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RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 14 2024 BDD

PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

SHERIFF'S DEED

THIS INDENTURE WITNESSETH, that Oscar Martinez as Sheriff of Lake County, State of Indiana, conveys to U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgam Mortgae Acquisition Trust 2006-CH2 Asset Backed Pass-Through Certificates, Series 2006-CH2, in consideration of the sum of \$67,200.00, the receipt of which is hereby acknowledged, on sale made by virtue of a decree judgment, issued from Lake Superior Court, Civil Division 2, in the State of Indiana, pursuant to the laws of said State on October 2, 2023, in Cause No.45D02-2301-MF=900059, wherein U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2006-CH2 Asset Backed Pass-Through Certificates, Series 2006-CH2 was Plaintiff, and Geneva Jones, State of Indiana, LVNV Funding LLC, Indiana Farmers Mutual Insurance and ABC Bank, were Defendants, in consideration of said sum aforesaid, the following described real estate in Lake County, Indiana, to-wit:

LOTS 9 AND 10 IN KOENIGS ADDITION TO GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 23B, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

More commonly known as 4632 Van Buren St, Gary, IN 46408-3933

Parcel# 45-08-33-203-017.000-004

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.

Subject to assessed but unpaid taxes, not yet delinquent. Subject to all liens, encumbrances and easement of record not otherwise extinguished in the proceedings known as Cause # 45D02-2301-MF-000059 in the Lake Superior

25,4854

NOT AN OFFICIAL DOCUMENT

Court, Civil Division 2 of the County of Lake, Indiana. IN WITNESS WHEREOF, I, THE UNDERSIGNED, Sheriff aforesaid have hereunto set my hand and seal, this

	January 5, 2024.			
	STATE OF INDIANA)	SHERIFF OF LAKE COUNTY INDI	ANA
	COUNTY OF LAKE)SS:)	Sun Val	
	. %		OSCAR MARTINEZ	
	On theday of			
	County of Residence Lake	25		William W NOVA
	My Commission Expires 08/09/2	031	., ., .	CANAL ENDOSON PARTIES
		\sim	NOTARY PUBLIC	NOTARY 30
		17	Vernon M. Joiner NOTARY PUBLIC Vernon M Joiner	* SEAL ** *
				* So Sound S
		1	Printed Name	THE OF INDIVIN
	The mailing address to which tay statem	ents should be	mailed under IC 6-1 1-22-8 1 is:	The state of the s

The mailing address of the grantee is

Select Portfolio Servicing, Inc. 3217 S. Decker Lake Dr. Salt Lake City, UT 84119

U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2006-CH2 Asset Backed Pass-Through Certificates, Series 2006-CH2 3217 S. Decker Lake Dr.

Salt Lake City, UT 84119

THIS INSTRUMENT PREPARED BY MATTHEW S. LOVE, ATTORNEY AT LAW

The mailing address to which tax statements should be mailed under IC 6-1.1-22-8.1 is:

I affirm, under the penalties for periury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

BY: MATTHEW S. LOVE

Feiwell & Hannov, P.C. 8415 Allison Pointe Blvd., Suite 400 Indianapolis, IN 46250 072897F02/SPF