

DUMP ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUL 25 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

GINA PIMENTEL
RECORDER

2024-019872

STATE OF INDIANA
LAKE COUNTY

8:58 AM

2024 Jul 28

RECORDED AS PRESENTED

SHERIFF'S DEED

2
THIS INDENTURE WITNESSETH, that Oscar Martinez as Sheriff of Lake County, State of Indiana, conveys to Tikva Partners, LLC, in consideration of the sum of \$216,568.50, the receipt of which is hereby acknowledged, on sale made by virtue of a decree judgment, issued from Lake Superior Court, Civil Division 6, in the State of Indiana, pursuant to the laws of said State on March 18, 2024, in Cause No.45D10-2312-MF-000776, wherein **Tikva Partners, LLC was Plaintiff, and The Unknown Heirs and Devises of James C. Dugny, Deceased, United States of America Department of Housing and Urban Development and State of Indiana, were Defendants**, in consideration of said sum aforesaid, the following described real estate in Lake County, Indiana, to-wit:

Lots Numbered Fifty-one (51), Fifty-two (52), Fifty-three (53), Fifty-four (54), Fifty-five (55) and Fifty-Six (56) in Block 2 in Sherman Park Addition, as per plat thereof recorded in the Office of the Recorder of Lake County, Indiana.

More commonly known as 1986 Chase St, Gary, IN 46404-2670

Parcel# 45-08-07-477-050.000-004

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 # 45D10-2312-MF-000776 in the Lake Superior Court, Civil Division 6 of the County of Lake, Indiana.

Property of Lake County Recorder

25c-6
Ch. 1277077
[Signature]

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, I, THE UNDERSIGNED, Sheriff aforesaid have hereunto set my hand and seal, this July 5, 2024.

STATE OF INDIANA)
COUNTY OF LAKE)

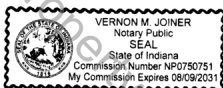
) SS: _____
)
SHERIFF OF LAKE COUNTY INDIANA
Oscar Martinez
OSCAR MARTINEZ

On the 5 day of July, 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.

County of Residence Lake

My Commission Expires 08/09/2031



Vernon M. Joiner
NOTARY PUBLIC
Vernon M Joiner
Printed Name _____

The mailing address to which tax statements should be mailed under IC 6-1.1-22-8.1 is:
BSI Financial Services, Inc.
314 South Franklin Street, PO Box 517
Titusville, PA 16354

The mailing address of the grantee is
Tikva Partners, LLC
314 South Franklin Street, PO Box 517
Titusville, PA 16354

THIS INSTRUMENT PREPARED BY BRYAN K. REDMOND, ATTORNEY AT LAW

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.

BY: BRYAN K. REDMOND

Feiwell & Hannoy, P.C.
8415 Allison Pointe Blvd., Suite 400
Indianapolis, IN 46250
108261F01/BSI

Sherriff of Lake County Recorder