munster, Lake County, Indiana, as per plat thereof in Plat Book 30, Page 65, in the Office of the Recorder of Lake County, Indiana.

More commonly known as 1530 MacArthur Blvd, Munster, IN 46321-3127

Parcel# 45-07-30-228-013.000-027

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.

Subject to assessed but unpaid taxes, not yet delinquent. Subject to all liens, encumbrances and easement of record not otherwise extinguished in the proceedings known as Cause # 45D11-2002-MF-000092 in the Lake Superior Court, Civil Division 7 of the County of Lake, Indiana.

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

**054062**

**OCT 08 2020**

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25  
CS  
RN

IN WITNESS WHEREOF, I, THE UNDERSIGNED, Sheriff aforesaid have hereunto set my hand and seal, this 2 day of October, 2020.

STATE OF INDIANA )  
 )SS:  
COUNTY OF LAKE )

SHERIFF OF LAKE COUNTY INDIANA

Oscar Martinez  
OSCAR MARTINEZ

On the 2 day of October, 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.

County of Residence Lake

My Commission Expires 4-16-2023



Nikki Madmen

NOTARY PUBLIC

Printed Name

The mailing address to which tax statements should be mailed under IC 6-1.1-22-8.1 is:  
Sandra Paulina and Arturo Hoekstra  
9925 SEQUOIA LN  
MUNSTER, IN 46321

The mailing address of the grantee is:  
Sandra Paulina and Arturo Hoekstra  
9925 SEQUOIA LN  
MUNSTER, IN 46321

THIS INSTRUMENT PREPARED BY MATTHEW S. LOVE, ATTORNEY AT LAW

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.

BY: MATTHEW S. LOVE  
Feiwell & Hannoy, P.C.  
8415 Allison Pointe Blvd., Suite 400  
Indianapolis, IN 46250

**CERTIFICATE OF PROOF**

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

Alexis Miller

Witness's Signature

Witness: Alexis Miller

Witness's Printed Name

**PROOF:**

STATE OF INDIANA     )  
  ) SS:  
COUNTY OF LAKE     )

Before me, a Notary Public in and for said County and State, personally appeared 10-2-2020  
Nikki Marimon the above named Witness to the foregoing instrument, who, being known or proved to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Oscar Martinez in the above-named subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 2 day of October, 2020.



Nikki Marimon Notary  
Public's Signature

Nikki Marimon Notary  
Public's Printed Name

Resident of Lake County, Indiana