

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

IN THE LAKE SUPERIOR COURT
ROOM NUMBER 5
HAMMOND, INDIANA

Filed in Open Court

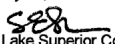
May 15, 2023

INACQ LLC)

Plaintiff,)

v.)

Joseph P. Jones, Nicolas Perez, Indiana
Department of Revenue, Arshad P. Malik,
M.D., P.C., AAC Orthodontics PC,
Reneda Jennings, Shelletta Hinton,
Terrance Wilburn, and All Unknown
Parties Who Claim or May Claim to Have
an Interest in Real Estate)
Defendant.)


Judge, Lake Superior Court
Civil Division, Court Room 5
CAUSE NO.: 45D05-2301-PL-000051 NT

JUDGMENT QUIETING TITLE

The Plaintiff, INACQ LLC filed its Complaint against the Defendants, Joseph P. Jones, Nicolas Perez, Indiana Department of Revenue, Arshad P. Malik, M.D., P.C., AAC Orthodontics PC, Reneda Jennings, Shelletta Hinton, Terrance Wilburn and any and all Unknown Parties Who Claim or May Claim an Interest in the Property, on January 31, 2023.

Joseph P. Jones was served by publication on February 4, 2023, February 11, 2023, and February 18, 2023; Nicolas Perez was served by certified mail on February 4, 2023, and by publication on February 4, 2023, February 11, 2023, and February 18, 2023; Indiana Department of Revenue was served by certified mail on February 8, 2023, and by publication on February 4, 2023, February 11, 2023, and February 18, 2023; Arshad P. Malik, M.D., P.C. was served by certified mail on February 3, 2023, and by publication on February 4, 2023, February 11, 2023, and February 18, 2023; AAC Orthodontics PC was served by certified mail on February 3, 2023, and by publication on February 4, 2023, February 11, 2023, and February 18, 2023; Reneda Jennings by publication on February 4, 2023, February 11, 2023, and February 18, 2023; Shelletta Hinton by publication on February 4, 2023, February 11, 2023, and February 18, 2023; Terrance Wilburn was served by certified mail on February 8, 2023, and by publication on February 4, 2023, February 11, 2023, and February 18, 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 4, 2023, February 11, 2023, and February 18, 2023.

FILED

May 16 2023 GM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

No Sales Disclosure Needed
May 16 2023
By: FGR
Office of the Lake County Assessor

NOT AN OFFICIAL DOCUMENT

INACQ LLC)
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Plaintiff,)
)
v.) CAUSE NO.: 45D05-2301-PL-000051
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Joseph P. Jones, Nicolas Perez, Indiana)
Department of Revenue, Arshad P. Malik,)
M.D., P.C., AAC Orthodontics PC,)
Reneda Jennings, Shelletta Hinton,)
Terrance Wilburn, and All Unknown)
Parties Who Claim or May Claim to Have)
an Interest in Real Estate)
Defendant.)

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:

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

ALL LOT 6, BLOCK 13, GARY LAND COMPANY'S 11TH SUBDIVISION IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 13, PAGE 25, RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

Tax Key No.: 45-08-09-205-024.000-004

Commonly known as: 710 W 11TH AVE, 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.

3. On April 8, 2021, at public auction, held pursuant to law, INACQ LLC purchased the above-described real estate for the sum of \$14,200.00 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.

NOT AN OFFICIAL DOCUMENT

INACQ LLC)

Plaintiff,)

v.)

CAUSE NO.: 45D05-2301-PL-000051)

Joseph P. Jones, Nicolas Perez, Indiana)
Department of Revenue, Arshad P. Malik,)
M.D., P.C., AAC Orthodontics PC,)
Reneda Jennings, Shelletha Hinton,)
Terrance Wilburn, and All Unknown)
Parties Who Claim or May Claim to Have)
an Interest in Real Estate)

Defendant.)

4. INACQ LLC received from the Lake County Auditor's Office a Tax Deed dated the 3rd day of March, 2022 and recorded in the Office of the Lake County Recorder on the 7th day of June, 2022 as document number 2022-018439.

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

1. 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:

ALL LOT 6, BLOCK 13, GARY LAND COMPANY'S 11TH SUBDIVISION IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 13, PAGE 25, RECORDED IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

Tax Key No.: 45-08-09-205-024.000-004

Commonly known as: 710 W 11TH AVE, GARY, IN 46407

Dated this 15th day of May, 2023.



JUDGE, LAKE SUPERIOR COURT
STEPHEN E. SCHEELE