

# NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-045205

11:58 AM 2021 Jul 2

### SHERIFF'S DEED

**THIS INDENTURE WITNESSETH**, that Oscar Martinez, as Sheriff of Lake County, State of Indiana, conveys to KJV Properties, in consideration of the sum of \$82,000.00, the receipt of which is hereby acknowledged, on sale held on the 7th day of May, 2021 pursuant to a decree judgment entered on the 22nd day of December, 2020 by Superior Court of Lake County, in the State of Indiana, pursuant to the laws of said State in Cause No. 45D10-2010-MF-000333, wherein Citibank, N.A. as Trustee for American Home Mortgage Investment Trust 2004-3 was Plaintiff, and Sterling A. Cole; et al was Defendant, in consideration of said sum aforesaid, the following described real estate in Lake County, Indiana, to-wit:

Lot 13 in Englehart's Country Club Manor, as per plat thereof, recorded in Plat Book 24 page 75, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 1107 West 63rd Avenue; Merrillville, IN 46410  
State Parcel Number: 45-12-09-129-006.000-030

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 7 day of May, 2021.

STATE OF INDIANA )  
COUNTY OF LAKE )

) SS:

SHERIFF OF LAKE COUNTY, INDIANA

Oscar Martinez

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

JUL 02 2021

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25  
cash  
TS

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On the 7 day of may, 2021, personally appeared Oscar Martinez, in the capacity of Sheriff of said County, and acknowledged the execution of the foregoing deed.

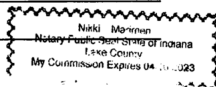
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Lake  
COUNTY OF RESIDENCE

Nick Marinan  
NOTARY PUBLIC

4-16-23  
COMMISSION EXPIRES

PRINTED NAME



Mailing address of Grantee and send tax statements to:

Prepared by:  
Robert S. Kruszynski  
Codilis Law, LLC  
8050 Cleveland Place  
Merrillville, IN 46410  
(219) 736-5579  
Atty File: 1035936      Sale Date: 05/07/21

KJV PROPERTIES  
1442 W 127TH PL  
CROWN POINT, IN.46307

PROPERTY ADDRESS: 1107 West 63rd Avenue, Merrillville, IN 46410

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 (name). Robert S. Kruszynski

Robert S. Kruszynski, Attorney

\* The Sheriff does not warrant the legal description. This document is the direct result of a foreclosure and is exempt from public law 63-1993 §2(3)