

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2023-004218

10:32 AM 2023 Jan 27

SHERIFF'S DEED

**THIS INDENTURE WITNESSETH**, that Oscar Martinez, as Sheriff of Lake County, State of Indiana, conveys to Citibank, N.A., not in its individual capacity but solely as Owner Trustee of New Residential Mortgage Loan Trust 2019-RPL3, in consideration of the sum of \$116,945.66, the receipt of which is hereby acknowledged, on sale held on THE 6th day of January, 2023 pursuant to a decree judgment entered on the 22nd of September, 2022 by Superior Court of Lake County, in the State of Indiana, pursuant to the laws of said State in Cause No. 45D02-2205-MF-000365, wherein Citibank, N.A., not in its individual capacity but solely as Owner Trustee of New Residential Mortgage Loan Trust 2019-RPL3 was Plaintiff, and ANDREW E. SCHULATZ, DECEASED; ET AL et al was Defendant, in consideration of said sum aforesaid, the following described real estate in Lake County, Indiana, to-wit:

Lot No. Seven (7) as marked and laid down on the recorded plat of Rolling Acres, in Lake County, Indiana, as same appears of record in Plat Book 24, Page 40, in the Office of the Recorder of Lake County, Indiana.

EXCEPT

A part of Lot 7 in Rolling Acres, an addition in the Northwest Quarter of the Southwest Quarter of Section 14, Township 35 North, Range 8 West, Lake County, Indiana, the plat of which is recorded in Plat Book 24, Page 40, in the Office of the Recorder of Lake County, Indiana, described as follows:

Beginning at a point on the West line of said lot North 0 degrees 41 minutes 29 seconds West 25.364 feet from the Southwest corner of said lot, which point of beginning is on the Northern boundary of 73rd Street (also known as Old Lincoln Highway and as U.S.R. 330); thence North 0 degrees 41 minutes 29 seconds West 7.17 feet along said West line; thence South 81 degrees 25 minutes 59 seconds East 69.76 feet; thence South 69 degrees 10 minutes 26 seconds East 33.97 feet to the East line of said lot and the Northern boundary of said 73rd Street; thence North 81 degrees 21 minutes 29 seconds West 101.80 feet along the boundary of said 73rd Street to the point of beginning and containing 612 square feet, more or less.

Commonly known as: 1606 East 73rd Avenue Merrillville, IN 46410-4805

State Parcel Number: 45-12-14-301-008.000-046

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 Jan, 2023.

STATE OF INDIANA )  
  ) SS: \_\_\_\_\_  
COUNTY OF LAKE )  
  )  
Oscar Martinez

On the 6 day of January, 2023, personally appeared Oscar Martinez, in the capacity of Sheriff of said County, and acknowledged the execution of the foregoing deed.

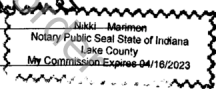
**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal  
DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

\_\_\_\_\_  
COUNTY OF RESIDENCE

\_\_\_\_\_  
NOTARY PUBLIC

JAN 27 2023  
\_\_\_\_\_  
COMMISSION EXPIRES

\_\_\_\_\_  
PRINTED NAME



Prepared by BEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

Mailing address of Grantee and send tax statements to:

25.<sup>00</sup> C# 0004015490 KK

# NOT AN OFFICIAL DOCUMENT

Kristin L. Durianski  
Codilis Law, LLC  
8050 Cleveland Place  
Merrillville, IN 46410  
(219) 736-5579  
15-21-02873  
Sale Date: 1/6/2023

Citibank, N.A., not in its individual capacity but solely as  
Owner Trustee of New Residential Mortgage Loan Trust  
2019-RPL3  
c/oShellpoint Mortgage Servicing  
55 Beattie Place  
Suite 110  
Greenville, SC 29601

PROPERTY ADDRESS: 1606 East 73rd Avenue, Merrillville, IN 46410-4805

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). /s/ Kristin L. Durianski  
Kristin L. Durianski, 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)

Property of Lake County Recorder