

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

IN THE LAKE CIRCUIT COURT
CROWN POINT, INDIANA

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IN THE MATTER OF THE 2016)
LAKE COUNTY, INDIANA)
REAL ESTATE TAX SALE)

CAUSE NO. 45C01-1708-TP-00683

Parcel Number 45-08-13-428-020.000-020

James Strezovski)
Petitioner)

vs.)

The Trustees of Christ Temple Church)
of God in Christ, Inc.)
Respondent)

Filed in Open Court

JUN 04 2019

Lorenzo Arredondo
CLERK LAKE CIRCUIT COURT

ORDER CANCELLING TAX SALE

This matter is before the Court on the Verified Petition to Set Aside Tax Deed and Cancel Tax Sale filed by The Trustees of Christ Temple Church of God in Christ, Inc.

Robert B. Golding, Jr. appeared for the Petitioner. Randy H. Wyllie appeared for the Lake County Auditor. Rick C. Gikas appeared for the Trustees of Christ Temple Church of God in Christ, Inc.

Based upon the arguments of counsel heard on February 26, 2019, the Court finds that the following described parcel was not eligible for tax sale due to the parcel being tax exempt church property which is not subject to the Little Calumet River Basin user fee:

1ST ADD. EAST GARY GARDENS LOTS 19,20,21,&22, BLOCK 22

Street Address: 2584 CLAY, LAKE STATION, IN 46405

Parcel Number: 45-08-13-428-020.000-020

IT IS, THEREFORE, CONSIDERED, ORDERED, ADJUDGED, AND DECREED BY

FILED

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JUN 12 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25240

2019 JUN 03 5391

2019 JUN 12 PM 3:02
MICHAEL B. BROWN
RECORDER

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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THE COURT

1. That the Tax Deed to the Petitioner, James Strezovski, for Parcel Number: 45-08-13-428-020.000-020 recorded in the Office of the Recorder of Lake County, Indiana as document number 2017-082099 is declared to be VACATED AND VOID *ab initio*.
2. That the Lake County Auditor is ordered to prepare a refund claim to James Strezovski for all amounts paid and incurred, including, without limitation, the following:
 - a. The sum of \$7,000.00 paid for the certificate of sale plus interest at the rate of 5% per annum through and including the date of this Order.
 - b. Attorney fees, costs of the title search and notice costs in the amount of \$950.00
 - c. Attorney fees in the amount of \$500.00 for proceedings related to the Petition to Set Aside Tax Deed.
 - d. Taxes and/or stormwater fees in the amount of \$380.00 paid to obtain the tax deed plus interest at the rate of 5% per annum from the date of payment through and including the date of this Order.
 - e. Subsequent taxes and/or stormwater fees in the amount of \$380.00 paid subsequent to the tax deed plus interest at the rate of 5% per annum from the date of payment through and including the date of this Order.
 - f. Auditor's and Recorder's fees in the amount of \$30.00 paid to record the tax deed to the Petitioner.
3. That the Respondent shall, at its own expense, record this Order in the offices of the Auditor and the Recorder of Lake County Indiana.
4. That the Lake County Auditor shall amend the transfer record for the above parcel to show fee simple title in the Trustees of Christ Temple Church of God in Christ, Inc.
5. That all City of Lake Station stormwater user fees removed pursuant to IND. CODE 6-1.1-25-4(j) are hereby reinstated without penalties or interest, and must be paid within 60 days to avoid the parcel from being eligible for sale at the 2019 Lake County Treasurer's Tax Sale or

other future tax sale.

SO ORDERED THIS 4th DAY OF June, 2019.

All of which
is found and
Recommended:

see



JUDGE, LAKE CIRCUIT COURT
CROWN POINT, INDIANA