

STATE OF INDIANA)
)SS: IN THE LAKE COUNTY SUPERIOR COURT
COUNTY OF LAKE) CAUSE NO. 45C01-2304-EU-157

IN THE MATTER OF THE UNSUPERVISED ESTATE)
)
OF JOANNE K. VOS, DECEASED.)

NOTICE OF LIEN LIS PENDENS


KNOW ALL PERSONS, by these representations that pursuant to IC 32-30-11-4 on the 26th day of April, 2023, this action was commenced in the above identified court and remains on file and of record in the office of the Clerk of the Lake Superior Court. According to such record:

1. The names of the parties to this action are: Ardy Iwema, Makenzie Vos, and Loretta Keizer as heirs of the Estate.
2. A description of the real property affected is:

See attached.

Commonly Known As: 13701 Lauerman Street, Unit 58, Cedar Lake, IN 46303
Parcel Nos: 45-15-27-177-907,000-014
3. The heirs, Ardy Iwema, Makenzie Vos, and Loretta Keizer, by and through the Estate, claim an interest in the real property identified above.
4. The nature of the interest claimed by the heirs above, is that each holds a beneficial interest in the sale of the real estate, and the real estate is set to be improperly disposed by the Estate, without maximizing said value.

Notice Is Hereby Given to bona fide purchasers and encumbrancers of the aforesaid property, or any interest therein, that upon registration of this abstract with the Lake County Clerk's office that Ardy Iwema, Makenzie Vos, and Loretta Keizer have a lien lis pendens upon said property, as provided in IC 32-30-11-3.

Respectfully submitted


/s/Nathan D. Vis
Nathan D. Vis (#29535-45)
Vis Law, LLC
12632 Wicker Avenue
Cedar Lake, Indiana 46303
(219) 230-4533
ndv@nvislaw.com

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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-011591

11:34 AM 2023 Apr 28

NOT AN OFFICIAL DOCUMENT

Before me, the undersigned, a Notary Public in and for said County and State, this 26th day of April, 2023, personally appeared **Nathan D. Vis**, and acknowledged the execution of the foregoing document. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 712363
My commission expires: 4-14-26
Resident of Lake County
Notary Public

Signature Lisa M. Kmety
Printed Lisa M. Kmety

This instrument prepared by : NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303



I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law.

/s/ Nathan D. Vis

Property of Lake County Recorder

PARCEL 1:

