IN PROPERTY OFFICIAL DOCUMENT RECORDER 2024-019863

JUL 25 2024

STATE OF INDIANA LAKE COUNTY RECORDED AS PRESENTED

8:56 AM 2024 Jul 26

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 The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as uccessor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS1, in consideration of the sum of \$67,239.19, the receipt of which is hereby acknowledged, on sale held on THE 5th day of July, 2024 pursuant to a decree judgment entered on the 10th of April, 2024 by Superior Court of Lake County, in the State of Indiana, pursuant to the laws of said State in Cause No. 45D10-2309-MF-000529, wherein The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS1 was Plaintiff, and ALBERT DAVIS, DECEASED, ET AL et al was Defendant, in consideration of said sum aforesaid, the following described real estate in Lake County, Indiana, to-wit:

The South 50 feet of Lot 6, except the East 10 feet thereof, and the South 50 feet of Lot 7 to 10, both inclusive, M.E. Wright's First Addition to the City of Gary, as shown in Plat Book 10, page 23, in Lake County, Indiana.

Commonly known as: 1117 Colfax Street Gary, IN 46406

State Parcel Number: 45-07-12-151-012.000-004

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.

IN WITNESS WHEREOF, I, THE UNDERSIGNED, Sheriff aforesaid have hereunto set my hand and seal, this

day of TUVI . 2024

STATE OF INDIANA

COUNTY OF LAKE

On the 5 day of

Oscar Martinez
, 2024, personally appeared Oscar Martinez, in the capacity of Sheriff of

LAKE COUNTY, INDIANA

said County, and acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

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COUNTY OF RESIDENCE

COMMISSION EXPIRES

Prepared by: Kristin L. Durianski Codilis Law, LLC 8050 Cleveland Place Merrillville, IN 46410 (219) 736-5579 15-23-01130

Sale Date: 7/5/2024

PRINTED NAME

NOTAR

Maling address of Grantee and send tax statements to:
"Ges Bank of New York Mellon Trust Company, National
Nysociation fix The Bank of New York Trust Company,
N.A. as successor to JPMorgan Chase Bank, N.A., as

n M Joiner

N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RS1

PHH Mortgage Corporation 5720 Premier Park Drive West Palm Beach, FL 33407 Series 25' 10' 1981 4

NOT AN OFFICIAL DOCUMENT

PROPERTY ADDRESS: 1117 Colfax Street, Gary, IN 46406

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. /s/ Kristin L. Durianski 24866-64

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)

Droperty or Lake County Recorder