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Hammond Superior Court

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

SEP 11 2015  
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STATE OF INDIANA  
COUNTY OF LAKE

*Michael B. Brown*  
CLERK LAKE SUPERIOR COURT

IN THE LAKE SUPERIOR COURT  
CIVIL ROOM  
HAMMOND, INDIANA  
MICHAEL B. BROWN  
CLERK LAKE SUPERIOR COURT

CITY OF HAMMOND, INDIANA, )

Plaintiff, )

v. )

CAUSE NO. 45D01-1502-PL-13

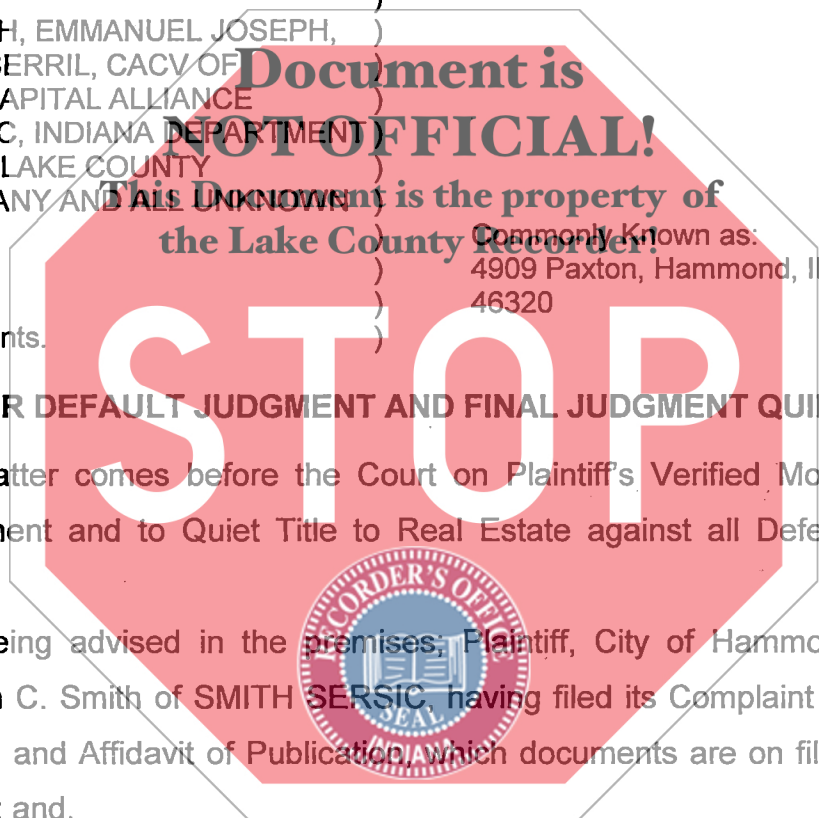
Property: 45-02-36-129-004.000-023

JAMES JOSEPH, EMMANUEL JOSEPH, )  
JOHN PUTHUSERRIL, CACV OF )  
COLORADO, CAPITAL ALLIANCE )  
FINANCIAL, LLC, INDIANA DEPARTMENT )  
OF REVENUE, LAKE COUNTY )  
TREASURER, ANY AND ALL UNKNOWN )  
TENANTS, )

Defendants. )

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Commonly Known as:  
4909 Paxton, 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 SERVIC, 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 as against all Defendants and the world, now FINDS AS FOLLOWS:

**NON-TAXABLE**

04545

SEP 28 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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HMM  
#4053

1. The Plaintiff filed this case on February 11, 2015, and a copy of the complaint and summons was provided to Defendants CACV of Colorado, Capital Alliance Financial, LLC., Indiana Department of Revenue, Emmanuel Joseph, James Joseph and John Puthuserrill by certified mail on February 23 and March 9, 2015 and again to all Defendants and Any and All Unknown Tenants by publication on March 2, 9 and 16, 2015.
2. Defendant Lake County Treasurer disclaimed on August 28, 2015.
3. 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;
4. The real property, which is the subject matter of this action, is located in Lake County, Indiana;
5. Plaintiff has been responsible for and maintained the property since receiving the Tax Deed from the Lake County Commissioners on September 26, 2014.

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

1. That a default judgment against Defendants CACV of Colorado, Capital Alliance Financial, LLC., Indiana Department of Revenue, Emmanuel Joseph, James Joseph and John Puthuserrill and Any and All Unknown Tenants should be and hereby is entered against the Defendants in this matter.
2. Defendant Lake County Treasurer has disclaimed and has been dismissed from this action.
3. 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 4909 Paxton and legally described as:

**Lot 52, in Columbian Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 3, Page 50 in the Office of the Recorder of Lake County, Indiana.**

Property Number: 45-02-36-129-004.000-023

More commonly known as 4909 Paxton, Hammond, IN 46320

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

SO ORDERED: this 11 day of Sept, 2015

