

FILED FOR REGISTRATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

JAN 16 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

GINA PIMENTEL
RECORDER

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-001229

8:50 AM 2024 Jan 17

**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 U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, in consideration of the sum of Ninety-four Thousand One Hundred Eighty-six Dollars and Sixty-two Cents (\$94,186.62), 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 August 1, 2023, in Cause No. 45D01-2305-MF-000351, wherein U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust was Plaintiff, and Marcos A. Medrano, Portfolio Recovery, Bank of America, N.A., Citibank, N.A. and Indiana Housing and Community Development Authority was/were Defendant(s), in consideration of said sum aforesaid, the following described real estate in Lake County, Indiana, to-wit:

The North 22-1/2 feet of Lot 44, and the South 22-1/2 feet of Lot 45, in Block 4, in Forsyth Highlands Addition, to the City of Hammond, as per plat thereof, recorded in Plat Book 17, Page 25, in the Office of the Recorder of Lake County, Indiana.

And commonly known as 6724 Woodmar Ave, Hammond, IN 46323
Parcel Number: 45-07-08-255-028.000-023

Subject to all liens, encumbrances, rights of redemption, easements and restrictions of record not otherwise foreclosed and extinguished in the proceedings known as Cause # 45D01-2305-MF-000351 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.

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 1 day of December, 2023.

Handwritten notes:
OK, 319361
J. G.
D

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NOT AN OFFICIAL DOCUMENT

SHERIFF OF LAKE COUNTY, INDIANA

Oscar Martinez
Oscar Martinez

STATE OF INDIANA)

) SS:

COUNTY OF LAKE)

On the 1 day of December, 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.

My Commission Expires:

08/09/2031



Vernon M. Joiner

My County of Residence:

Lake

Vernon M Joiner

Printed Name

Grantee's street or rural route address: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust 3501 Olympus Boulevard 5th Floor, Suite 500, Dallas, TX 75019

Send Tax Statements to: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust 3501 Olympus Boulevard 5th Floor, Suite 500, Dallas, TX 75019

Property Address: 6724 Woodmar 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 (Kellie Hughes)

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

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.



Property of Lake County Recorder