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STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

8:32 AM

2023 Mar 13

SWORN STATEMENT OF INTENTION TO HOLD ASSESSMENT LIEN

This communication is from a Debt Collector.

This is an attempt to collect a debt and
any information obtained will be used for that purpose.

Cedar Lake, IN 46303		
STATE OF INDIANA)	
COUNTY OF LAKE)	SS

Angela Sanchez

TO:

The undersigned Board of Directors of the Centennial of Cedar Lake Townhomes Association, Inc. (the "Association"), first duly sworn, make this Sworn Statement of Intention to Hold Assessment Lieu upon the property described below and say that: The undersigned,

Centennial of Cedar Lake Townhomes Association, Inc. c/o 1st American Management Co., Inc. 3408 Enterprise Avenue Valparaiso. Indiana 46383

intends to hold lien for non-payment of Association assessments, late fees, attorney's fees, covenant violation fees, and filing fees (through March 6, 2023), plus any and all Association assessments, late fees, attorney's fees, or other fees and costs assessed or incurred in the future on land commonly known as 10334 Heritage Way, Cedar Lake, IN 46303 and legally described as:

Part of Lot 188 in Centennial Subdivision, Phase 1, as Addition to the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 102 Page 30, in the Office of the Recorder of Lake County, Indiana, which part of said Lot is described as follows:

Commencing at the Northerly most corner of said Lot 188; thence South 52 degrees 27 minutes 03 seconds West, along the Northwesterly line of said Lot, a distance of 217.96 feet to the true Point of Beginning; thence continuing South 52 degrees 27 minutes 03 seconds West, along the Northwesterly line, 22.0 feet; thence South 37 degrees 32 minutes 57 seconds East, 86.50 feet to the Northerly line of the 6 foot sidewalk easement across said Lot; thence North 52 degrees 27 minutes 03 seconds East, along said easement 22.0 feet, thence North 37 degrees 32 minutes 57 seconds West, 86.50 feet to the Point of Beginning.

Commonly known as 10334 Heritage Way, Cedar Lake, IN 46303

Parcel No. 45-15-28-453-015.000-014

25 12045

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as well as on all buildings, other structures and improvements located thereon or connected therewith.

The amount claimed under this Statement is Three Thousand Two Hundred Twenty-Four Dollars and 64/100 Cents (33,224.64) as of March 6, 2023, and includes late fees, attorney's fees, covenant violation fees, filing/recording fees, plus any and all Association assessments, late fees, attorney's fees, or other fees and costs assessed or incurred in the future.

This assessment has been put of record for services furnished by the Association to the above-named homeowner of the above-named Association of the above-described real estate as authorized by said Declaration of Covenants, as amended.

Dated this 8 day of March, 2023

Centennial of Cedar Lake Townhomes Association, Inc.

1st American Management Co., Inc.

Зу:

Michael R. Bottos, as Agent for Centennial of Cedar Lake Townhomes Association, Inc.

Before me personally appeared Michael R. Bottos, CPM, Agent for Centennial of Cedar Lake Townhomes Association, Inc., and acknowledged the execution of the foregoing Sworn Statement of Intention to Hold Assessment Lien, and having been duly sworn, stated that the representations contained therein are true.

Subscribed and sworn to me this 8 day of March, 2023

SHARILYN RENEE LARSON
My Commission Expires
SEAL 1-1
September 28, 2029
Commission Number NP 0546894
La Pold County

Notary Public
Printed Name: SHARILY N

My Commission Expires:

[Seal]

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

> /s/ T. Allon Renfro T. Allon Renfro

Property or Lake County Recorder This instrument prepared by: T. Allon Renfro, Swanson, Martin & Bell, LLP