A PARCEL OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND P.M. AS SHOWN AS ALL OF LOT 4 AND THE SOUTH HALF OF LOT 5 IN BLOCK 17 ON AN UNRECORDED PLAT OF THE CEDAR LAKE CONFERENCE GROUNDS BY P.L. KNIGHT AND SONS, DATED APRIL 17, 1923 AND REVISED APRIL 1, 1925 IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS LINE OF SAID SECTION LENGTH OF 5316.6 FEET AS MEASURED (BASED ON THE WEST BETWEEN POUND LAKE COUNTY SURVEYOR'S MONUMENTS AND AN ASSUMED BEARING OF SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST FOR SAID WEST LINE); THENCE NORTH 85 DEGREES 57 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2464.80 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF THE LAND AS DESCRIBED IN A WARRANTY DEED TO JACK VAN RAMSHORST AND SHIRLEY VAN RAMSHORST, RECORDED IN A WARRANTY DEED TO JACK VAN RAMSHORST AND THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA (ALL OF THE FOLLOWING COURSES AND DISTANCES ARE BASED ON FIELD MEASUREMENTS OF THE MONUMENTATION AT LOT, STREET AND BLOCK CORNERS AS FOUND IN PLACE ON THIS SURVEY AND IN THE LOCATION AS SHOWN AS LOTS, STREETS AND BLOCKS ON SAID KNIGHT PLAT OR AS FOUND, VERIFIED OR SET ON PREVIOUS SURVEYS RECORDED IN 1.) SURVEY BOOK 08, PAGE 14 ON MAY 10, 2001 2.) SURVEY BOOK 10, PAGE 75 ON SEPTEMBER 24, 2004. 3.) SURVEY BOOK 11, PAGE 63 ON SEPTEMBER 8, 2004. 4.) SURVEY BOOK 14, PAGE 71 ON MAY 8, 2006 5.) BOOK 13 PAGE 90 AND ON RECORD DESCRIPTIONS OF THE SURVEYED AND ADJOINING PARCELS AS SHOWN IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA; CONTINUING NORTH 03 DEGREES 48 MINUTES 59 SECONDS WEST ALONG SAID EASTERLY LINE, 202.50 FEET TO THE NORTHWEST CORNER OF THE LAND DESCRIBED IN A DEED TO ALBERT O'BEEBE, RECORDED OCTOBER 6, 1897 IN RECORD 83, PAGE 128 IN SAID RECORDER'S OFFICE, THENCE NORTH 15 DEGREES 07 MINUTES 23 SECONDS WEST, CONTINUING ALONG THE EASTERLY LINE OF SAID LAND DESCRIBED IN DOCUMENT NUMBER 97031482, AND THE LAND DESCRIBED IN WARRANTY DEED NUMBER 92001987, RECORDED JAN. 10, 1992, 490.85 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 45 SECONDS EAST, 20.85 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND EASTERLY 20 FEET AS MEASURED PERPENDICULAR FROM THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID DOCUMENT NUMBER 97031482 AND DOCUMENT NUMBER 92001987; THENCE CONTINUING SOUTH, 88 DEGREES 41 MINUTES 45 SECONDS EAST, 102.39 FEET TO THE SOUTHWEST CORNER OF LOT 4 AS SHOWN ON SAID KNIGHT PLAT AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 41 MINUTES 45 SECONDS EAST ALONG SAID SOUTHERLY LINE OF BLOCK 17, 87.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, IN SAID BLOCK 17 AS SHOWN ON SAID KNIGHT PLAT, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF A 15 FOOT WIDE FERRYWAY AS SHOWN ON SAID KNIGHT PLAT; THENCE NORTH 23 DEGREES 45 MINUTES 49 SECONDS WEST ALONG SAID EASTERLY LINE, 42.62 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF LOT 5, BLOCK 17 AS SHOWN ON SAID KNIGHT PLAT; THENCE NORTH 88 DEGREES 40 MINUTES 48 SECONDS WEST, 74.25 FEET TO THE WEST LINE OF SAID LOT 5; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT 5 AND THE WEST LINE OF LOT 4, 1994.95 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND P.M. AS SHOWN AS ALL OF LOTS 1, 2, 3, AND 4 AND THE NORTH 20 FEET OF LOT 7 IN BLOCK 16 ON AN UNRECORDED PLAT OF THE CEDAR LAKE CONFERENCE GROUNDS BY F.L. KNIGHT AND SONS, DATED APRIL 17, 1923 AND REVISED APRIL 1, 1925 IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 2657.6 FEET FROM THE NORTHWEST CORNER OF SAID SECTION (BASED ON THE WEST LINE OF SAID SECTION LENGTH OF 5316.6 FEET AS MEASURED OCTOBER 26, 1998 BETWEEN POUND LAKE COUNTY SURVEYOR'S MONUMENTS AND AN ASSUMED BEARING OF SOUTH 89 DEGREES 00 MINUTES 00 SECONDS EAST FOR SAID WEST LINE); THENCE NORTH 85 DEGREES 57 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2464.80 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF THE LAND AS DESCRIBED IN A WARRANTY DEED TO JACK VAN RAMSHORST AND SHIRLEY VAN RAMSHORST, RECORDED IN A WARRANTY DEED TO JACK VAN RAMSHORST AND THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA (ALL OF THE FOLLOWING COURSES AND DISTANCES ARE BASED ON FIELD MEASUREMENTS OF THE MONUMENTATION AT LOT, STREET AND BLOCK CORNERS AS FOUND IN PLACE ON THIS SURVEY AND IN THE LOCATION AS SHOWN AS LOTS, STREETS AND BLOCKS ON SAID KNIGHT PLAT OR AS FOUND, VERIFIED OR SET ON PREVIOUS SURVEYS RECORDED IN 1.) SURVEY BOOK 08, PAGE 14 ON MAY 10, 2001 2.) SURVEY BOOK 10, PAGE 75 ON SEPTEMBER 24, 2004. 3.) SURVEY BOOK 11, PAGE 63 ON SEPTEMBER 8, 2004. 4.) SURVEY BOOK 14, PAGE 71 ON MAY 8, 2006 5.)

