NOT AN ACCOUNT IN THE LAL DOCUMENT

JAN 16 2024

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR GINA PIMENTEL RECORDER

2024-001228

8:50 AM 2024 Jan 17

LAKE COUNTY AUDITOR

STATE OF INDIANA LAKE COUNTY RECORDED AS PRESENTED

DIGGL OCUPE FEE

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 MidFirst Bank, in consideration of the sum of One Hundred Thousand Three Hundred Seventy-One Dollars and Seventy-Eight Cents (\$100,371.78), 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 July 21, 2023, in Cause No. 45D10-2301-MF-000001, wherein MidFirst Bank was Plaintiff, and Kimberly R. O'Brien and 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 1/2 OF TRACT 37 IN SUBURBAN PARK ADD., IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 15, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

And commonly known as 7432 Mccook Ave, Hammond, IN 46323 Parcel Number: 45-07-16-126-022.000-023

Subject to all liens, encumbrances, rights of redemption, easements and restrictions of record not otherwise foreclosed and extinguished in the proceedings known as Cause # 45D10-2301-MF-000001 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).

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.



NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF I, THE UNDERSIGNED, Sheriff aforesaid have hereunto set my hand and seal, thisday of	
	SHERIFF OF LAKE COUNTY, INDIANA Oscar Martinez
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)
On the day of	
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.	
My Commission Expires:	MON M JOIN
08/09/2031	Vernon M. Joiner
My County of Residence:	Vernon M. Joiner Sent Mary Public Vernon M Joiner Public **
Like	Sake County 2
OF INDIATED Name	

Grantee's street or rural route address: MidFirst Bank, 999 NW Grand Blvd, Suite 100, Oklahoma City, OK 73118

Send Tax Statements to: MidFirst Bank, 999 NW Grand Blvd, Suite 100, Oklahoma City, OK 73118

Property Address: 7432 Mccook Ave, Hammond, IN 46323

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 (Rebecca L. Johnson).

This instrument prepared by and after recording return to: Matthew L. Foutty (20886-49), DOYLE & FOUTTY, P.C., 41 E Washington St, Suite 400, Indianapolis, IN 46204 (317) 264-5000.