

1070

SHERIFF'S DEED from Lionel W. and
Margaret M. Coursey, Lot 326, Mayr's
Michigan Avenue Add. to City of South
Bend, IN and more commonly known as
(1336 N. Olive)

Deed Invalid

Taken by County

9/15/78

Willed to

5/30/79.

J. Ann Hoover

To: City Attorney

77 01437

#1070

THIS INDENTURE, made this 3rd day of June, A. D., 1977, between Dean Bolerjack, as Sheriff of St. Joseph County, in the State of Indiana, of the First Part,

and City of South Bend of the County of St. Joseph, State of Indiana, of the Second Part, Term of the St. Joseph Circuit

WITNESSETH That: Whereas, at the March Court, of St. Joseph County, Indiana, A. D., 1976, City of South Bend recovered judgment in said Court, in Cause No. G-6337, against

Transfer 4929
Taxing Unit AB
Date 7-11-77

Lionel W. Coursey and Margaret M. Coursey Defendants, in the sum of Nine Hundred and Fifty-two (\$952.00) together with costs, and a decree for the sale of all the interest, estate, right and title of the defendants aforesaid in and to the certain real estate hereinafter described, as by the record thereof in said Court more fully appears; and

Whereas, afterwards an order of sale was duly issued, directed to Dean Bolerjack, then the Sheriff of St. Joseph County, Indiana, commanding him to sell the land hereinafter described, and all interest, estate, right, and title of the defendants aforesaid therein, or so much thereof as might be necessary, according to the terms of said decree, to pay and satisfy the judgment and decree aforesaid, with the interest and costs thereon; and

Whereas, at a sale duly advertised and held on the 27th day of May, A. D., 1976, conformable to law and said decree, said Dean Bolerjack Sheriff, did first expose to sale at public auction, the rents and profits for a term not exceeding seven years of said estate of said defendants and each of them, and receiving no bid therefor, then offered at public auction aforesaid, all the rights, title, and interest in fee simple of the said defendants and each of them in and to said real estate and

City of South Bend did then and there bid the sum of Ten Hundred Twenty-one and 30/100ths (\$1,021.30) and no person bidding more, the same was in due form openly struck off and sold to the said

City of South Bend for the said sum so bid, it being the highest bidder and that being the highest price bid for the same; and

Whereas, also on the 27th day of May, A. D., 1976, as required by law, Dean Bolerjack then Sheriff as aforesaid, executed to said purchaser a certificate reciting the foregoing facts and that said purchaser would be entitled to a deed of conveyance therefor, if no redemption from said sale be made as and within the time fixed by law;

And afterwards, to-wit: On the day of A. D., the said purchaser did assign and transfer said certificate by endorsement thereon, to who the owner thereof, as appears by reference to said Certificate.

NOW, THEREFORE, to confirm to said purchaser and assigns the sale so made as aforesaid, the undersigned Dean Bolerjack, now Sheriff of said St. Joseph County, in consideration of the premises and the statute so providing, and of the non-redemption by said defendants, or any of them, or any other person entitled so to do as provided by law, hath GRANTED, BARGAINED, and SOLD, and doth by these presents, GRANT, BARGAIN, SELL, CONVEY, AND CONFIRM to the said

City of South Bend,

Its heirs, executors, administrators, successors, and assigns, FOREVER, all the following real estate situated in the County of St. Joseph and State of Indiana, to-wit:

Lot 326, Mayr's Michigan Avenue Addition to the City of South Bend, Indiana and more commonly known as 1336 N. Olive St.

TO HAVE AND TO HOLD, all and singular, the premises aforesaid, with the privileges and appurtenances, to the said grantee, its heirs, executors, administrators, successors, and assigns, forever, in as full and ample manner as the same was held by said defendants and all those claiming under or through them at the time of the accrual of the rights of the judgment creditor as mentioned in said decree.

IN WITNESS WHEREOF, The said undersigned, as Sheriff as aforesaid, has hereunto set his hand and seal the day and year first above written.

Dean Bolerjack (SEAL) As Sheriff.

STATE OF INDIANA, ST. JOSEPH COUNTY, SS:

Before me, W. Joseph Doran, Clerk of the Circuit Court in and for St. Joseph County, Indiana, personally came Dean Bolerjack, Sheriff of said St. Joseph County, and acknowledged the execution of the foregoing conveyance to be his act and deed as such Sheriff.

