

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-058944

10:58 AM 2021 Sep 14

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

IN THE LAKE SUPERIOR COURT
CIVIL DIVISION 4
GARY, INDIANA

ADONI LLC, an Indiana Limited Liability Company,)

Plaintiff,)

vs.)

FLORENTINO MANZANO)
and the unknown lessees, creditors,)
husband or wife, widower or widow, heirs,)
personal representatives, trustees, trust)
beneficiaries, remaindermen, and devisees of the)
above named persons; and any unknown person or)
persons holding or claiming to hold a life estate)
or other interest in the herein described real estate,)

CAUSE NO. 45D04-2107-PL-544

Parcel Number: 45-07-06-278-012.000-023

FILED IN OPEN COURT
September 13, 2021

Defendants.)

JUDGE, LAKE SUPERIOR COURT,
CIVIL DIVISION, ROOM 4

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QUIET TITLE JUDGMENT

This matter came before the Court on Plaintiff's Motion for Entry of Default Judgment.

The Plaintiff was represented by counsel, Robert B. Golding, Jr. The Defendants have neither appeared nor plead. The Court, being duly advised in the premises, now finds:

1. That on July 21, 2021, Plaintiff filed its Quiet Title Complaint, Affidavit in Support of Request for Summons by Publication, Summons for Service by Publication, Summons, and Affidavit for Quiet Title Action in this cause.

2. That the Defendant, FLORENTINO MANZANO, was served by certified mail on

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SEP 14 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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July 23, 2021.

3. That all of the Defendants were served with a Summons by Publication with the third and final Publication occurring on August 10, 2021.

4. According to the Indiana Rules of Trial Procedure, the Defendants were required to plead or otherwise comply with the said Rules on or before September 9, 2021 or the next business day thereafter.

5. The allotted time has expired for the Defendants to plead or otherwise comply with the Indiana Rules of Trial Procedure, and the said Defendants have not plead or otherwise complied with the Indiana Rules of Trial Procedure.

6. The Defendants are not entitled to any stay or immunity from the entry of a default judgment.

7. The allegations in the Complaint and the statements in the Affidavits should be taken as true, and those allegations and statements are legally sufficient to entitle the Plaintiff to judgment in favor of the Plaintiff and against the Defendant, FLORENTINO MANZANO, pursuant to Ind. Code 6-1.1-25-14 and 6-1.1-25-16 and other applicable law, extinguishing any and all interests other than the interest of the Plaintiff in the real estate described in the Complaint.

8. That this Court has jurisdiction pursuant to *Browning v. Smith*, 139 Ind. 280, 285, 37 N.E.540 (Ind. 1894) and other applicable law.

9. Venue is proper in Lake County, Indiana.

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

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CAUSE NO. 45D04-2107-PL-544

THE COURT as follows:

1. That Judgment is hereby entered in favor of the Plaintiff and against the Defendant, FLORENTINO MANZANO.

2. That Plaintiff's title to the following described real estate is quieted to the Plaintiff as against the Defendant, FLORENTINO MANZANO, all those claiming through him, and as against the world:

Lot 85 in Standard Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 6, page 41, in the Office of the Recorder of Lake County, Indiana.

Street Address: 1521 Summer Street, Hammond, IN 46320

Parcel Number: 45-07-06-278-012.000-023
(Hereinafter referred to as the Real Estate)

3. That all right, title and interest in the above described Real Estate of the Defendant, FLORENTINO MANZANO, all those claiming through him, and all others is hereby divested and extinguished, except for the State's lien for taxes and special assessments that accrue subsequent to the tax sale.

4. That the transfer records of the Auditor of Lake County, Indiana for the above described Real Estate shall be amended to show fee simple, absolute title in the Plaintiff, ADONI LLC, free and clear of all other right, title or interest.

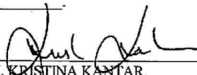
5. That the Plaintiff may record this Judgment in the deed records of the Office of the Recorder of Lake County, Indiana, and this Judgment shall have the effect of both a judgment and of a conveyance of the above described Real Estate to the Plaintiff, ADONI LLC.

6. All costs are paid and this is not a money judgment against any Defendant.

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CAUSE NO. 45D04-2107-PL-544

SO ORDERED on September 13, 2021



HON. KRISTINA KANTAR,
JUDGE, LAKE SUPERIOR COURT,
CIVIL DIVISION FOUR, GARY, INDIANA

Property of Lake County Recorder