

2020-063749

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER

2020 Sep 14

9:54 AM

STATE OF INDIANA )  
COUNTY OF LAKE )

IN THE CIRCUIT COURT  
CAUSE NO. 45D02-1911-PL-000748

GREYMORR REAL ESTATE, LLC

Filed in Open Court  
July 31, 2020

PLAINTIFF

v.

*Lorenzo Arredondo*

VENTURA CAPITAL, LLC, et al

CLERK LAKE SUPERIOR COURT  
CH

DEFENDANTS

**JUDGMENT QUIETING TITLE TO**  
**8300 Hickory Ave., Gary, IN 46403**

THIS CAUSE came before the Court upon the Complaint to Quiet Title filed by the Plaintiff, Greymorr Real Estate, LLC ("Greymorr"), against the Defendants Ventura Capital, LLC, Unknown Occupant, Tenant, or Lessee, City of Gary, Indiana and Tad Alexander were served with a Summons and Complaint or by Publication (where applicable as set out below) by proper service and no responses were filed, therefore, Greymorr is entitled to a Default Judgment against said parties and all liens held by same, if any, encumbering the real property subject to this action are invalid and unenforceable.

The Parties referenced above were served with process as follows and same is supported by the court record herein:

- **Ventura Capital, LLC** having been served by Certified Mail Tracking No. 9414810699945047697347 on February 7, 2020. In addition, said party was noticed by Publication on January 13, 2020, January 20, 2020, and January 27, 2020;
- **Occupant Tenant, or Lessee** having been noticed by Publication on January 13, 2020, January 20, 2020, and January 27, 2020. In addition, service was attempted by Certified Mail on Tracking No. 9414810699945045939067 on November 27, 2019 and was returned marked "Return to Sender, Vacant, Unable to Forward";
- **City of Gary, Indiana** having been served by Certified Mail Tracking No. 9414810699945051276088 on June 29, 2020. In addition, said party was noticed by Publication on January 13, 2020, January 20, 2020, and January 27, 2020;
- **Tad Alexander** having been served by Sheriff on December 5, 2019. In addition, said

**FILED**

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SEP 14 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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party was noticed by Publication on January 13, 2020, January 20, 2020, and January 27, 2020;

Further, the County of Lake, Indiana is hereby dismissed as a party.

Therefore, it is,

ORDERED AND ADJUDGED as follows:

1. That Greymorr Real Estate, LLC is entitled to a Judgment Quieting Title against Ventura Capital, LLC and all other parties herein, as to the ownership of the property subject to this action.

2. That all liens encumbering the following described real property:  
Lakewood Hills Third Addition All L. 13  
are hereby declared to be null and void except for unpaid real property taxes on the property owed to the County. Said liens are further hereby declared to be cancelled, thereby quieting title said property owned by the Plaintiff against the Defendants and all persons claiming under Defendants.

3. The Court reserves jurisdiction to assess costs of this action.

4. That the Defendants or any occupants claiming under or through them, shall forthwith surrender the real estate to the Plaintiff or its successor in interest and in the event that such person or persons so in possession of the real estate, a copy of this decree shall be sufficient authority to the Sheriff of Lake County, Indiana, to forthwith remove such person or persons from the Real estate and give full and peaceful possession to Plaintiff or its Successor in interest.

DONE AND ORDERED in Lake County, Indiana on this \_\_\_\_ day of July 31, 2020, 2020.

JUDGE, LAKE COUNTY CIRCUIT COURT

DISTRIBUTION: ↓

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3426 Paoli Pike  
Floyds Knobs, IN 47119

VENTURA CAPITAL, LLC  
Nathan Jones, Registered Agent  
2158 45<sup>th</sup> St., #613  
Highland, IN 46421

UNKNOWN OCCUPANT, TENANT, OR LESSEE  
8300 Hickory Ave.  
Gary, IN 46403

CITY OF GARY, INDIANA  
Karen Freeman-Wilson, Mayor  
401 Broadway #102  
Gary, IN 46402

TAD ALEXANDER  
8300 Hickory Ave.  
Gary, IN 46403

