

4

STATE OF INDIANA)
COUNTY OF LAKE)

SS: 2008 045500

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2008 JUN 23 7:12:41

NICHOLAS A. BROWN
RECORDER

**AFFIDAVIT OF NOTICE OF LIEN CLAIMANT'S
FAILURE TO TIMELY INITIATE SUIT**


Comes now Larry D. Stassin and after being duly sworn states as follows:

1. That I am an attorney admitted to practice law by the Indiana Supreme Court and hold Attorney No. 15270-49.

2. That I represent Tom Anderson, owner of three (3) parcels of property located in Lake County, Indiana, more commonly known at 9243 Spring Street, Highland; 3832 Missouri, Hammond; and a third parcel legally described as Part South 1/4 NE SW except R/W section 26 Township 26 Range 9 2.681 acres; all of which are more fully described in the Claim of Liens filed by Dane Jackson on or about April 2, 2008, and recorded as under Document Numbers 2008 023449; 2008 023447; and 2008 023448, respectively, in the Office of the Recorder of Lake County, in the matter of those lien claims. A copy of said Claim of Liens are attached hereto, made a part hereof and marked as Exhibit "A."

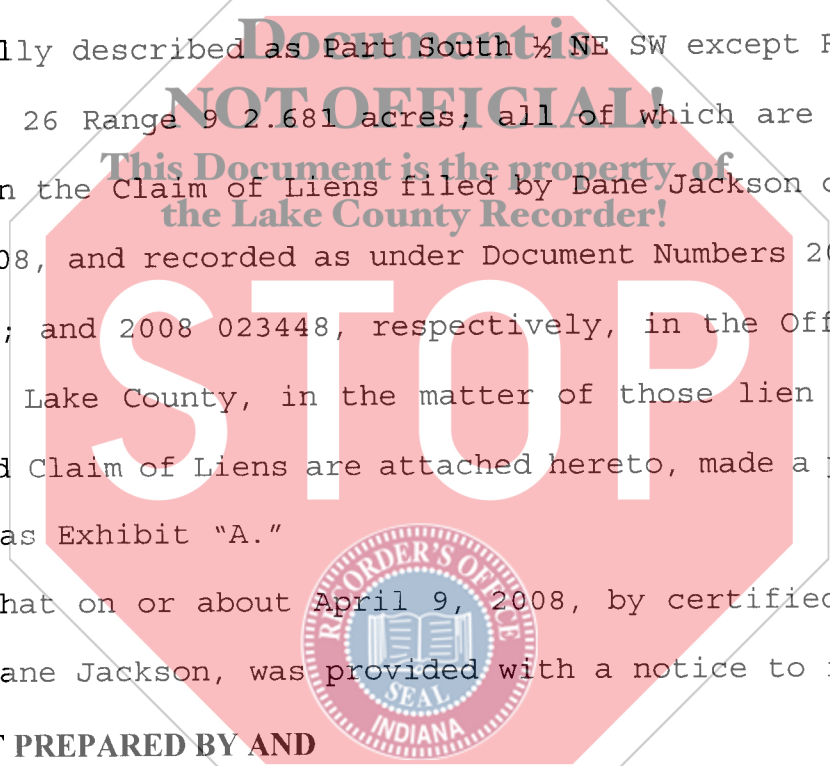
3. That on or about April 9, 2008, by certified mail lien claimant, Dane Jackson, was provided with a notice to foreclose

INSTRUMENT PREPARED BY AND

RETURN TO:  Larry D. Stassin, Esq. of Layer, Tanzillo, Stassin, & Babcock, P.C.,
1160 Joliet St., Suite 201, Dyer, IN 46311

I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.


LARRY D. STASSIN



28.00
V#3303
3335
PB

AFFIDAVIT (con't)

liens as required by statute. Pursuant to that notice, demand was made upon lien claimant to commence a suit to foreclose Claim of Liens which were filed by the lien claimant on or about April 2, 2008, 2008, under the above-stated Document Numbers in the Office of the Recorder of Lake County. A copy of said notice, return receipt card, as well as envelope are attached hereto as Exhibit "B."


4. That said notice advised the lien claimant of his obligation to initial lawsuit within thirty (30) days of his receipt of the notice pursuant to the provisions of Indiana Code 32-28-3-10 and 6-1 & 2.

