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09/11/2023 03:28 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: Rendell L. Mahone
324 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: *324 Deertrail Lane, Schererville, IN 46375* and legally described as follows:

Part of Lot 9 of Deer Trail Villas, an 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, more particularly described as follows: BEGINNING at the Northeast corner of said Lot; thence South 00 Degrees 16 Minutes 16 Seconds West, a distance of 18.25 feet; thence South 54 Degrees 17 minutes 04 Seconds West, a distance of 229.16 feet to a point in a curve on the Southwest line of said Lot; thence Northwest along a curve concave to the Southwest having a radius of 90.00 feet, an arc length of 17.80 feet; thence North 43 Degrees 11 Minutes 39 Seconds West, a distance of 33.79 feet; thence North 54 Degrees 17 Minutes 04 Seconds East, a distance of 197.48 feet to a point on the North line of said Lot; thence South 88 Degrees 53 Minutes 43 Seconds East, along the North line of said Lot, a distance of 15.17 feet to the POINT OF BEGINNING.

as well as on all buildings, structures, and improvements located on the above real estate for the sum of **Four Hundred Seventy-seven Dollars and 00/100 (\$477.00)**, 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 Mirard
Printed Name

HOA President
Title

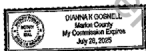
NOT AN OFFICIAL DOCUMENT

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.