STATE OF INDIANA IN THE LAKE SUPERIOR COURT **FILED** Filed in) Sen CourtROOM NUMBER 5 Apr 13 2023 GM COUNTY OF LAKE HAMMOND, INDIANA April) 1. 2023 PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR INACQ LLC Superior Court 2023-510766 STATE OF INDIANA Civil Division, Court Room 5 04/14/2023 10:11 AM LAKE COUNTY TOTAL FEES: 25.00 FILED FOR RECORD Plaintiff. BY: JAS GINA PIMENTEL ν. PG #: 4 RECORDER CAUSE NO.: 45D05-2302-PL-000126 Frances Claire Bridgeman, Charlotte Dolores Burks, Shirley Ann Walls, Indiana Department of Revenue, Portfolio Recovery Associates, LLC, and All Unknown Parties Who Claim or May Claim to Have an Interest in Real Estate Defendant.

JUDGMENT QUIETING TITLE

The Plaintiff, INACQ LLC filed its Complaint against the Defendants, Frances Claire Bridgeman, Charlotte Dolores Burks, Shirley Ann Walls, Indiana Department of Revenue, Portfolio Recovery Associates, LLC and any and all Unknown Parties Who Claim or May Claim an Interest in the Property, on February 7, 2023.

Frances Claire Bridgeman was served by publication on February 10, 2023, February 17, 2023 and February 24, 2023; Charlotte Dolores Burks was served by publication February 10, 2023, February 17, 2023 and February 24, 2023; Shirley Ann Walts was served by certified mail on February 13, 2023 and by publication on February 10, 2023, February 17, 2023 and February 24, 2023; Indiana Department of Revenue was served by certified mail on February 13, 2023 and by publication on February 10, 2023, February 17, 2023 and February 24, 2023; Portfolio Recovery Associates, LLC was served by certified mail on February 14, 2023 and February 16, 2023 and by publication on February 10, 2023, February 17, 2023 and February 24, 2023; and Any And All Unknown Parties Who Claim or May Claim to Have an Interest in Real Estate, was served by publication on February 10, 2023, February 17, 2023 and February 24, 2023,

INACQ LLC)
Plaintiff,	<i>)</i>)
v.) CAUSE NO.: 45D05-2302-PL-000126
Frances Claire Bridgeman, Charlotte) CAUSE NO.: 45B05-2502-1E-000120
Dolores Burks, Shirley Ann Walls, Indiana)
Department of Revenue, Portfolio)
Recovery Associates, LLC, and All)
Unknown Parties Who Claim or May)
Claim to Have an Interest in Real Estate)
Defendant.)

That on February 15, 2023 Shirley Walls, Pro Se, filed a Response to the Complaint and purportedly disclaimed any interest she may have with respect to the real estate.

None of the other Defendants have answered or otherwise pled to the Complaint of the Plaintiff.

The Court, being fully advised, now finds as follows:

 Plaintiff is the owner of the fee simple title in and to the following described real estate, to wit:

LOT 36, IN BLOCK 2, IN GARY LAND COMPANY'S ELEVENTH SUBDIVISION, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Tax Key No.: 45-08-09-256-023.000-004

Commonly known as: 1330 VAN BUREN ST, GARY, IN 46407

2. The Defendants claim some right, title or interest in and to the above described real estate, which claims are adverse to the Plaintiff's title in and to the real estate. The claims are wholly unfounded in truth and in fact, and are without right and constitute clouds on the Plaintiff's title to the above-described real estate.

INACQ LLC)
Plaintiff,)
v.)) CAUSE NO.: 45D05-2302-PL-000126
Frances Claire Bridgeman, Charlotte)
Dolores Burks, Shirley Ann Walls, Indiana)
Department of Revenue, Portfolio)
Recovery Associates, LLC, and All)
Unknown Parties Who Claim or May)
Claim to Have an Interest in Real Estate)
Defendant.)

- 3. On April 8, 2021, at public auction, held pursuant to law, INACQ LLC purchased the above-described real estate for the sum of \$18,200.00 being the amount of tax due on said real estate and received a Certificate of Sale dated the 8th day of April 2021, signed by John Petalas, who, at the date of sale, was Auditor of Lake County.
- INACQ LLC received from the Lake County Auditor's Office a Tax Deed dated the 7th day of October 2021 and recorded in the Office of the Lake County Recorder on the 27th day of January 2022 as document number 2022-003577.

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

- The Plaintiff shall have judgment against the Defendants.
- 2. Title in and to the following described real estate is forever quieted in the name of INACQ LLC and said title is set at rest against any and all claims of Defendants and any and all other persons claiming under Defendants to any estate, right, title, lien or interest in said real property:

INACQ LLC)	
Plaintiff,)	
v.)	
••) CAUSE NO.: 45D05-2302-PL-000126	
Frances Claire Bridgeman, Charlotte)	
Dolores Burks, Shirley Ann Walls, Indiana)	
Department of Revenue, Portfolio)	
Recovery Associates, LLC, and All)	
Unknown Parties Who Claim or May)	
Claim to Have an Interest in Real Estate)	
Defendant.)	
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	AS PER PLAT THEREOF, RECORDED IN	
PLAT BOOK 13, PAGE 25, IN THE OFFICE		
COUNTY, INDIANA.		
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Tax Key No.: 45-08-09-256-023.000-004		
Commonly known as: 1330 VAN BUREN S	ST GARV IN 46407	
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Dated this 11th day of	April , 2023.	
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