

2023-12-07 09/11/2023 08:28 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

**NOTICE OF INTENT TO HOLD LIEN  
DEER TRAIL VILLAS PROPERTY OWNERS ASSOCIATION, INC.**

TO: Nicholas L. Fetscher  
313 Deertrail Lane  
Schererville, IN 46375

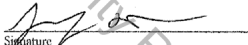
YOU ARE HEREBY NOTIFIED that Deer Trail Villas Property Owners Association, Inc. ("Association"), an Indiana non-profit corporation, whose contact address is: c/o Kovitz Shifrin Nesbit, 6125 S. East St., Suite A, Indianapolis, Indiana 46227, has filed a LIEN on your real estate commonly known as: *313 Deertrail Lane, Schererville, IN 46375* and legally described as follows:

**The East 24 feet of the West 60 feet of Lot 7, in Deer Trail Villas Addition, to the Town of Schererville, as per plat thereof, recorded in Plat Book 94 page 13, in the Office of the Recorder of Lake County, Indiana.**

as well as on all buildings, structures, and improvements located on the above real estate for the sum of **Six Hundred Thirty-eight Dollars and 00/100 (\$638.00)**, for unpaid assessments, late fees, and other charges as provided for in the Declaration of Covenants, Conditions, and Restrictions for Deer Trail Villas Property Owners Association, Inc., and any amendments thereto, recorded on June 1, 2009, as Instrument No. 2009036381, in the Office of the Recorder of Lake County, Indiana. This lien also secures the costs of recording this lien, as well as any additional expenses, damages and unpaid reasonable attorney fees that are due or which may accrue after the date this Lien is filed and prior to entry of a final judgment of foreclosure. For information regarding the amount currently due, please contact: Kovitz Shifrin Nesbit, 6125 S. East St., Suite A, Indianapolis, Indiana 46227, (317) 536-7435.

DEER TRAIL VILLAS PROPERTY OWNERS ASSOCIATION, INC.

9-11-2023  
Date

  
Signature

Jeffrey Minard  
Printed Name

HOA President  
Title

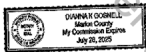
# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA                    )  
  ) SS:  
COUNTY OF Marion                )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeffrey Minard, who, having been duly sworn, under the penalties of perjury, stated that he/she is the President of Deer Trail Villas Property Owners Association, Inc. who executed the foregoing Lien, and that he/she has read the same and that the statements contained therein are true and accurate.

Witness my hand and Notarial Seal this 11th day of September, 2023.

My Commission Expires:



*Dianna K. Gosnell*

Signature

Dianna K. Gosnell

Printed

Commission No. 703281

*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. Zachary D. Cronkhite*

**This instrument was prepared by and should be returned to:** Zachary D. Cronkhite, Kovitz Shifrin Nesbit, 6125 S. East St., Suite A, Indianapolis, Indiana 46227. Telephone: (317) 536-7435.