

2024-03-625
03/27/2025 08:17 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 INTENTION TO HOLD HOMEOWNER'S ASSOCIATION LIEN

DATE: May 15, 2024

TO: Brenda Wisniewski
1443 Elm - 31
Schererville, IN 46375

You are hereby noticed that Villa Oaks, 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

and all improvements thereon, for the amount of outstanding HOA dues totaling One Thousand Six Hundred Seventy-Four and 77/100 Dollars (\$1,674.77) for the amount of outstanding HOA dues on the above referenced property. This does not include attorney fees incurred as a result of this filing.

The undersigned individual executing this instrument, having been duly sworn upon her oath, hereby certifies pursuant to Indiana Code § 32-28-14-5, and having been duly sworn upon oath, under the penalties of perjury hereby states that Claimant intends to hold a Homeowners Association Lien upon the above described real estate and that the facts and matters set forth in the foregoing statement are true and correct.

Dennis Larson
Dennis Larson, Authorized Agent

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Dennis Larson, an authorized agent of Villa Oaks 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 15th Day of May, 2024.

My Commission expires:

Feb 25, 2025

Maryellen J. Anderson
Notary Public #NP0752296

MARYELLEN J. ANDERSON
NOTARY PUBLIC
SEAL
LAKE COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES FEBRUARY 25, 2025

County of Residence: ___ Lake ___

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

GRANTEE(S) ADDRESS: C/O Rose Real Estate, Inc., 1846 45th Avenue, Munster, IN 46321

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.

Joshua Whitehead

NOT AN OFFICIAL DOCUMENT

LEGAL DESCRIPTION

A Portion of Block 1 in Plum Creek Village, 4th Addition, Schererville, Lake County, Indiana, as per plat thereof, recorded in Plat Book 48 Page 15, in the Office of the Recorder of Lake County, Indiana. The part of said portion hereby described being more particularly described as follows, the Condominium Unit Designated as 1443 Elm Court Schererville, Indiana, located on Lot 3 in said Block 1 as located in building No. 3 of the Villa Oak Town Homes, a Condominium according to the Declaration of Horizontal Property Regime, dated July 10, 1978 and recorded September 19, 1978 as Document No. 491262, in the Office of the Recorder of Lake County, Indiana, and the undivided interest in the common elements appertaining thereto.

PIN: 45-11-05-107-009.000-036

More Commonly Known as 1443 Elm, Schererville, IN 46375

Property of Lake County Recorder