NOT AN OFFICIAL DOCUMENT

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.

TO:	Salvatore Cappello and Laura Cappello		
	10417 Freedom Way		
	Cedar Lake, IN 46303		
STAT	TE OF INDIANA)	
	() ₄)	SS
COU	NTY OF LAKE)	

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 Valnaraiso, 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 10417 Freedom Way, Cedar Lake, IN 46303 and legally described as:

The Southwesterly 22.00 feet of the Northeasterly 59.92 feet of Lot 204 in Centennial Subdivision Phase 13, as per plat thereof, recorded in Plat Book 111 Page 91, in the office of the recorder of Lake County, Indiana.

Commonly known as 10417 Freedom Way, Cedar Lake, IN 46303

Parcel No. 45-15-28-383-011.000-014

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

The amount claimed under this Statement is Three Thousand Four Hundred Ninety-Nine Dollars and 25/100 Cents (\$3,499.25) as of March 6, 2023, and includes late fees, attorney's fees, ovenant 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.

25,44

- NOT AN OFFICIAL DOCUMENT

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 & day of March, 2023

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Centennial of Cedar Lake Townhomes Association, Inc.

By: Ist American Management Co., Inc.

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.

By:

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

Notary Public

Printed Name: SHARILYN R. LARSON

My Commission Expires:

[Seal]

SHARBYN RENEE LARSON
My Commission Expires
September 29, 2029
Commission Number NP0646894
La Porte County

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

This instrument prepared by: T. Allon Renfro, Swanson, Martin & Bell, LLP 330 N. Wabash, Suite 3300, Chicago, IL 60611