

NOT AN OFFICIAL DOCUMENT

NOTICE OF INTENTION TO HOLD HOMEOWNER'S ASSOCIATION LIEN

DATE: February 21, 2024

TO: Vera Narug
1201 175th Street
Hammond IN 46324

CC: Mark A Tharp
226 169th Street
Hammond, IN 46324

You are hereby noticed that Ridgewood Townhome Association, through its authorized agent, Tracy Voris, whose address is C/O Rose Real Estate, Inc., 1846 45th Avenue, Munster, IN 46321, intends to hold a Homeowner's Association Lien on the following described real estate:

SEE LEGAL DESCRIPTION ATTACHED

More commonly known as 7042 Montana Court, Hammond, IN 46323

and all improvements thereon, for the amount of outstanding HOA dues totaling Seven Thousand Three Hundred Thirty-Six and 19/100 Dollars (\$7,336.19) for the amount of outstanding HOA dues on the above referenced property.

for improvement of said real estate within the last sixty (60) days. The undersigned individual executing this instrument, having been duly sworn upon his oath, hereby certifies pursuant to Indiana Code § 32-28-3-3, and having been duly sworn upon oath, under the penalties of perjury hereby states that Claimant intends to hold a mechanic's lien upon the above described real estate and that the facts and matters set forth in the foregoing statement are true and correct.

Tracy Voris as agent for Ridgewood Townhome Association
Tracy Voris, Authorized Agent

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Tracy Voris, an authorized agent of Ridgewood Townhome Association, who acknowledged the execution of the foregoing Notice of Intention to Hold Homeowner's Association Lien, and who, having been duly sworn, under the penalties of perjury, stated that the facts and matters therein set forth are true and correct.

Witness my hand and Notarial Seal this 21st Day of February, 2024.

"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."
PREPARED BY: VS

My Commission expires:
February 28, 2025

Maryellen J. Ardema
Notary Public # ALP0752216

County of Residence: Lake

MARYELLEN JENNIFER ARDEMA
NOTARY PUBLIC
SEAL
LAKE COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES FEBRUARY 28, 2025

25
1066
RM

This instrument was prepared by: Michael D. Kvachkoff, Attorney at Law, 325 N. Main Street, Crown Point, IN 46307, (219) 661-9500.

2024-006876
GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
4:21 PM 2024 Feb 22

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1: Key 37-37-61

Being a parcel of land lying in the Southwest Quarter of Section 10, Township 36 North, Range 9 West of the Second Principal Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section 10, thence South 0 degrees 05 minutes 32 seconds East, along the East line of the Southwest Quarter of said Section 10, said line also being the centerline of Grand Ave., a distance of 1311.97 feet; thence North 89 degrees 16 minutes 12 seconds West, a distance of 176.00 feet; thence North 0 degrees 43 minutes 48 seconds East, a distance of 139.00 feet to the point of beginning; thence North 89 degrees 16 minutes 12 seconds East, a distance of 26.00 feet; thence North 0 degrees 43 minutes 48 seconds East, a distance of 27.58 feet; thence South 89 degrees 16 minutes 12 seconds East, a distance of 26.00 feet; thence South 0 degrees 43 minutes 48 seconds West, a distance of 27.58 feet to the place of beginning, all in the City of Hammond, Lake County, Indiana, also known as 7042 Westana Court, Hammond, Indiana.

PARCEL 2:

Being a parcel of land lying in the southwest Quarter of Section 10, Township 36 North, Range 9 West of the Second Principal Meridian, more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section 10; thence South 0 degrees 06 minutes 32 seconds East, along the East line of the Southwest Quarter of said Section 10, said line also being the centerline of Grand Ave., a distance of 1311.97 feet; thence North 89 degrees 16 minutes 12 seconds East, a distance of 148.68 feet; thence North 0 degrees 06 minutes 32 seconds East, a distance of 139.16 feet to the point of beginning; thence South 89 degrees 16 minutes 12 seconds West, a distance of 26.00 feet; thence North 2 degrees 09 minutes 13 seconds West for a distance of 12.00 feet; thence North 87 degrees 53 minutes 47 seconds East for a distance of 26.00 feet; thence South 2 degrees 09 minutes 13 seconds East for a distance of 12.00 feet to the point of beginning, all in the City of Hammond, Lake County, Indiana, being the garage for 7042 Westana Court, Hammond, Indiana.

Key No. 37-39-01

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Prepared By: Rose Real
Estate, Inc.
1846 45th Ave.
Munster, IN 46321

Association Owner Statement



For
From 10/1/2022 to 12/11/2023

Statement Period	Statement Date
10/1/2022 - 12/11/2023	12/11/2023

Vera Narug
1201 175th Street
Hammond, IN 46324

Previous Balance	Balance Due
\$0.00	\$7,311.19

Account number 00720154
Ridgewood Townhome Owners Association, Inc. - 30

Date	Description	Amount	Balance
10/1/2022	Association fees	145.00	145.00
10/1/2022	Balance from Previous Mngmt Co.	5,451.19	5,596.19
10/1/2022	Legal Fees	1,150.00	6,746.19
10/4/2022	Payment (Check #1032)	(145.00)	6,601.19
11/1/2022	Association fees	145.00	6,746.19
11/14/2022	Payment (Check #1035)	(145.00)	6,601.19
12/1/2022	Association fees	145.00	6,746.19
12/7/2022	Payment (Check #1038)	(145.00)	6,601.19
12/11/2022	Late fee	10.00	6,611.19
1/1/2023	Association fees	145.00	6,756.19
1/5/2023	Payment (Check #1042)	(145.00)	6,611.19
1/11/2023	Late fee	10.00	6,621.19
2/1/2023	Association fees	145.00	6,766.19
2/1/2023	Payment (Check #1045)	(145.00)	6,621.19
2/11/2023	Late fee	10.00	6,631.19
2/27/2023	Payment (Check #1047)	(145.00)	6,486.19
3/1/2023	Association fees	145.00	6,631.19
3/11/2023	Late fee	10.00	6,641.19
3/24/2023	Payment (Check #1050)	(145.00)	6,496.19
4/1/2023	Association fees	145.00	6,641.19
4/11/2023	Late fee	10.00	6,651.19
5/1/2023	Association fees	145.00	6,796.19
5/2/2023	Payment (Check #1054)	(145.00)	6,651.19
5/11/2023	Late fee	10.00	6,661.19
5/22/2023	Payment (Check #1057)	(145.00)	6,516.19

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Prepared By: Rose Real
Estate, Inc.
1846 45th Ave.
Munster, IN 46321

Association Owner Statement



For
From 10/1/2022 to 12/11/2023

Date	Description	Amount	Balance
6/1/2023	Association fees	145.00	6,661.19
6/1/2023	Late fee	10.00	6,671.19
7/1/2023	Association fees	145.00	6,816.19
7/1/2023	Late fee	10.00	6,826.19
7/27/2023	Payment (Check #1063)	(290.00)	6,536.19
8/1/2023	Association fees	145.00	6,681.19
8/1/2023	Late fee	10.00	6,691.19
9/1/2023	Association fees	145.00	6,836.19
9/1/2023	Late fee	10.00	6,846.19
10/1/2023	Association fees	145.00	6,991.19
10/1/2023	Late fee	10.00	7,001.19
11/1/2023	Association fees	145.00	7,146.19
11/1/2023	Late fee	10.00	7,156.19
12/1/2023	Association fees	145.00	7,301.19
12/11/2023	Late fee	10.00	7,311.19