

# NOT AN OFFICIAL DOCUMENT

FILED IN OPEN COURT

February 10, 2023

STATE OF INDIANA )  
                                  )  
COUNTY OF LAKE )  
                                  )

LAKE SUPERIOR COURT  
CROWN POINT, INDIANA

*R.H. Adot-Lopez*

JUDGE, LAKE SUPERIOR COURT,  
CIVIL DIVISION, ROOM 6  
RH

DONELL CURRIN, JR

PLAINTIFF

v

CAUSE NO: 45D10-2210-PL-000593

4

LISA HENDERSON aka HENDERSON, LISA, TD AUTO FINANCE, LLC, by and thru its highest chief officers, HERITAGE ACCEPTANCE CORPORATION, by and thru its highest chief officers, HERITAGE ACCEPTANCE CORPORATION, RA: DANIEL A. MORRISON, HERITAGE ACCEPTANCE CORPORATION, RA: BRIAN J. SMITH, HAC HOLDING, INC. RA: BRIAN J. SMITH, CURTIS DANIELS aka DANIELS, CURTIS, SR. R/L, WASHINGTON, DOUNIA aka DOUNIA WASHINGTON, CURTIS DANIELS, JR. aka DANIEL, CURTIS, JR. DOUNIA WASHINGTON retains his int (name was spelled different on deed) DONUIA WASHINGTON, CURTIS DANIELS, JR. aka DANIELS, CURTIS, JR. POA on behalf of CURTIS DANIELS, SR., aka DANIELS CURTIS, SR, MARQUETTA MOORE, FRAZIER THEDOSIA aka THEDOSIA FRAZIER, RAYMOND D. FRAZIER, Personal Representative of THEODOSIA ANN FRAZIER-RICHARDSON, deceased, CURTIS DANIELS, SR. A LIFE ESTATE, ONLY, DOUNIA WASHINGTON AND CURTIS DANIELS, JR., REMAINDER, UNITED STATES OF AMERICA FOR THE NORTHERN DISTRICT OF INDIANA ON BEHALF OF THE INTERNAL REVENUE SERVICE, INTERNAL REVENUE SERVICE BY AND THRU ITS HIGHEST CHIEF OFFICERS, UNKNOWN OCCUPANTS, GARY STORM WATER MANAGEMENT, LITTLE CALUMET RIVER DEVELOPMENT BASIN, AUDITOR OF LAKE COUNTY, INDIANA, LAKE COUNTY BOARD OF COMMISSIONERS, by and thru its highest chief officers, and their heirs, executors, and assigns and all unknown persons claiming any right, title, estate, lien or interest adverse to plaintiffs title in the real property described herein, and for cause of action alleges;

DEFENDANTS

### JUDGMENT QUIETING TITLE TO REAL ESTATE

COMES NOW the Plaintiff, DONELL CURRIN, JR., by and through his attorney, INGA LEWIS SHANNON, and it appearing to the Court that the Defendants: LISA HENDERSON aka HENDERSON, LISA, TD AUTO FINANCE, LLC, by and thru its highest chief officers, HERITAGE ACCEPTANCE CORPORATION, by and thru its highest chief officers, HERITAGE ACCEPTANCE CORPORATION, RA: DANIEL A. MORRISON, HERITAGE ACCEPTANCE CORPORATION, RA: BRIAN J. SMITH, HAC HOLDING, INC. RA: BRIAN J. SMITH, CURTIS DANIELS aka DANIELS, CURTIS, SR. R/L, WASHINGTON, DOUNIA aka DOUNIA WASHINGTON, CURTIS DANIELS, JR. aka DANIELS, CURTIS, JR. DOUNIA WASHINGTON retains his int (name was spelled different on deed) DONUIA WASHINGTON, CURTIS DANIELS, JR. aka DANIELS, CURTIS, JR. POA on behalf of CURTIS DANIELS, SR., aka DANIELS CURTIS, SR, MARQUETTA MOORE, FRAZIER THEDOSIA aka THEDOSIA FRAZIER, RAYMOND D. FRAZIER, Personal Representative of THEODOSIA ANN FRAZIER-RICHARDSON, deceased, CURTIS DANIELS, SR. A

INGA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2023-005617  
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FILED

FEB 15 2023

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

*2023-005617*  
*[Signature]*

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LIFE ESTATE, ONLY, DOUNIA WASHINGTON AND CURTIS DANIELS, JR., REMAINDER, UNITED STATES OF AMERICA FOR THE NORTHERN DISTRICT OF INDIANA ON BEHALF OF THE INTERNAL REVENUE SERVICE, INTERNAL REVENUE SERVICE BY AND THRU ITS HIGHEST CHIEF OFFICERS UNKNOWN OCCUPANTS, GARY STORM WATER MANAGEMENT, LITTLE CALUMET RIVER DEVELOPMENT BASIN, AUDITOR OF LAKE COUNTY, INDIANA, LAKE COUNTY BOARD OF COMMISSIONERS, by and thru their heirs, executors, and assigns and all unknown persons claiming any right, title, estate, lien or interest adverse to plaintiffs title in the real property described herein, and for cause of action alleges;

## THE COURT FURTHER FINDS AS FOLLOWS:

1. The Plaintiff, DONELL CURRIN, JR. is the owner in fee simple of the following described real estate in Lake County, Indiana, to wit:

Key No: 45-08-18-105-026.000-004

### LEGAL DESCRIPTION

Lot 15 in Block 9 in Tarrytown Second Subdivision, in the City of Gary, as per plat thereof, recorded June 3, 1955 in Plat Book 30 Page 86 in the Office of the Recorder of Lake County, Indiana

