

R. Brian Woodward  
8985 Broadway  
Merriam, ID 46410

92035683

STATE OF INDIANA )  
 )  
 ) SS:  
 )  
COUNTY OF LAKE )

IN THE LAKE CIRCUIT COURT  
SITTING AT  
CROWN POINT, INDIANA

FIRST FEDERAL SAVINGS BANK  
OF INDIANA,

Plaintiff,

vs.

CAUSE NO. 45C01-9204-CP-00776

JACK E. SHERMAN and  
CAROLYN SHERMAN f/k/a  
CAROLYN SAMELSON,

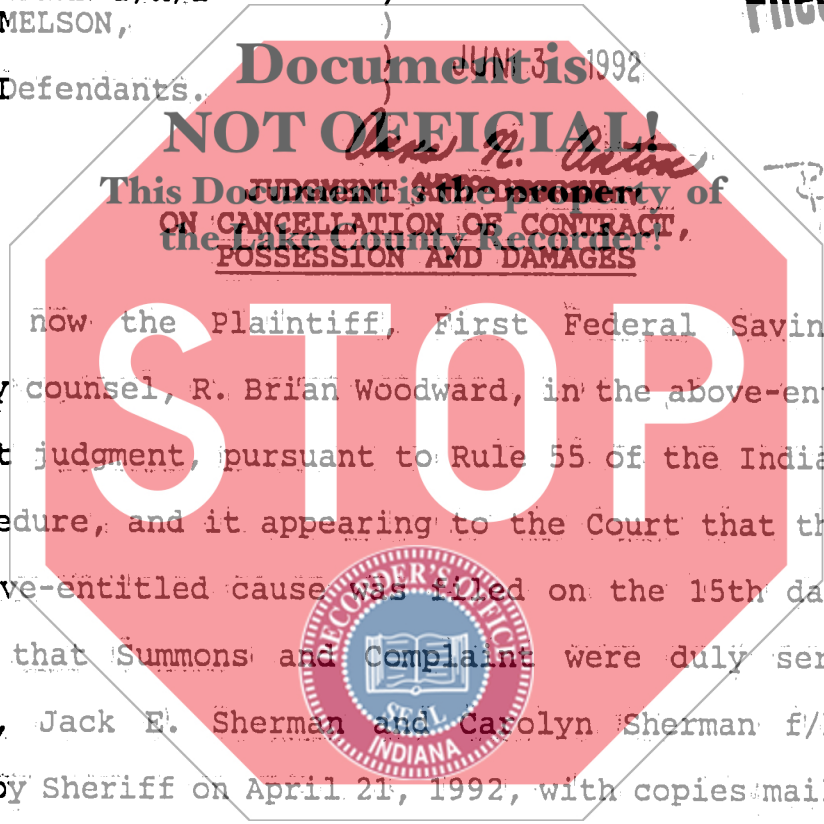
Defendants.

FILED

Filed in Open Court

MAY 20 1992

*Paul C. Antel*  
CLERK LAKE CIRCUIT COURT



Comes now the Plaintiff, First Federal Savings Bank of Indiana, by counsel, R. Brian Woodward, in the above-entitled cause for default judgment, pursuant to Rule 55 of the Indiana Rules of Trial Procedure, and it appearing to the Court that the Complaint in the above-entitled cause was filed on the 15th day of April, 1992, and that Summons and Complaint were duly served on the Defendants, Jack E. Sherman and Carolyn Sherman f/k/a Carolyn Samelson, by Sheriff on April 21, 1992, with copies mailed on April 22, 1992, and that no answer or other defense has been filed by the Defendants. Plaintiff files concurrently herewith its Affidavit of Non-Military Service.

The Court being duly advised in the premises, now grants Plaintiff's Motion for Default Judgment against the Defendants, Jack E. Sherman and Carolyn Sherman f/k/a Carolyn Samelson.

The Court being further advised finds for the Plaintiff, that the allegations of Plaintiff's Complaint are true and that the

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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORDER

JUN 3 2 10 PM '92

ROBERT E. ...  
RECORDER

Plaintiff is the owner in fee simple and entitled to possession of the real estate described in the Complaint; that the Defendants, Jack E. Sherman and Carolyn Sherman f/k/a Carolyn Samelson, have unlawfully held possession thereof, and that Plaintiff has been damaged and should recover of the Defendants, the costs of this action plus attorney's fees in the sum of Six Hundred Fifty Dollars (\$650.00) without relief.

The Court further finds that the sum total of the remaining principal balance on the contract described in the Complaint together with interest thereon, attorney's fees and costs herein, liens for current taxes not yet due, costs of repair and resale of the real estate now exceeds the current market value of the real estate which is Twenty Thousand Dollars (\$20,000.00). That the sum of all monies paid by the Defendants to the Plaintiff are less than the fair rental value of the property for the period the Defendants have had possession. That the Defendants have paid approximately three percent (3%) of the original sales price to the Plaintiff which represents a minimal amount and the Plaintiff is therefore entitled to have the Contract cancelled. That all of the claims of the Defendants herein in and to the real estate described in Plaintiff's Complaint, including those under and by virtue of a certain real estate contract described in the Complaint are without rights and unfounded and should be declared null and void and Plaintiff's title should be forever quieted in it and against said Defendants and each of them.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court,

that the Plaintiff is the owner in fee simple of the real estate described in the Complaint and described as follows:

Lots 10, 11, 12, 13, and 14, Block 8 Woodlawn Subdivision, in the City of Gary as shown in Plat Book 19, page 35, in the Office of the Recorder of Lake County, Indiana,

# 49-329-11, 12 & 14

More Commonly known as: 2332 West Ridge Road  
Gary, Indiana 46402

and that it recover from the Defendants, Jack E. Sherman and Carolyn Sherman f/k/a Carolyn Samelson, possession thereof. The Court further orders that the Defendants' claim in and to said real estate is hereby ordered null and void and the Plaintiff's title in and to said real estate is now forever quieted in the Plaintiff and against all of the Defendants herein and each of them.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Plaintiff recover of the Defendants, Jack E. Sherman and Carolyn Sherman f/k/a Carolyn Samelson, the sum of Six Hundred Fifty Dollars (\$650.00) attorney's fees, plus court costs and charges incurred in this cause laid out and expended all without relief from valuation and appraisal laws.

DATED this 20 day of May, 1992.

*J. Douglas Hazel*  
JUDGE, Lake Circuit Court

*P.R.O. - Tan*

# The United States of America



**Document is NOT OFFICIAL!**  
STATE OF INDIANA, COUNTY OF LAKE, ss:

I, the undersigned, Clerk of the Lake Circuit of Court of Lake County, the keeper of the Records and files thereof, in the State aforesaid, do hereby certify that the above and foregoing is a full, true, correct and complete copy of the Order of Court dated: May 20, 1992 in Cause No. 45C01-9204-CP-00776 entitled First Federal Savings Bank of Indiana vs. Jack E. Sherman and Carolyn Sherman f/k/a Carolyn Samelson, as fully as the same appears of record in my office as such Clerk.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court, at my office in Crown Point, Indiana in the said County, this 3rd day of June A.D. 1992.

*Robert B. Dentech*  
Clerk Lake Circuit Court.

By: *Janet Camp*  
Deputy