

NON-TAXABLE

Sep 27 2023

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

FILED IN OPEN COURT
September 20, 2023

STATE OF INDIANA) *Beza P.P.* IN THE LAKE SUPERIOR COURT
COUNTY OF LAKE) JUDGE, LAKE SUPERIOR COURT
CIVIL DIVISION, ROOM 700, CROWN POINT, IN

CITY OF HAMMOND, INDIANA)
Plaintiff,) CAUSE NO.: 45D11-1909-PL-000533
-vs-)
PARCEL NO.: 45-02-36-483-049.000-023
ZEVEL, LLC, CR CAPITAL GROUP,)
LLC and ANY AND ALL UNKNOWN) Commonly Known As:
TENANTS,) 5619 Walter Avenue
Hammond, IN 46320
Defendants.)

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, 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:

1. The Plaintiff filed this case on September 2, 2019 and Defendants were served as set out below.
2. Defendants were served by Certified mail as follows and did not appear or answer:
CR Capital Group, LLC, September 14, 2019;
3. Defendants Zevel, LLC and Any and All Unknown Tenants were served by publication on September 19, 26, 2019, and October 3, 2019 and 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

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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;

5. The real property, which is the subject matter of this action, is located in Lake County, Indiana;
6. 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:

1. That a default judgment against Defendants Zevel, LLC, CR Capital Group, LLC and Any and All Unknown Tenants should be and hereby is entered, against these Defendants in this matter;
2. 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 5619 Walter Avenue and legally described as:

LOTS 49 AND 50 IN BLOCK 3 IN H.W. SOHL'S FIFTH ADDITION, TO THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 10, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Number: 45-02-36-483-049.000-023

More commonly known as 5619 Walter Avenue, Hammond, Indiana 46320

3. 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.

SO ORDERED: this September 20, 2023 day of _____, 2023



Judge, Lake Superior Court KW