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STATE OF INDIANA )  
 )ss:  
COUNTY OF LAKE )

IN THE SUPERIOR COURT OF LAKE COUNTY  
CIVIL DIVISION - ROOM NUMBER SEVEN  
SITTING AT CROWN POINT, INDIANA

Pierce Hollins and Irene Jones,  
Plaintiff,

v.

Gloria Ann Ward and Tommy  
Ward,  
Defendant.

Cause No.: 45D11-1105-PL-00044

**Filed in Open Court**

AUG 23 2012

*Michael Brown*  
CLERK LAKE SUPERIOR COURT

**DEFAULT AND FINAL JUDGMENT QUIETING TITLE AND DETERMINING LIABILITY**

This matter is before the Court on Plaintiff's Notice that the Defendants have continued to not comply with their discovery obligations in this case and/or this Court's Orders regarding the same. The Court, in review of its files, finds that the Plaintiffs served discovery requests, including Interrogatories and Requests for Production on Defendants on October 28, 2011. Following the Defendants' failure to respond to those discovery requests, Judge Dywan entered an Order Compelling Defendants to respond to that discovery on or before March 12, 2012 by an Order entered and referenced in a Status Conference on February 27, 2012.

On April 20, 2012, Plaintiffs filed another Motion seeking enforcement of the February 27, 2012 Order alleging that Defendants had not complied with the February 27, 2012 Order by responding to the outstanding discovery. A hearing was held on the Motion on July 18, 2012. During that hearing, Senior Judge Webber Ordered that Defendants respond to the outstanding discovery as well as pay a monetary sanction of \$250 to Plaintiff's counsel on or before August 15, 2012 or the Defendants' would be Defaulted in this Matter. On August 21, 2012, Plaintiffs filed a Notice with the Court indicating that Defendants have not complied by tendering discovery responses and/or satisfying the monetary sanction imposed.

As such, the Court, finds that Defendants' conduct has prejudiced Plaintiff's ability to prepare for the trial set in this matter for August 28, 2012 and that the imposition of the sanction of a Default Judgment in this instance is appropriate. Accordingly, Defendants' Answer to Plaintiff's Complaint is struck, and a Default Judgment is hereby entered in favor of Plaintiffs pursuant to Rule 37(b). Accordingly, Judgment should be, and hereby is, entered in favor of Plaintiffs and against the Defendant as requested in the Complaint on Counts I and II quieting title to certain property, as well as the issue of liability only on Count III.

AUG 28 2012

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that title to the following properties are quieted in favor of PIERCE HOLLINS, JR. AND IRENE JONES, as joint tenants with rights of survivorship in the following property and any interest in the same claimed by Gloria Ann Ward and/or Tommy Ward is hereby extinguished in its entirety:

**Parcel # 1**

Common Address: 416 Van Buren St., Gary, Indiana 46402

Legal Description: Lot 22, Block 98 of Gary Land Company's First Subdivision in the City of Gary, as shown in Plat Book 6, Page 15 in the Office of the Recorder of Lake County, Indiana.

Tax ID: 45-08-04-255-005.000-004

**Parcel # 2**

Common Address: 404 Van Buren St., Gary, Indiana 46402

Legal Description: Lot 25, Block 98 of Gary Land Company's First Subdivision in the City of Gary, as shown in Plat Book 6, Page 15 in the Office of the Recorder of Lake County, Indiana.

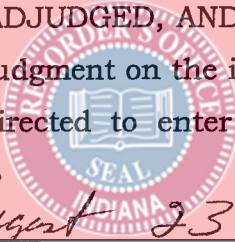
Tax ID: 45-08-04-255-002.000-004

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Gloria Ann Lewis and/or Tommy Ward are hereby enjoined from collecting rent for either property, and shall remit any security deposit held for any renter to the Plaintiffs on or before August 28, 2012.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Judgment is hereby entered in favor of PIERCE HOLLINS, JR. AND IRENE JONES and against Gloria Ann Lewis on the issue of liability on Count III of Plaintiffs' Complaint and that the issue of damages as it relates to Count III of Plaintiffs' Complaint shall remain pending in this matter for disposition on August 28, 2012 by bench trial.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that there is no just reason to delay the entry of a final judgment on the issues determined herein and the Clerk of the Court is expressly directed to enter a final judgment as indicated pursuant to Rule 54(b).

SO ORDERED this August 23, 2012.

  
J. J. Wehler  
Judge, Lake Superior Court