IN WITNESS WHEREOF, I hereunto subscribe my name and affix my official seal of office, this 3rd day of June, A. D., 1977

SEAL

W. Joseph Doran Clerk of St. Joseph Circuit Court.

This instrument was prepared by Lora Spaulding on behalf of Dean Bolerjack, Sheriff, St. Joseph County, Indiana

ST. JOSEPH CO. INDIANA FILED FOR RECORD JUL 11 4 49 PM '77

77 01437

Sheriff of St. Joseph County

to

Deed on Decree

Duly Entered for Taxation,

ST. JOSEPH CO. INDIANA
FILED FOR RECORD
JUL 11 2 46 PM '77
BOOK 27 PAGE 01437
AUGUST H. COOREMAN
RECORDER

Auditor.

, Deputy.

Received for Record

This _____ day of _____, A. D., 19____, at _____ o'clock _____ M.

and recorded in Record _____

page _____

Recorder for St. Joseph County.

By _____, Deputy.

DULY ENTERED FOR TAXATION
EUGENE A. BASKER
AUDITOR
ST. JOSEPH CO., INDIANA

252



CITY of SOUTH BEND

PETER J. NEMETH, Mayor

COUNTY-CITY BUILDING SOUTH BEND, INDIANA 46601

August 4, 1978

219/284-9241

Thomas J. Brunner, Jr.
City Attorney

Robert M. Parker
Chief Deputy

Mr. Eugene Basker
County Auditor
St. Joseph County
South Bend, Indiana

Re: Lot 326 Mayr's Michigan Ave. Addition,
a/k/a 1336 N. Olive Street
Key No. 11-02-18/086-3201

Dear Mr. Basker:

It is my understanding that the County issued a deed for this property May 3, 1978. You should be advised that the City purchased this property at Sheriff's Sale on May 27, 1976 and that then delinquent taxes on the property were duly removed by petition filed with the State Board of Tax Commissioners, which petition was dated July 16, 1976.

Therefore, the County was without power to sell this property to a subsequent purchaser.

Sincerely,

Robert M. Parker,
Chief Deputy City Attorney

RMP:az

cc: Thomas J. Brunner, Jr.

AUDITOR'S RECORD

Transfer No. _____

Taxing Unit _____

Date _____

QUIT-CLAIM DEED

CIVIL CITY OF SOUTH BEND, a municipal corporation,

the Grantor

Release and Quit-Claim to JO ANN HOOVER

the Grantee

for and in consideration of One Dollar (\$1.00) and other good and valuable consideration

the receipt of which is hereby acknowledged, Real Estate in St. Joseph County, Indiana, described as follows:

Lot 326, Mayr's Michigan Avenue Addition to the City of South Bend, Indiana and more commonly known as 1336 N. Olive Street

Signed and dated on May 29, 1979.

State of Indiana, St. Joseph County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared:

Peter J. Nemeth and Irene K. Gammon, known to me to be the Mayor and City Clerk of the Civil City of South Bend, a municipal corporation of the State of Indiana,

Peter J. Nemeth
Signature

Peter J. Nemeth, Mayor
Typed or printed name

Irene K. Gammon
Signature

Irene K. Gammon, City Clerk
Typed or printed name Attestor

and acknowledged the execution of the foregoing deed on

May 29, 1979.

Barbara J. Byers, Notary Public
Signature Resident of St. Joseph County, Ind.

Barbara J. Byers
Typed or printed name

My commission expires February 10, 1980

Signature

Typed or printed name

Signature

Typed or printed name

Prepared by Robert M. Parker, Chief Dep. City Attorney, South Bend, Indiana
Attorney at Law

PROPERTY RECORD
 TAXING DISTRICT
 SECTION OR PLAT 8-1 ROUTING NUMBER 357
 CLASS OF PROPERTY RES CARD NUMBER 404

1336 OLIVE

DATE	RECORD OF OWNERSHIP
7-11-77	City of South Bend
10	
10	
10	
10	
10	
10	

COURSEY, LIONEL W. & MARGARET M.
 % FIRST BANK & TRUST
 SOUTH BEND, IND. 3201

LOT 326 MAYRS MICH AVE ADD 11 02 18
 86 01

ASSESSMENT RECORD	
LAND	280
BLDG.	-0-
TOTAL	280
LAND	
BLDG.	
TOTAL	
LAND	
BLDG.	
TOTAL	
LAND	
BLDG.	
TOTAL	
LAND	
BLDG.	
TOTAL	

