## 2017 086914

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2017 DEC 21 PM 12: 31

## NOTICE OF LIEN FOR UNPAID ASSOCIATION CHARGES

MICHAEL B. BROWM RECORDER

TO:

The Recording Officer of Lake County Indiana

Patricia Ann Browder, (hereinafter referred to as the "Unit Owner") residing in Unit

THE WEST HALF OF LOT 42 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 1128 W. 84<sup>TH</sup> DRIVE 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 liener is the Mesa Ridge Homeowners 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 1128 W. 84<sup>TH</sup> DRIVE 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 <u>lot 42</u> in the Declaration referred to above (hereinafter called the "Unit"), which Unit is also designated as <u>1128 W. 84<sup>TH</sup> DRIVE Merrillville</u>, <u>INDIANA 46410</u> ("Address") and parcel # 45-12-21-379-01.000-030
- 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 Patricia Ann Browder as grantee, and recorded in Lake County on November 18, 2005, 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 <u>1128 W. 84<sup>TH</sup> DRIVE Merrillville</u>, <u>INDIANA</u> 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

25-10le

## Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

	STATE OF Lake ) SS: ACKNOWLEDGEMENT
Signatura Signat	COUNTY OF County
IRN of rr 345 xpir xpir	Before me, a Notary Public in and for said County and State, personally appeared
10 Pure 10 Pur	who acknowledged the execution of the foregoing instrument, and what having been duly sworn, stated that any representations
Sta	therein contained are true. Witness my hand and Notary Seal this A day of DEC 29 17
RYL Iblic, ake nissic mmls	Resident of Lake County, Indiana. Signature Charles Buch
CHE CONTROLL AD V CONTROLL	My Commission Expires:ERS Original C . Bull
O SO	I affirm, under the penalties for perjury, that I have taken reasonable care to reduct each Social Security number in this document,
STATE OF THE PARTY	unless required by law.
SEAL SEAL	This instrument prepared by James The Andre
The manual of	The ADIAN AUTHOR
· Company of the comp	