5. That lien claimant has failed to file a suit to foreclose on his Claim of Liens within the statutory time allotted. That as a result of lien claimant's failure to timely file suit, the Claim of Liens filed on or about April 2, 2008, regarding the above-described properties are therefore null and void as a matter of law.

6. That no unsatisfied judgment has been rendered as to these lien claims.

FURTHER, AFFIANT SAYETH NOT.




Larry D. Stassin
LAYER, TANZILLO, STASSIN &
BABCOCK, P.C.
1160 Joliet St., Suite 201
Dyer, IN 46311
219-865-6262

AFFIDAVIT (con't)

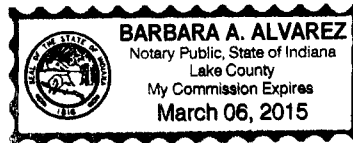
SUBSCRIBED AND SWORN TO BEFORE me, a Notary Public, this

5th day of June, 2008.

Barbara A. Alvarez
Notary Public (signature)
Barbara A. Alvarez

My Commission Expires: 3/6/15

County of Residence: Lake



3

2008 023449

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2008 APR -2 PM 1:32

MICHAEL A. BROWN
RECORDER

Recording requested by: _____

When recorded, mail to: _____

Name: TOM ANDERSON

Address: PO BOX 3306

City: MUNSTER

State/Zip: IN 46321

Space above reserved for use by Recorder's Office

Document prepared by: GRANTER ↓

Name DANE JACKSON

Address PO BOX 2152/624 HWY 57

City/State/Zip CHESTERTON, IN 46304

Claim of Lien

State of INDIANA

County of LAKE

I, DANE JACKSON, being duly sworn, state the following:

In accordance with an agreement to provide labor and/or material, I did furnish the following labor and/or materials:

INTERIOR / EXTERIOR REMODELING

on the following described real property located in LAKE County,

State of INDIANA, commonly known as: 9243 SPRING ST
HIGHLAND, IN

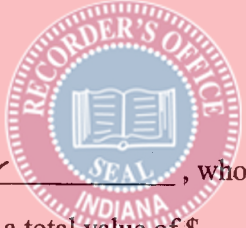
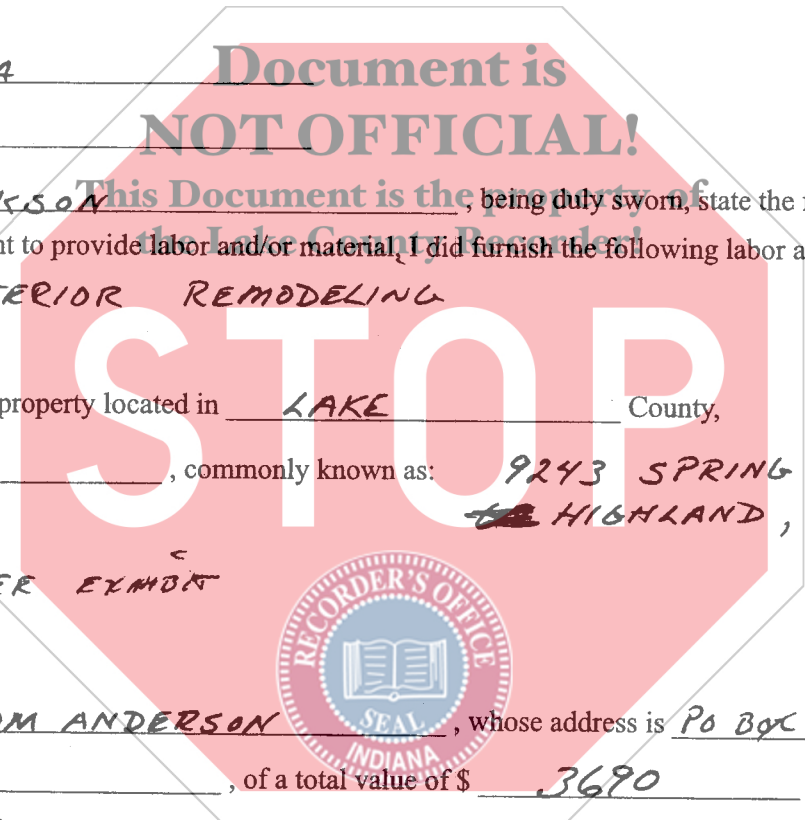
and legally described as: SEE EXHIBIT

which property is owned by TOM ANDERSON, whose address is PO BOX 3306
MUNSTER IN, of a total value of \$ 3690, of which there

remains unpaid \$ 763, and I further state that I furnished the first of the items on the date of 7/27/07, and the last of the items on the date of 2/2/08

I hereby, under the laws of the State of INDIANA, claim a lien against the above-described property in the amount of money, stated above, which remains unpaid to me.