FLAT OF SURVEY RECORDED NOV. 17, 2005 AS DOCUMENT NUMBER 2005101548 SURVEY BOOK 13, PAGE 90 AND ON RECORD DESCRIPTIONS OF THE SURVEYED AND ADJOINING PARCELS AS SHOWN IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA); THENCE NORTH 03 DEGREES 48 MINUTES 59 SECONDS WEST ALONG SAID EASTERLY LINE, 202.50 FEET TO THE NORTHWEST CORNER THE LAND DESCRIBED IN A DEED TO ALBERT O'BEEBS, RECORDED OCTOBER 6, 1897 IN RECORD 83, PAGE 128 IN SAID RECORDER'S OFFICE; THENCE NORTH 15 DEGREES 07 MINUTES 29 SECONDS WEST, CONTINUING ALONG THE EASTERLY LINES OF SAID

LAND DESCRIBED IN DOCUMENT NUMBER 97011482, AND THE LAND DESCRIBED IN WARRANTY DEED NUMBER 92001987 RECORDED JAN. 10, 1992, 480.85 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 45 SECONDS EAST, 20.85 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND EASTERLY 20 FEET AS MEASURED PERPENDICULAR FROM THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID DOCUMENT NUMBER 97011482 AND DOCUMENT NUMBER 92001987; THENCE SOUTH 15 DEGREES 07 MINUTES 29 SECONDS EAST, ALONG SAID PARALLEL, 20 FOOT LINE, 12.51 FEET TO THE NORTHWEST CORNER OF LOT ONE, BLOCK 16 AS SHOWN ON SAID KNIGHT FLAT, AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 15 DEGREES 07 MINUTES 29 SECONDS EAST ALONG SAID PARALLEL LINE, 82.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 16; THENCE SOUTH 88 DEGREES 30 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK 16, 138.03 FEET TO THE SOUTHEAST CORNER OF LOT 4 IN SAID BLOCK 16 AS SHOWN ON SAID KNIGHT FLAT; THENCE NORTH 00 DEGREES 15 MINUTES 17 SECONDS WEST, 59.64 FEET TO THE SOUTHWEST CORNER OF THE NORTH 20 FEET OF LOT 7, IN SAID BLOCK 16; THENCE SOUTH 88 DEGREES 41 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTH 20 FEET OF LOT 7, 56.58 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY LINE OF A 15 FOOT WIDE PARWAY AS SHOWN ON SAID KNIGHT FLAT; THENCE NORTH 21 DEGREES 01 MINUTES 54 SECONDS WEST, ALONG SAID SOUTHWESTERLY LINE, 277.76 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 IN SAID BLOCK 16; THENCE NORTH 88 DEGREES 41 MINUTES 45 SECONDS WEST, ALONG THE NORTH LINE OF SAID BLOCK 16, 373.25 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND P.M. IN THE TOWN OF CEDAR LAKE, LAKE COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 2657.8 FEET FROM THE NORTHWEST CORNER OF SAID SECTION (BASED ON THE WEST LINE OF SAID SECTION LENGTH OF 5316.6 FEET AS MEASURED OCTOBER 26, 1998 BETWEEN FOUND LAKE COUNTY SURVEYOR'S MONUMENTS AND AN ASSUMED BEARING OF SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE); THENCE NORTH 69 DEGREES 37 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2460.86 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF THE LAND AS DESCRIBED IN A WARRANTY DEED TO GARY VAN ROBERTSON AND SHERRILL VAN ROBERTSON, RECORDED AS DOCUMENT NUMBER 9711482, ON MAY 19, 1897 IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA; ALL OF THE FOLLOWING COURSES