

STATE OF INDIANA)
) SS: IN THE LAKE SUPERIOR COURT
COUNTY OF LAKE) ROOM NUMBER 8
) CROWN POINT, INDIANA

INACQ LLC)
)
)
) Plaintiff,)
)
) v.)

CAUSE NO.: 45D10-2302-PL-000117

Breck Sanders, Smith-Rothchild Financial)
Company, LaSalle Bank National)
Association, as Trustee for First Franklin)
Mortgage Loan Trust, Mortgage Loan Asset-)
Backed Certificates Series 2007-FF1,)
Bank of America, N.A., Indiana Department of)
Revenue, and All Unknown Parties Who Claim)
or May Claim to Have an Interest in Real Estate)
Defendant.)

FILED IN OPEN COURT
May 16, 2023

Rob Adair Lopez

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

JUDGMENT QUIETING TITLE

The Plaintiff, INACQ LLC filed its Complaint against the Defendants, Breck Sanders, Smith-Rothchild Financial Company, LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates Series 2007-FF1, Bank of America, N.A., Indiana Department of Revenue and any and all Unknown Parties Who Claim or May Claim an Interest in the Property, on February 3, 2023.

Breck Sanders was served by publication on February 11, 2023, February 18, 2023, and February 25, 2023; Smith-Rothchild Financial Company was served by publication on February 11, 2023, February 18, 2023, and February 25, 2023; LaSalle Bank National Association, as Trustee for First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates Series 2007-FF1 was served by certified mail on March 1, 2023 and by publication on February 11, 2023, February 18, 2023, and February 25, 2023; Bank of America, N.A. was served by certified mail on February 13, 2023 and by publication on February 11, 2023, February 18, 2023, and February 25, 2023; Indiana Department of Revenue was served by certified mail on February 13, 2023 and by publication on February 11, 2023, February 18, 2023, and February 25, 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 11, 2023, February 18, 2023, and February 25, 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,)
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v.) CAUSE NO.: 45D10-2302-PL-000117
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Company, LaSalle Bank National)
Association, as Trustee for First Franklin)
Mortgage Loan Trust, Mortgage Loan Asset-)
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Bank of America, N.A., Indiana Department of)
Revenue, and All Unknown Parties Who Claim)
or May Claim to Have an Interest in Real Estate)
Defendant.)

On April 24, 2023, Defendant Bank of America filed its Answer in Disclaimer of Interest and Motion to Dismiss Defendant Bank of America, National Association.

On May 10, 2023, the Court dismissed Bank of America, National Association as a party Defendant in this action.

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:

LOT 25, BLOCK 10 IN LOGAN PARK ADDITION TO TOLLESTON, IN THE CITY OF GARY, IN LAKE COUNTY, INDIANA.

Tax Key No.: 45-08-09-410-034.000-004

Commonly known as: 724 W 19TH 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.

NOT AN OFFICIAL DOCUMENT

INACQ LLC)

Plaintiff,)

v.)

) CAUSE NO.: 45D10-2302-PL-000117

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Mortgage Loan Trust, Mortgage Loan Asset-)
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Bank of America, N.A., Indiana Department of)
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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 \$10,700.00 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.

4. 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 2022-003578.

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:

LOT 25, BLOCK 10 IN LOGAN PARK ADDITION TO TOLLESTON, IN THE CITY OF GARY, IN LAKE COUNTY, INDIANA.

Tax Key No.: 45-08-09-410-034.000-004

Commonly known as: 724 W 19TH AVE, GARY, IN 46407

Dated this 16th day of May, 2023.



JUDGE, LAKE SUPERIOR COURT