

# NOT AN OFFICIAL DOCUMENT

2024-504570 STATE OF INDIANA  
02/14/2024 10:25 AM LAKE COUNTY  
TOTAL FES: 25.00 FILED FOR RECORD  
BY: 105 GENERAL  
PG #: 3 RECORDER

STATE OF INDIANA )  
 )  
COUNTY OF LAKE )

IN THE LAKE SUPERIOR COURT  
ROOM NO. TWO  
EAST CHICAGO, INDIANA

CITY OF HAMMOND, INDIANA )  
Plaintiff )  
February 13, 2024

-vs-

CLERK LAKE SUPERIOR COURT ) CAUSE NO.: 45D02-2103-PL-000216

LAWRENCE R. SEARS and ANY AND ALL )  
UNKNOWN TENANTS, )  
 )  
Defendants. )

Parcel No.: 45-07-06-203-001.000-023  
Commonly Known As:  
5707-57 Columbia 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 21, 2021, and Defendants were served as set out below:
2. Defendants Lawrence R. Sears, and Any and All Unknown Tenants were served by publication on June 30, July 7 & 14, 2022, and did not answer or otherwise plead.

**FILED**

Feb 14 2024 BDD  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

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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 Lawrence R. Sears; 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 5707-57 Columbia Avenue, Hammond, IN and legally described as:

**LOTS 10, 11, AND THE NORTH 1/2 OF LOT 9, BLOCK 1, REDIVISION OF LOTS 1 TO 57, BLOCK 1, AND LOTS 1 TO 52, BLOCK 2, BLACKMUN'S ADDITION TO THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 12, PAGE 1, LAKE COUNTY, INDIANA.**

**Property Number: 45-07-06-203-001.000-023**

**More commonly known as 5707-57 Columbia 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;

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4. Each party to bear their own costs of this action.

SO ORDERED: this \_\_\_\_\_ day of **February 13, 2024**, 2024.



\_\_\_\_\_  
Judge, Lake Superior Court

Property of Lake County Recorder

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.