

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER

2024-009379

STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

9:35 AM 2024 Mar 22

## SWORN STATEMENT AND NOTICE OF INTENTION TO HOLD LIEN

Date: February 26, 2024

To: Tandra L. Berry  
8088 Tuckaway Court  
Crown Point, IN 46307

YOU ARE HEREBY NOTIFIED that the DBL Town Homes Association, Inc., (hereinafter called "Claimant") whose address is P.O. Box 1082, Crown Point, IN, 46307, intends to hold a Lien on all the right, title and interest of the owner, legal or equitable, in the following described real estate:

THAT PART OF LOT 541 IN DOUBLETREE LAKE ESTATES, PHASE II, AN ADDITION TO LAKE COUNTY, INDIANA, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 27, 1998 IN PLAT BOOK 84 PAGE 35 AS DOCUMENT NO. 98020880 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTH 0 DEGREES 4 MINUTES 12 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT, 139.33 FEET TO A POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 4 MINUTES 12 SECONDS WEST 48.31 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 55 MINUTES 48 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 160.45 FEET; THENCE SOUTH 3 DEGREES 0 MINUTES 56 SECONDS WEST 56.92 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE NORTH 86 DEGREES 58 MINUTES 14 SECONDS WEST, ALONG SAID CENTER LINE AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, 157.61 FEET TO THE POINT OF BEGINNING ALL IN LAKE COUNTY, INDIANA.

Commonly known as 8088 Tuckaway Court, Crown Point, Indiana, and on improvements thereon for the principal amount of Eleven Thousand Four Hundred Twenty-Five and 00/100 (\$11,425.00) as of February 26, 2024, which consists of: (i) Ten Thousand Nine Hundred Ninety Dollars and 00/100 (\$10,990.00) for assessments/dues/judgment due to the Claimant in relation to the above reference real estate together with interest on said amount at the rate of 18% per annum beginning on February 26, 2024, and (ii) Three Hundred Seventy-Five Dollars (\$375.00) for attorney's fees, and (iii) Sixty Dollars (\$60.00) for costs associated with the filing of this lien and enforcement of the assessments or dues. All of said amounts were due in respect to the aforementioned real estate in accordance with Article IX, Section A of the Town Home Second Addendum to the Master Declaration of Covenants, Conditions, Restrictions and Easements for Doubletree Lake Estates.

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All of said amounts were due in respect to the aforementioned real estate in accordance with the covenants and by-laws of the DBL Town Homes Association, Inc.

DBL TOWN HOMES ASSOCIATION, INC.

By: Carol Kenneally  
Carolyn Kenneally, SC Property Management, LLC  
Property Manager for:  
DBL Town Homes Association, Inc.

STATE OF INDIANA )  
)SS:  
COUNTY OF LAKE )

Before me, a Notary Public, in and for said County and State, personally appeared Carol Kenneally, of SC Property Management, LLC, the Property Manager for DBL Town Homes Association, Inc., who acknowledged the execution of the foregoing Sworn Statement and Notice of Intention to Hold Lien, and who, having been duly sworn, under the penalties of perjury, stated that the matters therein set forth are true and correct to the best of her knowledge and belief.

WITNESS my hand and Notarial Seal this 5<sup>th</sup> day of March, 2024.

Laura Murphy  
Notary Public

My Commission Expires: 11/07/2031  
County of Resident: Lake



The undersigned, duly elected and Recorder of Lake County, Indiana, does hereby certify that a duplicate of Sworn Statement and Notice of Intention to Hold Lien asserted by DBL Town Homes Association, Inc., was mailed by first class mail to the property owners named above to the latest address for such owners as shown on the property tax records of Lake County, Indiana, or interest holders in the real estate and improvements thereon, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

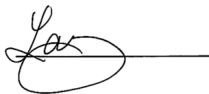
\_\_\_\_\_  
RECORDER OF LAKE COUNTY, INDIANA

By: \_\_\_\_\_  
DEPUTY CLERK

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.

Return to: Gerald Faehkauser, III, Attorney at Law  
Smith & Faehkauser, P.C.  
2260 W. 93<sup>rd</sup> Avenue, Merrillville, IN 46410  
(219) 769-2051

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Property of Lake County Recorder

Return to: Gerald Funkhouser, III, Attorney at Law  
Smith & Funkhouser, P.C.  
2260 W. 93<sup>rd</sup> Avenue, Merrillville, IN 46410  
(219) 769-2051