LAND VALUE COMPUTATIONS AND SUMMARY							PROPERTY FACTORS			
PERCENTAGE	DEPTH	UNIT VALUE	DEPTH FACTOR	ACTUAL VALUE	TRUE CASH VALUE	ASSESSED VALUE	TOPOGRAPHY	IMPROVEMENTS	STREET OR ROAD	DISTRICT
40.5	130	20	104	21	850		LEVEL	CITY WATER	PAVED	IMPROVED
							HIGH	SEWER	SEMI-IMPROVED	STATIC
							LOW	GAS	UNIMPROVED	DECL. BRIDGE
							ROLLING	ELECTRICITY		
							DRAUMP	ALL UTILITIES	STORMWATER	BLIGHTED AREA

BUILDING PERMIT RECORD				
PERMIT NO.	DATE	AMOUNT	PURPOSE	
	1-20-74	280	HOUSE REMOVED	
		830		
		5400		
		6230		

LOT NO. 326 ADDITION Mayrs Mich Ave Add ADDRESS 1336 Olive 11-02-18/86-3201

8/18/78 wait for info from Pat De Clercq or Bob Parker
 7/15/78 in action sheet
 PMP

copy

60

THIS INDENTURE, made this 3rd day of June, A.D., 1977, by Dean Bolerjack, as Sheriff of St. Joseph County, in the State of Indiana, of the First and City of South Bend of the County of St. Joseph, State of Indiana, of the Second

WITNESSETH That: Whereas, at the March Term of the St. Joseph Circuit Court, of St. Joseph County, Indiana, A. D., 1976, City of South Bend recovered judgment in said Court, in Cause No. G-6337, against

Lionel W. Coursey and Margaret M. Coursey Defendants, in the sum of Nine Hundred and Fifty-two (\$952.00) together with costs, and a decree for the sale of all the interest, estate, right and title of the defendants aforesaid in and to the certain real estate hereinafter described, as by the record thereof in said Court fully appears; and

Transfer 4.9
Taxing Unit
Date 7-11-
County - City Bldg:
14th Floor
So. Bend In 46601

11-02-18-86-3201

Whereas, afterwards an order of sale was duly issued, directed to Dean Bolerjack then the Sheriff of St. Joseph County, Indiana, commanding him to sell the land hereinafter described, interest, estate, right, and title of the defendants aforesaid therein, or so much thereof as might be necessary according to the terms of said decree, to pay and satisfy the judgment and decree aforesaid, with the interest and costs thereon; and

Whereas, at a sale duly advertised and held on the 27th day of May, A.D., 1977, conformable to law and said decree, said Dean Bolerjack Sheriff, did first expose to sale at public auction, the rents and profits for a term not exceeding seven years of said estate of said defendants and of them, and receiving no bid therefor, then offered at public auction aforesaid, all the rights, title, and interest in fee simple of the said defendants and each of them in and to said real estate and

City of South Bend did then and there bid the sum of Ten Hundred Twenty-one and 30/100ths (\$1,021.30) and no person bidding more, the same was in due form openly struck off and sold to the said City of South Bend for the said sum so bid, it being the highest bidder and that being the highest price bid for the same; and

Whereas, also on the 27th day of May, A.D., 1976, as required by law, Dean Bolerjack then Sheriff as aforesaid, executed to said purchaser a certificate of sale, and the foregoing facts and that said purchaser would be entitled to a deed of conveyance therefor, if no objection from said sale be made as and within the time fixed by law;

And afterwards, to-wit: On the day of, A.D., the said purchaser did execute and transfer said certificate by endorsement thereon to who the owner thereof, as appears by reference to said Court

NOW, THEREFORE, to confirm to said purchaser and assigns the sale so made as aforesaid, the undersigned Dean Bolerjack, now Sheriff of said St. Joseph County, in consideration of the premises and the statute so providing, and of the non-redemption by said defendants, or any of them, or any other person entitled so to do as provided by law, hath GRANTED, BARGAINED, and SOLD, and doth by these presents, GRANT, BARGAIN, SELL, CONVEY, AND CONFIRM to the said

City of South Bend, its heirs, executors, administrators, successors, and assigns, FOREVER, all the following real estate situated in the County of St. Joseph and State of Indiana, to-wit:

Lot 326, Mayr's Michigan Avenue Addition to the City of South Bend, Indiana and more commonly known as 1336 N. Olive St.

