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STATE OF INDIANA)
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COUNTY OF LAKE) 2010 013808

STATE OF INDIANA
LAKE COUNTY LAKE CIRCUIT COURT
FILED FOR RECORD

2010 MAR 15 3:44 PM
SITTING IN CROWN POINT, IN

FAITH INVESTMENTS, INC.,

Plaintiff,

-vs-

AUGUSTINE LOMAX; EQUICREDIT
CORPORATION OF AMERICA; ACTION
AIR HEATING & ELECTRIC CORP.;
US BANK, NATIONAL ASSOCIATION;
BANKERS TRUST COMPANY OF
CALIFORNIA, N.A.; WACHOVIA BANK
OF DELAWARE, N.A.; THE BANK OF
NEW YORK; WELLS FARGO DELAWARE
COMPANY; MORTGAGE EXPRESS, INC.;
and all others claiming an interest in the real
estate commonly known as 816-20 East 35th
Court, Gary, Indiana 46409,

CAUSE NO.: 45C01-0912-PL-381

TAX KEY #: 45-08-22-451-003.000-004
25-47-0093-0021

RECEIVED

FEB 18 2010

Michelle R. Fajman
CLERK LAKE CIRCUIT COURT

FILED

MAR 15 2010

ORDER QUIETING TITLE

FEB 17 2010

Michelle R. Fajman
CLERK LAKE CIRCUIT COURT

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

This matter is before the Court on the verified complaint of Faith Investments, Inc., filed December 16, 2009, seeking an order quieting title in its name to certain real estate located in Lake County, Indiana, which verified complaint is on file with the Court and a part of the Court's record.

Notice to all defendants, known and unknown claimants was duly published in the Crown Point Star newspaper as verified by the Publisher's Affidavit which is on file with the Court and a part of the Court's record. The last publication thereof was January 7, 2010, and the time for appearing to contest the petition herein is now past. None of the defendants served by certified mail have appeared in person or by counsel, and the time for filing a responsive pleading is now past.

Being duly advised, the Court now finds as follows:

1. The Plaintiff, FAITH INVESTMENTS, INC., purchased the real estate which is the subject of this action at tax sale on July 10, 2007, has paid all real estate taxes and assessments against said property since said purchase, and therefore have standing to bring this action pursuant to Indiana Code §§32-30-2-1 and 20 to quiet title to the below described real estate.
2. That on the 10th day of July, 2007, plaintiff purchased the following described real estate at tax sale held by the Lake County Commissioners:

Lot 21 and the West 18 feet of Lot 20, Block 4, South Gary Subdivision, in the in the City of Gary, as per plat thereof, recorded in Plat Book 7, page 13, in the Office of the Recorder of Lake County, Indiana.

Tax Key No. 45-08-22-451-003.000-004 / 25-47-0093-0021.

Commonly known as: 816-20 East 35th Court, Gary, IN 46409.

3. After having served and provided all proper notice, by order of this Court entered December 4, 2008, under Cause No. 45C01-0705-MI-00072, the plaintiff was granted a Tax Deed from the Lake County Auditor, which Tax Deed was issued on June 3, 2009, and duly recorded on or about June 10, 2009, in the Office of the Lake County Recorder as document number 2009 038385. A true and accurate copy of the Court's Order of 12/4/08 and the Tax Deed issued June 9, 2009, are attached to Plaintiffs' complaint herein and are a part of the Court's record.
4. Since purchasing said real estate at tax sale, Plaintiff has paid all real estate taxes due and owing on said property and has held said property as her own and asserts title to the aforementioned real estate against all other persons.
5. That the plaintiff has named as defendants all persons whom the plaintiff knows may have a claim to or interest in the real estate.
6. That at no time since the purchase of said property at tax sale have the defendants, or anyone claiming through them, contested plaintiff's right to title to said real estate, or otherwise objected to plaintiff's claim of right therein.
7. That plaintiff has duly published Notice of this action in the Crown Point Star Newspaper, which notice appeared on December 24 and 31, 2009 and January 7,

2010, directed to all defendants and other unknown claimants to the aforementioned real estate, which Praecipe, Notice, and Publisher's Affidavit are on file with this Court and a part of the Court's record.

8. That it is necessary for title to the aforementioned property to be quieted in favor of the plaintiffs herein so as to allow continued maintenance and improvement of said property, payment of taxes thereon, and to avoid waste or abandonment thereof.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, that pursuant to the provisions of Indiana Code §33-20-2-1, et seq., title to the real estate located at 816-20 East 35th Court, Gary, Lake County, Indiana, which is legally described as follows:

Lot 21 and the West 18 feet of Lot 20, Block 4, South Gary Subdivision, in the in the City of Gary, as per plat thereof, recorded in Plat Book 7, page 13, in the Office of the Recorder of Lake County, Indiana.

Tax Key No. 45-08-22-451-003.000-004 / 25-47-0093-0021.

is hereby quieted in favor of the plaintiff, FAITH INVESTMENTS, INC.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the records of the Lake County Auditor, Assessor and Treasurer be amended to reflect entry of this judgment, and that future tax statements be sent to plaintiff FAITH INVESTMENTS, INC., at 232 North Washington Street, Hobart, IN 46342.

ALL OF WHICH IS ORDERED, ADJUDGED AND DECREED this 17 day of

Feb, 2010.



JUDGE, LAKE CIRCUIT COURT

DISTRIBUTION:

RICK C. GIKAS
LAKE COUNTY AUDITOR