EXHIBIT
"A"
tabbies



150
CS
Rm

2008 023447

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2008 APR -2 PM 1:32

MICHAEL A. BROWN
RECORDER

Recording requested by: _____

When recorded, mail to: _____

Name: TOM ANDERSON

Address: PO BOX 3306

City: MUNSTER

State/Zip: IN 46321

Space above reserved for use by Recorder's Office

Document prepared by: GRANTEE

Name DANE JACKSON

Address PO BOX 2152/624 11th ST.

City/State/Zip CHESTERTON IN 46304

Claim of Lien

State of INDIANA

County of LAKE

I, DANE JACKSON, being duly sworn, state the following:

In accordance with an agreement to provide labor and/or material, I did furnish the following labor and/or materials:

LOCATE, ORGANIZE ACQUISITION OF SAID PROPERTY. START REHAB WORK

on the following described real property located in LAKE County,

State of INDIANA, commonly known as: 3832 MISSOURI

and legally described as: STOCK YARDS ADDITION TOLLISTON ALL L. 16 BL. 8 N. 2
L. 18 BL. 8

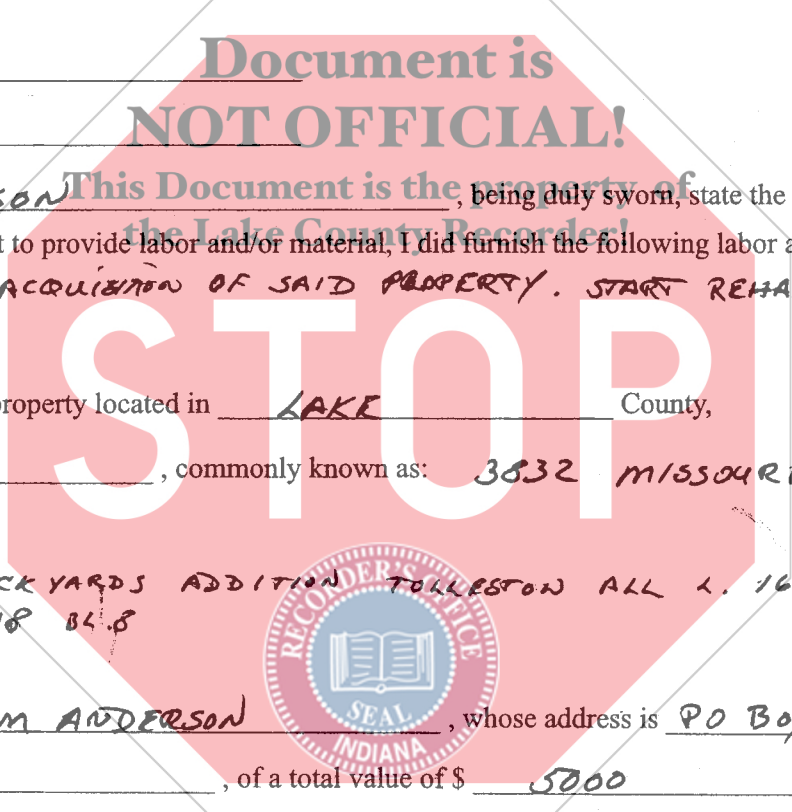
which property is owned by TOM ANDERSON, whose address is PO BOX 3306

MUNSTER IN, of a total value of \$ 5000, of which there

remains unpaid \$ 763, and I further state that I furnished the first of the items on the date of

7/27/07, and the last of the items on the date of 2/2/08

I hereby, under the laws of the State of INDIANA, claim a lien against the above-described property in the amount of money, stated above, which remains unpaid to me.



1300
CS
R2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2008 023448

2008 APR -2 PM 1:32

MICHAEL A. BROWN
RECORDER

Recording requested by: _____

When recorded, mail to: _____

Name: TOM ANDERSON

Address: PO BOX 3306

City: MUNSTER

State/Zip: IN 46321

Space above reserved for use by Recorder's Office

Document prepared by: GRANTER ✓

Name JANE JACKSON

Address PO BOX 2152 / 624 11th st.

