

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

2024-009981

9:37 AM 2024 Apr 3

**SHERIFF'S DEED**

THIS INDENTURE WITNESSETH, that Oscar Martinez, as Sheriff of Lake County, State of Indiana, conveys to Ricky and Son Properties Inc., in consideration of the sum of Three Hundred Twenty Thousand Dollars (\$320,000.00), 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 November 6, 2023, in Cause No. 45D04-2304-MF-000307, wherein Freedom Mortgage Corporation was Plaintiff, and Perla Garcia, State of Indiana through its Department of Revenue, United States of America through its Department of Housing & Urban Development and Discover Bank was/were Defendant(s), in consideration of said sum aforesaid, the following described real estate in Lake County, Indiana, to-wit:

Lot Numbered 68 in Fox Moor Unit 1A and 2A, an Addition to the Town of Merrillville, as per plat thereof, recorded as Instrument No. 2008 060560 and in Plat Book 103, page 20 in the Office of the Recorder of Lake County, Indiana.

And commonly known as 4510 W 77th Pl, Merrillville, IN 46410  
Parcel Number: 45-12-19-101-010.000-030

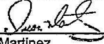
Subject to all liens, encumbrances, rights of redemption, easements and restrictions of record not otherwise foreclosed and extinguished in the proceedings known as Cause # 45D04-2304-MF-000307 in the Superior Court of the County of Lake Indiana, and subject to all real estate taxes, and assessments 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.

IN WITNESS WHEREOF, I, THE UNDERSIGNED, Sheriff aforesaid have hereunto set my hand and seal, this 1 day of March, 2024.

SHERIFF OF LAKE COUNTY, INDIANA

  
\_\_\_\_\_  
Oscar Martinez

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

APR 03 2024

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

25  
CS  
LD  
#3

# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA )  
 )  
COUNTY OF LAKE ) SS:

On the 1 day of March, 2024, 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:

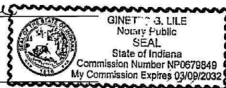
3/9/2032

Genette G. Lile  
Notary Public

My County of Residence:

Lake

Genette G. Lile  
Printed Name



Grantee's street or rural route address: Ricky and Son Properties Inc. 2130 Azalea Dr, Highland, IN 46322

After Recording Return Deed to: Ricky and Son Properties Inc. 2130 Azalea Dr, Highland, IN 46322

Send Tax Statements to: Ricky and Son Properties Inc. 2130 Azalea Dr, Highland, IN 46322

Property Address: 4510 W 77th Pl, Merrillville, IN 46410

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 (Renee Leatherbury)

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

Recorder