

August 1, 2022

STATE OF INDIANA

COUNTY OF LAKE

CITY OF HAMMOND, INDIANA,

Judge, Lake Superior Court  
Civil Division, Court Room 5

IN THE LAKE SUPERIOR COURT  
ROOM NO. FIVE  
SITTING IN HAMMOND, INDIANA

v.

DESTINY VENTURES, LLC; and ANY  
AND ALL UNKNOWN TENANTS,

Defendants.

CAUSE NO. 45D05-1911-PL-000718

Property No.: 45-02-36-483-041.000-023  
Commonly Known As:  
5640 Claude Ave., Hammond, IN 46320

**ORDER FOR DEFAULT JUDGMENT AND FINAL JUDGMENT QUIETING TITLE**

This matter comes before the Court on Plaintiff's Verified Motion/Affidavit for Default Judgment and to Quiet Title to Real Estate against all Defendants and the World.

After being advised in the premises; Plaintiff, City of Hammond, Indiana, by counsel, Kevin C. Smith of SMITH SERSIC, having filed its Complaint to Quiet Title to Real Property and reviewed the docket, which documents are on file as part of this Court's record; and,

The Court having examined the pleadings and having considered the evidence of the Plaintiff as presented in the Motion/Affidavit of Kevin C. Smith, Attorney for Plaintiff, in support of Complaint to Quiet Title to Real Property, and finding the fact stated in that Complaint to be true, and that title to the real estate should be quieted in the name of the Plaintiff as against all Defendants and the world, now FINDS AS FOLLOWS:

1. The Plaintiff filed this case on November 17, 2019, and Defendants were served as set out below:
2. Defendant Destiny Ventures, LLC, was served by Certified Mail on November 27, 2019.
3. Defendants Any and All Unknown Tenants were served by publication on December 4, 11, and 18, 2019, and did not answer or otherwise plead

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4. The time within which Defendants were required to appear and plead has expired, and no answer, motion or other pleading, has been filed by the Defendants and a default judgment of said Defendants may be properly entered at this time against non-answering Defendants, or non-disclaiming Defendants, and motion for same was filed by Plaintiff;
5. The real property, which is the subject matter of this action, is located in Lake County, Indiana.
6. Plaintiff has been responsible for and maintained the property since receiving the Tax Deed from the Lake County Commissioners on September 26, 2018.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by this Court as follows:

1. That a default judgment against Destiny Ventures, LLC, and Any and All Unknown Tenants should be and hereby is entered, against these Defendants in this matter;
2. That the Plaintiff, City of Hammond, Indiana, is the sole owner in fee simple, and is entitled to the quiet and peaceful possession of certain real property having the common address of 5640 Claude Avenue, Hammond, Indiana and legally described as:

**Lot 20 and the South Half of Lot 19, Block 3, H.W. Schl's Fifth Addition, in the City of Hammond, as shown in Plat Book 2, Page 10, in the Office of the Recorder of Lake County, Indiana.**

**Property Number: 45-02-36-483-041.000-023**

**More commonly known as 5640 Claude Avenue, Hammond, IN 46320**

3. That any and all claims of listed and named Defendants and those of the world as to the above-described property are foreclosed and forever barred and held for naught, and Defendants are declared to have no estate right, title, lien, or other interest in or to such property;

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4. Each party to bear its own costs of this action.

SO ORDERED: this 1st day of August, 2022.



Judge, Lake Superior Court  
**STEPHEN E. SCHEELE**

This Order prepared by SMITH SERSIC,  
By: Kevin C. Smith (Atty. #18169-45)  
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Property of Lake County Recorder