

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
2024-012010
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: Patrick J. Richards
559 Greenwood Court
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 191 in Penn Oak Unit Four, as per plat thereof, recorded in Plat Book 98,
page 79, in the Office of the Recorder of Lake County, Indiana.

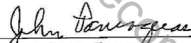
Common Address: 559 Greenwood Court, Crown Point, Indiana 46307

and all improvements thereon, for unpaid assessments in the total amount of One Thousand Seven Hundred Seventy-Six and 40/100 Dollars (\$1,776.40) (being \$1,080.00 in principal assessments, plus recording costs of \$25.00, interest through April 29, 2024 of \$246.40, late fees of \$100.00, 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, Treasurer

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

11005
131K
026

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WITNESS'S CERTIFICATE OF PROOF

EXECUTED AND DELIVERED in my presence:

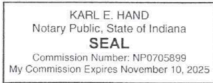
Christina M. Krizmanic

CHRISTINA M. KRIZMANIC

STATE OF INDIANA)
) ss:
COUNTY OF LAKE)

Before the undersigned, a Notary Public in and for said County and State, personally appeared Christina M. Krizmanic (the witness), being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by John Paniaguas in the above-named subscribing witness's presence, and the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 29th day of April, 2024.



Karl E. Hand
Karl E. Hand, Notary Public
County of Residence: Lake

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

ACKNOWLEDGEMENT

Before me, a Notary Public in and for said County and State, this 29th day of April, 2024, at which time John Paniaguas as Treasurer of Penn Oak Property Owners Association, Inc., personally appeared and acknowledged the execution of the foregoing Statement and Notice of Intention to Hold Homeowners 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.



Karl E. Hand
Karl E. Hand, Notary Public
County of Residence: Lake