

2 NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER

2024-012009

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

8:38 AM 2024 Apr 30

**STATEMENT AND NOTICE OF INTENTION TO HOLD HOMEOWNERS
ASSOCIATION LIEN**

TO: Juvenal Martinez and Carrie L. Martinez
431 Quentin Lane
Crown Point, Indiana 46307

You are hereby notified that the Penn Oak Property Owners Association, Inc. (Claimant) whose address is P.O. Box 1271 Crown Point, Indiana 46308 intends to hold a lien pursuant to the Association's governing documents on the following described real estate in Lake County, Indiana:

Lot 132 in Penn Oak Unit Three, in the City of Crown Point, as per plat thereof, recorded in Plat Book 95, page 87 in the Office of the Recorder of Lake County, Indiana

Common Address: 431 Quentin Lane, Crown Point, Indiana 46307

and all improvements thereon, for unpaid assessments in the total amount of One Thousand Two Hundred 04/100 Dollars (\$1,200.04) (being \$640.00 in principal assessments, plus recording costs of \$25.00, interest through April 29, 2024 of \$150.40, late fees of \$60.00, attorney fees of \$325.00). This lien shall also secure all unpaid assessments, costs, attorney fees and interest which are due, and which may accrue subsequent to the date of recording this lien. For payoff information and to obtain a release of this lien, please contact Law Offices of Karl E. Hand, P.C., 1619 Junction Avenue, Schererville, Indiana 46375; Telephone (219) 924-2640.

The undersigned individual executing this instrument, having been duly sworn upon his oath, under the penalties of perjury hereby states that claimant intends to hold a Homeowners Association Lien upon above described real estate and the described improvements, and that the fact and matters set forth in the foregoing statement are true and correct.

Penn Oak Property Owners Association, Inc.

By: John Paniaguas
John Paniaguas, Treasurer

This Instrument prepared by Karl E. Hand, Attorney at Law, 1619 Junction Avenue, Schererville, Indiana 46375. 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/ Karl E. Hand

THIS COMMUNICATION IS FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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