

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 12 2021 SLG

JOHN E. PETALAS
LAKE COUNTY AUDITOR

SHERIFF'S DEED

THIS INDENTURE WITNESSETH, that Oscar Martinez, as Sheriff of Lake County, State of Indiana, conveys to Mextel LLC, and the Grantee's address is 1118 Rosita Road, Del Ray Oaks, CA 93940, consideration of the sum of \$40,000.00, the receipt of which is hereby acknowledged, on sale made by virtue of a decree judgment, issued from the Lake Circuit Court, in the state of Indiana, pursuant to the laws of said state on the 7th day of December, 2018, in cause number 45C01-1711-MF-00200, wherein Fifth Third Bank, an Ohio Banking Corporation as Intervening Cross-Claimant was Cross-claimant; John Kapnas, AKA John G. Kapnas, Barbara Kapnas, AKA Barbara L. Kapnas, and Unknown heirs, devisees, legatees, beneficiaries of Barbara Kapnas, AKA Barbara L. Kapnas, and their unknown creditors; and, the unknown executor, administrator, or personal representative of the Estate of Barbara Kapnas, AKA Barbara L. Kapnas were Cross-claim Defendants, and Fifth Third Bank, an Ohio Banking Corporation was Counterclaim Defendant, in consideration of said sum aforesaid, the following described real estate in Lake County, Indiana, to wit:

Lot 11 in Old Orchard 2nd Subdivision, in the City of Lake Station, as per plat thereof, recorded in Plat Book 34 page 19, in the Office of the Recorder of Lake County, Indiana.

Parcel/Key Number: 45-09-09-456-011.000-021

Prior Deed Reference: Instrument Number 576660

Property Address: 2023 Vermillion Court, Lake Station, IN 46405


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.

Grantee's Tax Mailing Address:

Mextel LLC
2023 Vermillion Ct.
Lake Station, In. 46405

IN WITNESS WHEREOF, I, THE UNDERSIGNED, Sheriff of Lake County, hereunto set my hand and seal, this 7 day of December, 2018.

"Subject to all liens, encumbrances and easements of record"



Oscar Martinez, Sheriff
Lake County, Indiana

STATE OF INDIANA

COUNTY OF LAKE

SS:

On the 7 day of December, 2018, 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

Commission Expires

MDK # 17-036964

INSTRUMENT PREPARED BY:

Notary Public

Printed Name

Cause No. 45CR-1711-MF-00200

J. Dustin Smith

Attorney, Manley, Deas, Kochalski, LLC



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.

Attorney, Manley, Deas, Kochalski, LLC

J. Dustin Smith

Send Tax Bills To:

Mextel LLC
2023 Vermillion Ct.
Lake Station, In. 46405

17-036964_GMM