STATE OF INDIANA IN THE LAKE SUPERIOR COURT #2 ) SS: COUNTY OF LAKE CAUSE NO. 45D02-1508-MF-00177 Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-Plaintiff. vs. James D. Nelson, et al. Defendants. This Document is the property of IT IS THEREFORE ORDERED, AD THOSED AND DECREED by the Court as follows: The Sheriff to Sale held on January 6, 2017 pertaining to property commonly known as 4043 Westover Drive, Crown Point, IN 46307 and more thoroughly described as: Lot 293 in Lakes of the Four Seasons, Unit No. 10, as per plat thereof, recorded in Plat Book 39 Page 11, in the Office of the Recorder of Lake County, Indiana. ("The Property") is hereby vacated. The Default Judgment and Decree of Foreclosure entered by this Court on January 7, 2016 is hereby reinstated. DATED and ENTERED this SO ORDERED. LE STAMP INCLUDED BELOW: NOTICE IS TO BE GIVEN BY CLERK \_\_\_\_ PARTY \_\_\_\_ OTHER FILED 010885 15-011017 NNM FEB 1 0 2017 JOHN E. PETALAS LAKE COUNTY AUDITO s/ CALVIN HAWKINS, Judge 2017 Jan 18 AM 11 15 Lake County Superior Court - Civil Division - Room 2

NOHC

#### PROOF OF NOTICE UNDER TRIAL RULE 72 (D)

A copy of this entry was served either by mail to the address of record, deposited in the Court's attorney's distribution box, distributed personally upon the persons and/or filed as listed below:

#### Distribution:

J. Dustin Smith, Manley Deas Kochalski LLC, P.O. Box 441039, Indianapolis, IN 46244

James D. Nelson, 4043 Westover Drive, Crown Point, IN 46307

Melissa L. Nelson, AKA Melissa Nelson, 4043 Westover Drive, Crown Point, IN 46307

Option One Mortgage Corporation, a California Corporation, c/o Sand Canyon, 7595 Irvine Center Drive, Suite 100, Irvine, CA 92618

Top Notch Lawn Care LLC, c/o Colin L. Japchinski, as Registered Agent, 4129 Augusta Drive, Crown Point, IN 46307 Ocument 18

The Lakes of the Four Seasons Property Owners Association, Inc., c/o Richard G. Cleveland, as Registered Agent, 1048 North Lake Shore Drive, Crown Point, IN 46307



s/ CALVIN HAWKINS, Judge

**=-FILED** 2017 Jan 18 AM 11 15

Lake County Superior Court - Civil Division - Room 2

STATE OF INDIANA	)	IN THE LAKE SUPERIOR COURT #2
<u>}</u>	) SS:	•
COUNTY OF LAKE	)	CAUSE NO. 45D02-1508-MF-00177
Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-OPT1		s
Plaintiff,		
vs.		
James D. Nelson, et al.		
Defendants.		
ORDER TO VACATE SHERIFF SALE OF JANUARY 6, 2017		
AND TO REINSTATE DEFAULT JUDGMENT AND DECREE OF FORECLOSU		

Comes now Plaintin ompany, as Trustee for Soundview ocument is the property of counsel and files its and to reinstate Default Judgment and Decree of Foreclosure Entered on January 7, 2016 and in support thereof, states as follows:

### CASE BACKGOUND

1. On August 26, 2015, Plaintiff filed its complaint on note and to foreclose mortgage on real estate, commonly known as 4043 Westover Drive, Crown Point, IN 46307, parcel number(s) 45-17-09-329-011.000-044, and more specifically described as:

Lot 293 in Lakes of the Four Seasons, Unit No. 10, as per plat thereof, recorded in Plat Book 39 Page 14, in the Office of the Recorder of Lake County, Indiana.

("The Property").

2. On January 7, 2016, the Court entered as Default Judgment and Decree of Foreclosure in favor of Plaintiff allowing for The Property to be sold at sheriff sale.

15-011017\_ NNM

F7

2017 Jan 13 PM 1 53 E-FILED LAKE COUNTY CLERK OF THE COURT Michael A Brown 45D02-1508-MF-00177

## CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a copy of the foregoing and to reinstate Default Judgment and Decree of Foreclosure Entered on January 7, 2016 has been served upon the individuals listed below by U.S. mail, first class, postage prepaid, this \_\_\_\_\_ day of January, 2017:

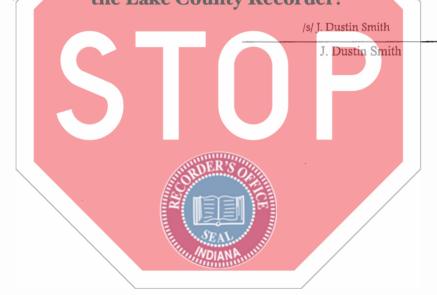
James D. Nelson, 4043 Westover Drive, Crown Point, IN 46307

Melissa L. Nelson, AKA Melissa Nelson, 4043 Westover Drive, Crown Point, IN 46307

Option One Mortgage Corporation, a California-Corporation, c/o Sand Canyon, 7595 Irvine Center Drive, Suite 100, Irvine, CA 92618

Top Notch Lawn Care LLC, c/o Colin L, Japchinski, as Registered Agent, 4129 Augusta Drive, Crown Point, IN 46307

The Lakes of the Fors Seasons Property Owners Association that you Richard G. Cleveland, as Registered Agent, 1048 North Lake Shore Drive Crown Point, IN 46307



15-011017 NNM

E-FILED 2017 Jan 13 PM 1 53

LAKE COUNTY CLERK OF THE COURT Michael A Brown

45D02-1508-MF-00177



## OFFICE OF THE LAKE COUNTY RECORDER

LAKE COUNTY GOVERNMENT CENTER 2293 NORTH MAIN STREET **CROWN POINT, INDIANA 46307** 

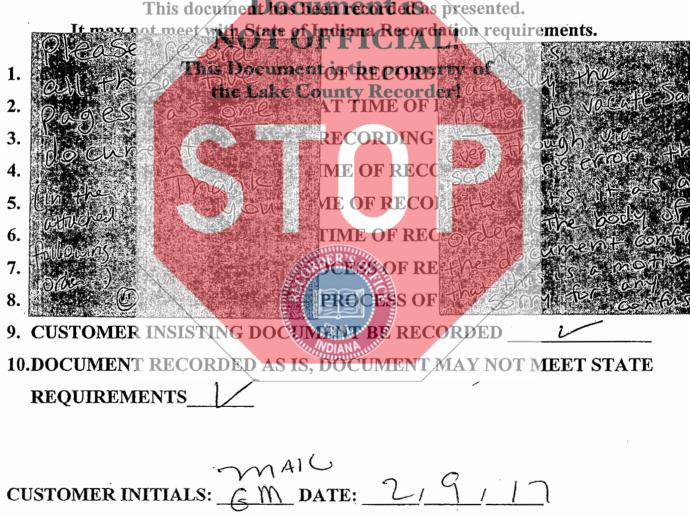
MICHAEL B. BROWN

Recorder

© € 600 1049-M

PHONE (219) 755-3730 FAX (219) 755-3257

# **DISCLAIMER**



EMPLOYEE INITIALS: 

DATE: 2 19 17