City/State/Zip CHESTERTON IN 46304

Claim of Lien

State of INDIANA

County of LAKE

I, JANE JACKSON, being duly sworn, state the following:

In accordance with an agreement to provide labor and/or material, I did furnish the following labor and/or materials:

DEVELOPEMENT PROCESS OF 2.681 ACRE PARCEL LISTED BELOW

on the following described real property located in LAKE County,

State of INDIANA, commonly known as:

and legally described as: PART SOUTH 1/2 NE SW EXCEPT R/W SECTION 26 TOWNSHIP 26 RANGE 9 2.681 ACRES

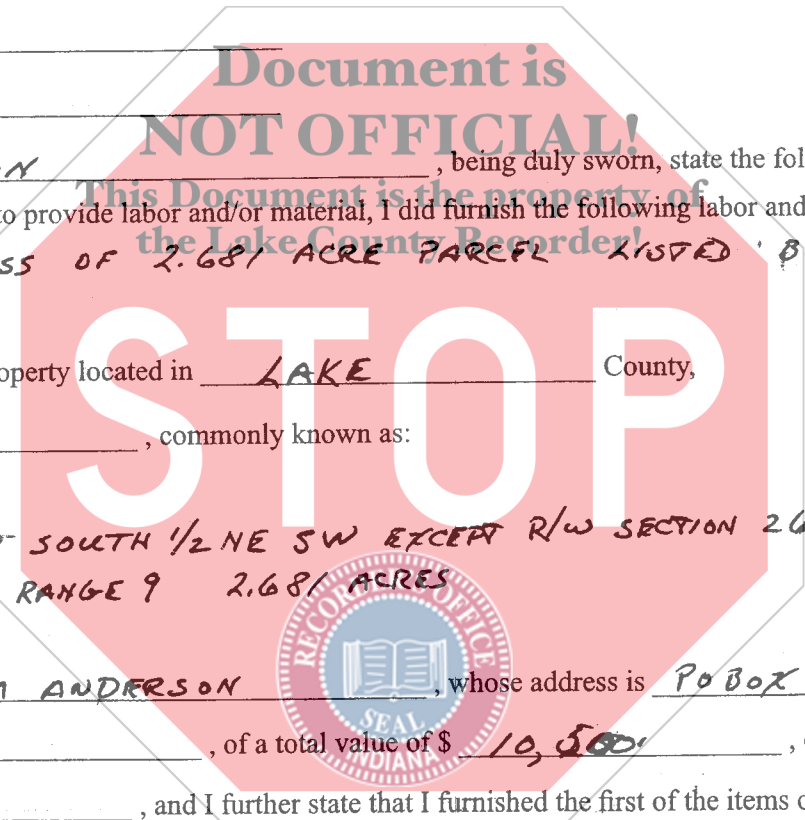
which property is owned by TOM ANDERSON, whose address is PO BOX

MUNSTER IN, of a total value of \$ 10,500, of which there

remains unpaid \$ 764, and I further state that I furnished the first of the items on the date of

7/27/07, and the last of the items on the date of 2/2/08

I hereby, under the laws of the State of INDIANA, claim a lien against the above-described property in the amount of money, stated above, which remains unpaid to me.



1300
CS
RM



Layer • Tanzillo
Stassin & Babcock p.c.
Attorneys at Law

April 9, 2008

VIA CERTIFIED MAIL

Ronald F. Layer
Andrew R. Tanzillo
Larry D. Stassin
Michael D. Babcock
Julie A. Demange

Dane Jackson
758 Indiana Boundary Rd.
Chesterton, IN 46304

RE: Tom Anderson

1160 Joliet St. (Rte. 30)
Suite 201 • Dyer, IN 46311

Dear Mr. Jackson:

Phone 219-865-6262
Fax 219-865-9230
www.ltsblaw.net

Please be advised that I represent Tom Anderson regarding the Claim of Liens filed by you in the Lake County Recorder's office on or about April 2, 2008. I have reviewed said liens with my client and would dispute the fact that the last date that you did work on any of these properties was February 2, 2008. In fact, the last date that you did work on any of these properties was more than 90 days prior to the filing of your lines.

Pursuant to Indiana law, please be advised that we dispute your Claim of Liens and by way of this letter are advising you to take any and all necessary action to foreclose on the same.

Very truly yours,

LAYER, TANZILLO, STASSIN,
and BABCOCK, P.C.

Larry D. Stassin

LDS/baa

cc: Tom Anderson

