

3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 078272

2014 DEC -9 PM 12:39

MICHAEL B. BROWN  
RECORDER

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

IN THE LAKE SUPERIOR COURT  
CIVIL ROOM 4  
GARY, INDIANA

CITY OF HAMMOND, INDIANA, )  
 )  
Plaintiff, )  
v. )

CAUSE NO. 45D04-1408-PL-96

Property: 45-07-07-127-007.000-023

CITIBANK, N.A., AS TRUSTEE UNDER THE )  
POOLING AND SERVICING AGREEMENT )  
DATED AS OF MARCH 31, 2005, )  
WACHOVIA LOAN TRUST 2005-SD1 )  
ASSET BACKED CERTIFICATES, SERIES )  
2005-SDI, ANY AND ALL UNKNOWN )  
TENANTS )

FILED IN OPEN COURT  
NOV 20 2014

Be...  
SUPERIOR COURT OF LAKE COUNTY

Defendants. ) Commonly Known as:  
 ) 6550 Columbia, Hammond, IN  
 ) 46320

**ORDER FOR DEFAULT JUDGMENT AND FINAL JUDGMENT QUIETING TITLE**

This matter comes before the Court on Plaintiff's Verified Motion/Affidavit for Default Judgment and to Quiet Title to Real Estate against all Defendants and the World.

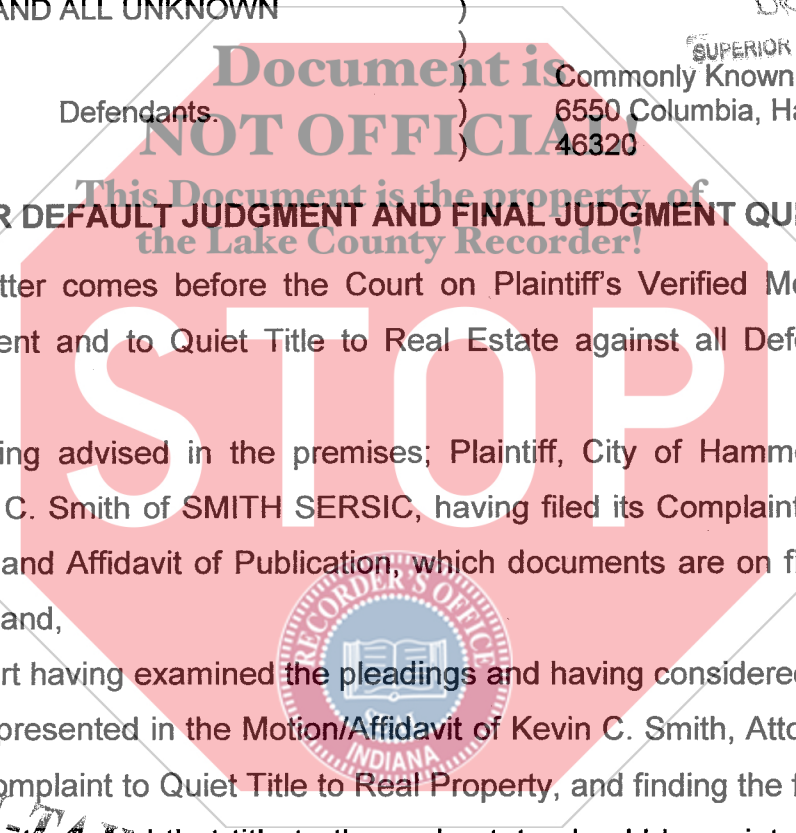
After being advised in the premises; Plaintiff, City of Hammond, Indiana, by counsel, Kevin C. Smith of SMITH SERSIC, having filed its Complaint to Quiet Title to Real Property, and Affidavit of Publication, which documents are on file as part of this Court's record; and,

The Court having examined the pleadings and having considered the evidence of the Plaintiff as presented in the Motion/Affidavit of Kevin C. Smith, Attorney for Plaintiff, in support of Complaint to Quiet Title to Real Property, and finding the fact stated in that Complaint to be true, and that title to the real estate should be quieted in the name of the Plaintiff against all Defendants and the world, now FINDS AS FOLLOWS:

NON-TAXABLE  
DEC 15 2014  
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

016839

# 15  
CKH  
3417  
C



1. The Plaintiff filed this case on August 18, 2014, and a copy of the complaint and summons was provided to Defendant Citibank, N.A. as Trustee under the Pooling and Servicing Agreement dated as of March 31, 2005, Wachovia Loan Trust 2005-SD1, Asset Backed Certificates, Series 2005-SD1 by Certified Mail on August 22, 2014 and provided to Defendant Any and All Unknown Tenants by publication on September 2, 9 and 16, 2014.
2. The time within which all Defendants were required to appear and plead has expired, and no answer, motion or other pleading, has been filed by the Defendants and a default judgment of said Defendants may be properly entered at this time against non-answering Defendants, or non-disclaiming Defendants, and motion for same was filed by Plaintiff;
3. The real property, which is the subject matter of this action, is located in Lake County, Indiana;
4. Plaintiff has been responsible for and maintained the property since receiving the Tax Deed from the Lake County Commissioners on December 7, 2012.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by this Court as follows:

1. That a default judgment against Defendants Citibank, N.A. as Trustee under the Pooling and Servicing Agreement dated as of March 31, 2005, Wachovia Loan Trust 2005-SD1, Asset Backed Certificates, Series 2005-SD1 and Any and All Unknown Tenants should and hereby is entered against the Defendants in this matter.
2. That the Plaintiff, City of Hammond Indiana, Indiana, is the sole owner in fee simple, and is entitled to the quiet and peaceful possession of certain real property having the common address of 6550 Columbia Avenue and legally described as:

**Parcel Number: 45-07-07-127-007.000-023**

**The North 40 Feet of the East 155 Feet of the following described tract: Part of the East Half of the Northeast Quarter of the Northwest Quarter of Section 7, Township 36 North, Range 9 West of the**

**Second Principal Meridian, in the City of Hammond, in Lake County, Indiana, described as follows: commencing at a point of intersection of the East Line of Said Tract with the Centerline of Macadamized road, known as Ridge Street, said point being 505 feet North of the Southeast Corner of said tract; and running thence North 204.4 feet; thence West at right angles 383 feet to the Easterly right of way line of the Chicago and Erie Railway; Thence South 37 Degrees 2 minutes East, 156 Feet on said right of way line to the center line of Ridge Street; thence South 74 Degrees East, 300 Feet, along the center line of Ridge Street to the Place of Beginnings, containing 1.25 acres, more or less, in the City of Hammond, Lake County, Indiana.**

**More Commonly Known as: 6550 Columbia, Hammond, IN 46320**

3. That any and all claims of listed and named Defendants to the above-described property are foreclosed and forever barred and held for naught, and defendants are declared to have no estate right, title, lien, or other interest in or to such property.

4. Each party to bear their own costs of this action;

SO ORDERED: this 20 day of NOV 20 2014, 2014

~~This Document is the property of the Lake County Recorder~~

  
\_\_\_\_\_  
Judge, Lake Superior Court

