## NOT AN OF SECILAL DOCUMENT

FINAL ACCEPTANCE FOR TRANSFER

IUL 25 2024

GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY 2024-019868

-58 AM 2024 Jul 26

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

LAKE COUNTY 8:56 AM 2024 Ju

RECORDED AS PRESENTED

## 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 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 # 45002-2303-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.

## NOT AN OFFICIAL DOCUMENT

SHERIFF OF LAKE COUNTY, INDIANA

	Oscar Martinez
STATE OF INDIANA	)
	) SS:
COUNTY OF LAKE	)
On the day of capacity of Sheriff of said Co	2024, personally appeared Oscar Martinez, in the punty, and acknowledged the execution of the foregoing deed.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.	
	WILLIAM ON M. COMPA
My Commission Expires:	THE EXP. OF VALUE
08/09/2031	NOTARY SE Vernon M. Joiner
My County of Residence:	PUBLIC PUBLIC Vernon M Joiner

Grantee's street or rural route address: Federal National Mortgage Association ("Fannie Mae") Granite Park VII, 5600 Granite Pkwy., Plano, TX 75024
Send Tax Statements to: Federal National Mortgage Association ("Fannie Mae") Granite Park VII, 5600 Granite Pkwy., Plano, TX 75024

rinted Name

Property Address: 1013 New Jersey Street, Gary, IN 46403

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)

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.