

2017 086897

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 DEC 21 PM 12:29

NOTICE OF LIEN FOR UNPAID ASSOCIATION CHARGES

MICHAEL B. BROWN
RECORDER

TO: The Recording Officer of Lake County Indiana

ROSEANN NICHOLSON (hereinafter referred to as the "Unit Owner") residing in Unit

LOT 3, EXCEPTING THE WEST 43.0 FEET THEREOF, 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 1220 W. 84th LANE 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 Homeowners Association by the board of directors acting on behalf of all unit owners of the HOA, pursuant to 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 1220 W. 84th LANE 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 3 in the Declaration referred to above (hereinafter called the "Unit"), which Unit is also designated as 1220 W. 84th LANE Merrillville, INDIANA 46410 ("Address") and parcel # 45-12-21-380-0067000030.


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 ROSEANN NICHOLSON as grantee, and recorded in Lake County on APRIL 4, 2014, 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 1220 W. 84th LANE 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

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STOP

STATE OF Lake
COUNTY OF County

SS: ACKNOWLEDGEMENT

Before me, a Notary Public in and for said County and State, personally appeared James Petrol 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 18th day of December, 2017.

Resident of Lake County, Indiana. Signature [Signature]

My Commission Expires: August 10, 2023 Printed Sarah Seto-Lee

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.

This instrument prepared by James Petrol

