

FILED IN OPEN COURT
November 4, 2023

2024-503867
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TOTAL FEE: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Rick Adair Lopez

STATE OF INDIANA) JUDGE, LAKE SUPERIOR COURT, IN THE LAKE SUPERIOR COURT
COUNTY OF LAKE) SS: CIVIL DIVISION, ROOM 6 ROOM NO. SIX
) SL CROWN POINT, INDIANA

CITY OF HAMMOND, INDIANA)
Plaintiff,)

-vs-) CAUSE NO.: 45D10-2103-PL-000241

ROSS CANNON; and ANY AND ALL)
UNKNOWN TENANTS,) Parcel No.: 45-02-36-479-026.000-023

)
) Commonly Known As:
) Defendants.) 5518 Alice 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:

1. The Plaintiff filed this case on March 27, 2021, and Defendants were served as set out below:
2. Defendants Ross Cannon Any and All Unknown Tenants were served by publication on June 15, 23, 30, 2022, and did not answer or otherwise plead.

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Defendants were also attempted to be served by sheriff but said service was unsuccessful.

3. 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;
4. The real property, which is the subject matter of this action, is located in Lake County, Indiana;
5. Plaintiff has been responsible for and maintained the property since receiving the Tax Deed from the Lake County Commissioners on November 15, 2019.

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

1. That a Default Judgment Against Defendants Ross Cannon; 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 5518 Alice Avenue, Hammond, IN and legally described as:

THE SOUTH 15 FEET OF LOT 9 IN BLOCK 3 IN SOHL'S 2ND ADDITION IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 12, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Number: 45-02-36-479-026.000-023

**More commonly known as 5518 Alice Avenue, Hammond, Indiana
46320**

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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 14th day of November, 2023



Judge, Lake Superior Court sl

This instrument prepared by: Kevin C. Smith (#18169-45), SMITH SERSIC, LLC, 9410 Calumet Avenue, Suite 203, Munster, IN 46321, Telephone Number 219-933-7600.