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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

IN THE LAKE SUPERIOR COURT #2
CAUSE NO. 45D02-1508-MF-00177

2017 009266

Deutsche Bank National Trust Company, as
Trustee for Soundview Home Loan Trust 2006-
OPT1, Asset-Backed Certificates, Series 2006-
OPT1

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 FORECLOSURE ENTERED ON JANUARY 7, 2016**

This matter is before the Court on Plaintiff's and to reinstate Default Judgment and Decree
Foreclosure Entered on January 7, 2016. The Court having read and considered the motion hereby
GRANTS same. **This Document is the property of
the Lake County Recorder.** IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court as follows: The Sheriff
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 _____ day of _____, 2017.
SO ORDERED.

ELECTRONIC SIGNATURE OF JUDICIAL OFFICER AND FILE STAMP INCLUDED BELOW:



NOTICE IS TO BE GIVEN BY:

____ COURT _____ CLERK _____ PARTY _____ OTHER

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FEB 10 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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RM

s/ CALVIN HAWKINS, Judge

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Lake County Superior Court - Civil Division - Room 2

NOTE

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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

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



DATE OF NOTICE: _____
INITIALS OF PERSON WHO NOTIFIED PARTIES: _____
_____ COURT _____ CLERK _____ PARTY _____ OTHER

s/ CALVIN HAWKINS, Judge
Lake County Superior Court - Civil Division - Room 2

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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

IN THE LAKE SUPERIOR COURT #2
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

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 FORECLOSURE

ENTERED ON JANUARY 7, 2016

Comes now Plaintiff, Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT1, Asset-Backed Certificates, Series 2006-OPT1, by and through 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 BACKGROUND

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 a Default Judgment and Decree of Foreclosure in favor of Plaintiff allowing for The Property to be sold at sheriff sale.

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



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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

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

DISCLAIMER

This document has been recorded as presented.
It may not meet with State of Indiana Recordation requirements.

STOP sign graphic with handwritten notes: 'Please record all these pages as one document (in the attached following order)', 'Thank you', 'even though via scrivener's error, the title lists it as an order (the body of the document confirms that this is a motion)', 'Sorry for any confusion'. Includes 'NOT OFFICIAL!' and 'RECORDING' text.

- 9. CUSTOMER INSISTING DOCUMENT BE RECORDED [checked]
10. DOCUMENT RECORDED AS IS, DOCUMENT MAY NOT MEET STATE REQUIREMENTS [checked]

CUSTOMER INITIALS: MAIL GM DATE: 2, 9, 17

EMPLOYEE INITIALS: RM DATE: 2, 9, 17