Commonly known as 4341 W. 22<sup>ND</sup> Plz, Gary, Indiana 46404

2. That Plaintiff is entitled to have its title to said real estate quieted as against any and all claims of the named defendants, LISA HENDERSON aka HENDERSON, LISA, TD AUTO FINANCE, LLC, by and thru its highest chief officers, HERITAGE ACCEPTANCE CORPORATION, by and thru its highest chief officers, HERITAGE ACCEPTANCE CORPORATION, RA: DANIEL A. MORRISON, HERITAGE ACCEPTANCE CORPORATION, RA: BRIAN J. SMITH, HAC HOLDING, INC. RA: BRIAN J. SMITH, CURTIS DANIELS aka DANIELS, CURTIS, SR. R/L, WASHINGTON, DOUNIA aka DOUNIA WASHINGTON, CURTIS DANIELS, JR. aka DANIELS, CURTIS, JR. DOUNIA WASHINGTON retains his int (name was spelled different on deed) DONUIA WASHINGTON, CURTIS DANIELS, JR. aka DANIELS, CURTIS, JR. POA on behalf of CURTIS DANIELS, SR., aka DANIELS CURTIS, SR, MARQUETTA MOORE, FRAZIER THEDOSIA aka THEDOSIA FRAZIER, RAYMOND D. FRAZIER, Personal Representative of THEODOSIA ANN FRAZIER-RICHARDSON, deceased, CURTIS DANIELS, SR. A LIFE ESTATE, ONLY, DOUNIA WASHINGTON AND CURTIS DANIELS, JR., REMAINDER, UNITED STATES OF AMERICA FOR THE NORTHERN DISTRICT OF INDIANA ON BEHALF OF THE INTERNAL REVENUE SERVICE, INTERNAL REVENUE SERVICE BY AND THRU ITS HIGHEST CHIEF OFFICERS UNKNOWN OCCUPANTS, GARY STORM WATER MANAGEMENT, LITTLE CALUMET RIVER DEVELOPMENT BASIN, AUDITOR OF LAKE COUNTY, INDIANA, LAKE COUNTY BOARD OF COMMISSIONERS, and

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thru their heirs, executors, and assigns and all unknown persons claiming any right, title, estate, lien or interest adverse to plaintiffs title in the real property described herein, and for cause of action alleges;  
**AND AS AGAINST THE WORLD.**

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

1. The Plaintiff, DONELL CURRIN, JR. is the owner in fee simple of the following described real estate in Lake County, Indiana, to wit:

Key No: 45-08-18-105-026.000-004

## LEGAL DESCRIPTION

**LOT 15 IN BLOCK 9 IN TARRYTOWN SECOND SUBDIVISION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED JUNE 3, 1955 IN PLAT BOOK 30 PAGE 86 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA**

Commonly known as 4341 W. 22<sup>ND</sup> Plz, Gary, Indiana 46404

2. The Plaintiff is entitled to have its title to said real estate quieted as against any and all claims, persons, associations, government bodies, corporations or other business entities known or unknown, claiming any right, title, or interest in the within described real estate, by, through or under them or any other persons or entitled, the names or whom are unknown to plaintiff are quieted against the named defendants, namely, LISA HENDERSON aka HENDERSON, LISA, TD AUTO FINANCE, LLC, by and thru its highest chief officers, HERITAGE ACCEPTANCE CORPORATION, by and thru its highest chief officers, HERITAGE ACCEPTANCE CORPORATION, RA: DANIEL A. MORRISON, HERITAGE ACCEPTANCE CORPORATION, RA: BRIAN J. SMITH, HAC HOLDING, INC. RA: BRIAN J. SMITH, CURTIS DANIELS aka DANIELS, CURTIS, SR. R/L, WASHINGTON, DOUNIA aka DOUNIA WASHINGTON, CURTIS DANIELS, JR. aka DANIELS, CURTIS, JR. DOUNIA WASHINGTON retains his int (name was spelled different on deed) DONUIA WASHINGTON, CURTIS DANIELS, JR. aka DANIELS, CURTIS, JR. POA on behalf of CURTIS DANIELS, SR., aka DANIELS CURTIS, SR, MARQUETTA MOORE, FRAZIER THEDOSIA aka THEDOSIA FRAZIER, RAYMOND D. FRAZIER, Personal Representative of THEODOSIA ANN FRAZIER-RICHARDSON, deceased, CURTIS DANIELS, SR. A LIFE ESTATE, ONLY, DOUNIA WASHINGTON AND CURTIS DANIELS, JR., REMAINDER, UNITED STATES OF AMERICA FOR THE NORTHERN DISTRICT OF INDIANA ON BEHALF OF THE INTERNAL REVENUE SERVICE, INTERNAL REVENUE SERVICE BY AND THRU ITS HIGHEST CHIEF OFFICERS UNKNOWN OCCUPANTS, GARY STORM WATER MANAGEMENT, LITTLE CALUMET RIVER DEVELOPMENT BASIN, AUDITOR OF LAKE COUNTY, INDIANA, LAKE COUNTY BOARD OF COMMISSIONERS, by and thru their heirs, executors, and assigns and all unknown persons claiming any right, title, estate, lien or interest adverse to plaintiffs title in the real property described herein, and for cause of action alleges; is hereby extinguished, and the plaintiff's right, title and interest in and such real estate be and it is hereby quieted as against the

CAUSE NO. 45D14-2710-P1-000193

DONNELL CURRIN, JR., v. CURTIS R. DANIELS, ET AL.

defendants and against the world.

ALL OF WHICH IS ORDERED, ADJUDGED AND DECREED February 10, 2023

*Rub. Adat Lopez*  
JUDGE, LAKE SUPERIOR COURT RM

Property of Lake County Recorder