# **NOT AN OFFICIAL**

2023-561700

1.22 /020-208-23 MM

TOTAL FEES: 25.00

BY: JAS

BY: JAS

GINA PTMENTEL

RECORDER

RECORDER

RECORDED AS PRESENTED

### **NON-TAXABLE**

Sep 27 2023
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

FILED IN OPEN COURT June 16, 2023

# Rad Adat Lopez

STATE OF INDIANA	) CIVIL DIVISION, ROOM 6 ) SS:	IN THE LAKE SUPERIOR COURT ROOM NO. SIX
COUNTY OF LAKE	)	CROWN POINT, INDIANA
CITY OF HAMMOND, IN Pla	NDIANA ) intiff, )	
-vs-	{	CAUSE NO.: 45D10-2208-PL-000468
TONI AKL; NWI LAND HOLDINGS, LLC, ) VENTURE RE LLC; and ANY AND ALL )		Parcel No.: 45-06-01-227-013.000-023
UNKNOWN TENANTS Defendants.		Commonly Known As: 5731 Erie Avenue 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, LLC and 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:

- The Plaintiff filed this case on August 14, 2022, and Defendants were served as set out below:
- 2. Defendants were served by Sheriff as follows and did not appear or answer:

NWI Land Holdings, LLC, November 21, 2022,

Venture Re, LLC., November 21, 2022

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- Defendants Toni Akl, and Any and All Unknown Tenants were served by publication on November 18, 2022, November 25, 2022, and December 2, 2022and did not answer or otherwise plead.
- 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;
- The real property, which is the subject matter of this action, is located in Lake County, Indiana;
- Plaintiff has been responsible for and maintained the property since receiving the Tax Deed from the Lake County Commissioners on October 23, 2018.

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

- That a Default Judgment Against Defendants Toni Akl; NWI Land Holdings, LLC, Venture Re, LLC; and Any and All Unknown Tenants should be and hereby is entered, against these Defendants in this matter;
- 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 5731 Erie Avenue, Hammond, IN and legally described as:

THE NORTH HALF OF LOT 35 AND THE WEST HALF OF VACANT ADJACENT ALLEY IN BLOCK 1 IN TURNERS 1ST ADDITION TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7 PAGE 31, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Number: 45-06-01-227-013.000-023

More commonly known as 5731 Erie Avenue, Hammond, Indiana 46320

# NOT AN OFFICIAL DOCUMENT

- That any and all claims of listed and named Defendants and the 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;
- 4. Each party to bear their own costs of this action.

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SO ORDERED: this <u>16th</u> day of _	June, 2023
O/Y	Rul Adat Lopes
	Judge, Lake Superior Court SL
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This instrument prepared by: Kevin C. Smith (#18169-45), SMITH SERSIC, LLC, 9301 Calumet Avenue, Suite 1F, Munster, IN 46321, Telephone Number 219-933-7600.