

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

GINA PIMENTEL
RECORDER

2024-019868

JUL 25 2024

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

8:58 AM 2024 Jul 28

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

**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 Federal National Mortgage Association ("Fannie Mae"), in consideration of the sum of Thirty-five Thousand Nine Hundred Fifty-seven Dollars and Twenty-nine Cents (\$35,957.29), 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 February 20, 2024, in Cause No. 45D02-2303-MF-000221, wherein Fifth Third Bank, National Association was Plaintiff, and Olivia Anne Britton Cotton a/k/a Olivia Anne Britton Cotten 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 Lot 48, all of Lot 49 and Lot 50, except the North 5 feet thereof, in Block 32 in Aetna Securities Company's Second Subdivision, in the City of Gary, as per plat thereof, recorded in Plat Book 20, Page 39 in the Office of the Recorder of Lake County, Indiana.

And commonly known as 1013 New Jersey Street, Gary, IN 46403
Parcel Number: 45-08-12-203-003.000-004

Subject to all liens, encumbrances, rights of redemption, easements and restrictions of record not otherwise foreclosed and extinguished in the proceedings known as Cause # 45D02-2303-MF-000221 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 7 day of JUNE, 2024.

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Lake County Recorder

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