

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

CITY OF HAMMOND, INDIANA)
) Plaintiff,)
))
-vs-) CAUSE NO.: 45D11-2103-PL-000243
))
ABED ISSA and ANY AND ALL) Commonly Known As:
UNKNOWN TENANTS) Vacant Lot with no common address
Defendants.))
) Parcel No.: 45-06-01-201-010.000-023

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. Former Defendant Abed Issa was served by Sheriff on September 6, 2022. This Defendant has filed an Answer and has disclaimed his interest in the property and was dismissed as a party defendant by this Court on February 2, 2024.
- 3. Defendants Any and All Unknown Tenants were served by publication on

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November 28, 2022, December 5 & 12, 2022, 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 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 November 15, 2019.

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

1. That a Default Judgment Against Defendants 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 Vacant Lot, Hammond, IN and legally described as:

PARCEL H IN REPLAT OF DOUGLAS POINTE, A PLANNED UNIT DEVELOPMENT, HAMMOND, INDIANA, AS SHOWN IN PLAT BOOK 74, PAGE 19, IN LAKE COUNTY, INDIANA, AS AMENDED BY CORRECTIVE PLAT OF THE REPLAT OF DOUGLAS POINTE RECORDED IN PLAT BOOK 76, PAGE 49, IN LAKE COUNTY, INDIANA.

Property Number: 45-06-01-201-010.000-023

More commonly known as Vacant Lot, Hammond, Indiana

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

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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.

February 6, 2024

SO ORDERED: this _____ day of _____, 2024

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Judge, Lake Superior Court

FILED IN OPEN COURT

February 6, 2024



JUDGE, LAKE SUPERIOR COURT,
CIVIL DIVISION, ROOM 7

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