

2

2017 086367

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 DEC 20 AM 9:48

MICHAEL B. BROWN  
RECORDER

NOTICE OF LIEN FOR UNPAID ASSOCIATION CHARGES

TO: The Recording Officer of Lake County Indiana

Shirley A. Tipton-Conerly and L'Tanya Yvette Jones (hereinafter referred to as the "Unit Owner") residing in Unit

West half of LOT 32, IN MESA RIDGE, A SUBDIVISION IN THE TOWN OF MERRILLVILLE, INDIANA AS PER RECORD PLAT THEREOF APPEARING IN PLAT BOOK 96, PAGE 55, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as 1246 W. 84<sup>th</sup> Place Merrillville, INDIANA 46410; and whom else it may concern:

Notice is hereby given that the Board of Directors of the Mesa Ridge Property Owners Association, Inc. (the "HOA"), the undersigned lienor, has and claims a lien for unpaid common charges, pursuant to the HOA covenants, restrictions and bylaws that are duly recorded and made part of the Unit Owner's chain of title as follows:

1. The name of the lienor is the Mesa Ridge Home Owners Association by the Board of directors acting on behalf of all unit owners of the HOA, pursuant to all applicable laws and acts of the State of Indiana, as amended, executed on or about November 14, 2006, and recorded as document number 2004112275, in the office of the recording officer for Lake County (hereinafter called the "Declaration").

2. The name of the owner of the real property described below, against whose interest lienor claims a lien, is 1246 W. 84<sup>th</sup> Place Merrillville, INDIANA 46410 and their interest is fee title owner.

3. The property subject to the lien claimed herein is that portion of the HOA member properties designated as Unit lot 32 in the Declaration referred to above (hereinafter called the "Unit"), which Unit is also designated as 1246 W. 84<sup>th</sup> Place Merrillville, INDIANA 46410 ("Address") and parcel # 45-12-21-381-013.000-030

4. As provided in the Declaration, the owner of the unit is liable for a proportionate share of the common expenses of the HOA dues and assessments equal to at least twenty-five dollars to be paid annually as that amount may be assessed from time to time.

5. As recited in the Unit Deed to the Unit accepted by Shirley A. Tipton-Conerly and L'Tanya Yvette Jones as grantee, and recorded in Lake County on June 29, 2009, the Unit is held subject to all terms and conditions contained in the Declaration, including the condition that the proportionate share of common expenses set forth above must be paid by the Unit Owner.

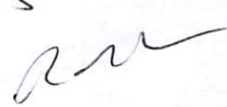
6. Common charges and accrued interest thereon, in the aggregate amount of \$ 82.00, plus interest and all associated costs, are and remain due and owing with respect to the Unit.

The undersigned, as the board of managers acting on behalf of all unit owners who are members of the HOA organized pursuant to Indiana Law, claims a lien on Unit 1246 W. 84<sup>th</sup> Place Merrillville, INDIANA 46410 until all sums for unpaid common charges and accrued interest thereon shall have been paid.

Mesa Ridge Property Owners Association, Inc.

By:   
James Petner, President

James Petner  
1172 West 84th Drive  
Merrillville, IN 46410-6599


25-103  


**Document is NOT OFFICIAL!**

**This Document is the property of the Lake County Recorder!**

**STOP**

CHERYL J. BURNS  
Notary Public, State of Indiana  
Lake County  
Commission # 534566  
My Commission Expires  
April 12, 2020



STATE OF Lake

COUNTY OF County

SS:

**ACKNOWLEDGEMENT**

Before me, a Notary Public in and for said County and State, personally appeared James Petner who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true. Witness my hand and Notary Seal this 18 day of DEC, 2020

Resident of Lake County, Indiana.

Signature

My Commission Expires:

Printed

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.

[Name]

This instrument prepared by

James Petner