AND DISTANCES ARE BASED ON FIELD MEASUREMENTS OF THE MONUMENTATION AT LOT, STREET AND BLOCK CORNERS AS FOUND IN PLACE OR, THIS SURVEY AND IN THE LOCATION AS SHOWN AS LOTS, STREETS AND BLOCKS ON SAID KNIGHT FLAT OR AS FOUND, VERIFIED OR SET ON PREVIOUS SURVEYS RECORDED IN A.) SURVEY BOOK 08, PAGE 14 ON MAY 10, 2001 2.) SURVEY BOOK 10, PAGE 75 ON DECEMBER 24, 2003, 3.) SURVEY BOOK 11, PAGE 63 ON SEPTEMBER 8, 2004, 4.) SURVEY BOOK 14, PAGE 71 ON MAY 8, 2006 5.) PLAT OF SURVEY RECORDED NOV. 17, 2005 AS DOCUMENT NUMBER 2005101548 SURVEY BOOK 13, PAGE 90 AND ON RECORD DESCRIPTIONS OF THE SURVEYED AND ADJOINING PARCELS AS SHOWN IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA); THENCE NORTH 03 DEGREES 48 MINUTES 59 SECONDS WEST ALONG SAID EASTERLY LINE, 202.50 FEET TO THE NORTHWEST CORNER THE LAND DESCRIBED IN A DEED TO ALBERT O'BEEBS, RECORDED OCTOBER 6, 1897 IN RECORD 83, PAGE 128 IN SAID RECORDER'S OFFICE; THENCE NORTH 15 DEGREES 07 MINUTES 29 SECONDS WEST, CONTINUING ALONG THE EASTERLY LINE OF SAID LAND DESCRIBED IN DOCUMENT NUMBER 97011482, AND THE LAND DESCRIBED IN WARRANTY DEED 92001987 RECORDED JAN. 10, 1992, 480.85 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 45 SECONDS EAST, 20.85 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND EASTERLY 20 FEET AS MEASURED PERPENDICULAR FROM THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID DOCUMENT NUMBER 97011482 AND DOCUMENT NUMBER 92001987; THENCE CONTINUING SOUTH 88 DEGREES 41 MINUTES 45 SECONDS EAST, ALONG THE SOUTHEASTLY LINE OF BLOCK 17 AS SHOWN ON SAID KNIGHT FLAT), 190.15 FEET TO THE SOUTHEAST CORNER OF LOT 4, IN SAID BLOCK 17; SAID POINT BEING ON THE SOUTHWESTERLY LINE OF A 15 FOOT WIDE PARWAY AS SHOWN ON SAID KNIGHT FLAT; THENCE NORTH 69 DEGREES 37 MINUTES 46 SECONDS EAST, 15.01 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID 15 FOOT WIDE PARWAY AND THE POINT OF BEGINNING; THENCE NORTH 41 DEGREES 45 MINUTES 49 SECONDS WEST, ALONG SAID NORTHEASTERLY LINE, 62.39 FEET; THENCE NORTH 77 DEGREES 07 MINUTES 01 SECONDS EAST, 142.17 FEET TO A MEASUR LINE ALONG THE SHORE OF CEDAR LAKE AS SHOWN ON SAID RECORDED SURVEY DOCUMENT NUMBER 2005101548; THENCE ALONG SAID MEASURER LINE THE FOLLOWING TWO COURSES; 1.)

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SOUTH 26 DEGREES 03 MINUTES 27 SECONDS EAST, 114.56 FEET; 2.) SOUTH 23 DEGREES 27 MINUTES 56 SECONDS EAST, 0.15 FEET; THENCE SOUTH 74 DEGREES 39 MINUTES 58 SECONDS WEST, 131.34 FEET TO THE INTERSECTION WITH SAID NORTHEASTERLY LINE OF SAID 15 FOOT PARADEWAY; THENCE NORTH 31 DEGREES 21 MINUTES 54 SECONDS WEST ALONG SAID NORTHEASTERLY LINE, 45.00 FEET; THENCE NORTH 58 DEGREES 18 MINUTES 38 SECONDS WEST ALONG SAID NORTHEASTERLY LINE, 18.51 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ALL OF THAT LAND LYING NORTHEASTERLY AND EASTERLY OF SAID MEANDER LINE TO THE SHORE OF CEDAR LAKE.

Proprietary Property Insight by Lake County Recorder of Deeds