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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

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STATE OF INDIANA )  
COUNTY OF LAKE )  
UNITED NATIONS ALLIANCE, LLC )

IN THE LAKE CIRCUIT COURT  
SS: MICHAEL B. BROWN  
SITTING AT CROWN POINT, INDIANA  
RECORDER

Petitioner,

vs.

CAUSE NO. 45C01-1207-MI-00118  
KEY NO: 45-23-27-100-001.000-039

LAKE COUNTY AUDITOR, LAKE COUNTY  
TREASURER, SCHNEIDER GRAIN CO., LLC,  
ET AL.  
Respondents,

**ORDER**

This matter having come before the Court on Respondent, Schneider Grain Co., LLC's Motion to Set Aside the Tax Sale. A Hearing was held on April 22, 2014. Petitioner, United Nations Alliance, LLC, appeared by Representative, and by counsel, Robert Golding. The Respondent, Schneider Grain Co., LLC, appeared by Representative and by counsels, Megan L. Craig and John R. Craig. The Lake County Auditor appeared by Representative, Gina Scheidt, and counsel, Randy Wyllie.

This matter regards the following property:

Legal Description: S.1381FT. OF N.2670.83FT. OF W 1/2 S.27 T.32 R.9 LY'G  
BETWEEN RR. RW & W. LINE OF SEC. 7.61 AC  
Common Address: SCHNEIDER, IN  
Key Number: 45-23-27-100-001.000-039

All parties stipulate that the Tax Sale of the above-described real estate was invalid, due to pre-sale notice issues. Therefore, the Tax Deed which was issued, should be Ordered void ab initio.

In addition to the Stipulation, Petitioner requests fees and costs from the Lake County Auditor which were incurred due to the fact the sale was invalid due to the pre-sale notice issues.

**Filed in Open Court**

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*Michael Brown*  
CLERK LAKE CIRCUIT COURT

*Michael Brown*  
CLERK LAKE CIRCUIT COURT

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IT IS THEREFORE ORDERED as follows:

1. The Tax Sale of the above-referenced property which occurred on April 25, 2013 is hereby held to be invalid.
2. The Tax Deed issued by the Lake County Auditor pursuant to an Order issued from this Court is hereby declared void ab initio.
3. That argument regarding the fees and costs requested by the Petitioner from the Lake County Auditor will be heard on June 4, 2014 at 11:00 a.m. The Petitioner stipulated on the record at the hearing that it shall not seek fees and costs from the Respondent Schneider Grain Co., LLC.
4. That the Recorders Office is directed to strike any reference to a Deed for the above referenced property transferring title to United Nations Alliance, LLC, and title shall be vested as its ownership existed prior to the issuance of the above referenced Tax Deed in the name of Schneider Grain Co., LLC.

ALL OF WHICH IS FOUND AND RECOMMENDED

May 8, 2014

Robert S Vann  
MAGISTRATE, LAKE CIRCUIT COURT

SO ORDERED

May 8, 2014

James C. Paus  
JUDGE, LAKE CIRCUIT COURT

Approved as to Form:

John B. Craig, #22320-45

Robert Golding, #10827-45

Randy Wyllie, #17621-04



**Filed in Open Court**

MAY 08 2014

Michael Kaban  
CLERK LAKE CIRCUIT COURT