TO HAVE AND TO HOLD, all and singular, the premises aforesaid, with the privileges and appurtenances to the said grantee, its heirs, executors, administrators, successors, and assigns, forever, in full and ample manner as the same was held by said defendants and all those claiming under or through them at the time of the accrual of the rights of the judgment creditor as mentioned in said decree.

IN WITNESS WHEREOF, The said undersigned, as Sheriff as aforesaid, has hereunto set his hand and seal the day and year first above written.

Dean Bolerjack As Sheriff.

STATE OF INDIANA, ST. JOSEPH COUNTY, SS:

Before me, W. Joseph Doran, Clerk of the Circuit Court in and for St. Joseph County, Indiana, personally came Dean Bolerjack, Sheriff of said St. Joseph County, and acknowledged the execution of the foregoing conveyance to be his act and deed as such Sheriff.

IN WITNESS WHEREOF, I hereunto subscribe my name and affix my official seal of office, this 30th day of June, A.D., 1977

SEAL

W. Joseph Doran Clerk of St. Joseph Circuit Court

WHEREAS, JoAnn Hoover Purchaser Assignee did on 3rd day of May, 1978, produce to the undersigned Eugene A. Basker Auditor of the County of St. Joseph in the State of Indiana,

certificate of purchase, in writing, bearing date the 25th day of August 1975, signed by Stephen M. Egyhazi

so at the last mentioned date was the Auditor of said County, from which certificate it appears that JoAnn Hoover did, on the 11th day of August 1975,

purchase at Public Auction at the door of the Court House in said County, the tract, parcel or part of land lastly in this Indenture described, and which was sold to JoAnn Hoover

for the sum of Eight hundred eighty-five-- Dollars and 75/100 Cents, being the amount due on the following tracts or lots of land returned delinquent in the name of Lionel W. & Margaret M. Coursey

for the non-payment of taxes, costs and charges for the years 1972 and previous

namely: 11 02 18 86 3201 Lot 326 Mayrs Mich. Ave. Add. Delinquent Tax \$880.75 Cost \$5.00

Transfer 3295
Taxing Unit PB
Date 5-18-78

which said lands have been recorded, among other tracts, in the office of said Auditor, as delinquent for the non-payment of taxes, costs and charges due for the last year aforesaid and a true copy of said record transmitted to the office of the Auditor of State, in manner and form as prescribed by law, and legal publication made of the sale of said lands, and it appearing that the said

JoAnn Hoover

is the legal owner of said certificate of purchase #23-1975

the time fixed by law for redeeming the land therein described having now expired, the said
Lionel W. & Margaret M. Coursey nor any person in their
behalf having paid or tendered the amount due the said JoAnn Hoover
..... on account of the aforesaid purchaser, and for the tax
by her since paid; and the said JoAnn Hoover
having demanded a deed for the tract of land mentioned in said certificate, and which was the least quantity
of the tract above described that would sell for the amount due thereon for taxes, costs and charges as
specified; and it appearing from the records of said County Auditor's Office, that the aforesaid lands were
legally liable for taxation, and has been duly assessed and properly charged on the Duplicate with the tax
for the years 1972 and previous

THEREFORE, THIS INDENTURE, Made this 17th day of May, 1977,
between The State of Indiana, Eugene A. Basker Auditor
County of the first part, and the said JoAnn Hoover

..... of the second part, Witnesseth, That the said party
of the first part, for and in consideration of the premises, has granted, bargained and sold unto the
party of the second part, her heirs, and assigns forever, the tract or parcel of land mentioned

said certificate, situated in the County of St. Joseph, and State of Indiana, and described as follows:
namely: 11 02 18 86 3201 Lot 326 Mayrs Mich. Ave. Add.

Delinquent Tax-----\$880.75 Cost-----\$5.00