

2024-571659
7/21/2024 09:38 AM
TOTAL FEES: 25.00
BY: MA
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

**NOTICE OF INTENT TO HOLD LIEN
SANDALWOOD COMMUNITY ASSOCIATION, INC.**

**TO: Ishmael Vargas
Sonia Vargas
3918 Juniper Trail
Highland, IN 46322**

YOU ARE HEREBY NOTIFIED that **Sandalwood Community Association, Inc. ("Association")**, an Indiana non-profit corporation, whose contact address is: c/o Kovitz Shifrin Nesbit, 6125 S. East St., Suite A, Indianapolis, Indiana 46227, has filed a LIEN on your real estate commonly known as: **3918 Juniper Trail, Highland, IN 46322** and legally described as follows:

Lot 7 (Seven) in Sandalwood Subdivision, Phase Three, an Addition to the Town of Highland, as per plat thereof, recorded in Plat Book 89 page 64, in the Office of the Recorder of Lake County, Indiana, and as amended by Certification of Correction recorded December 26, 2000 a Document No. 2000093287.

as well as on all buildings, structures, and improvements located on the above real estate for the sum of **One Thousand Two Hundred Ninety Dollars and 00/100 (\$1,290.00)**, for unpaid assessments, late fees, and other charges as provided for in the Declaration of Covenants, Conditions, and Restrictions for Sandalwood, and any amendments thereto, recorded on July 21, 1997, as Instrument No. 97047035, in the Office of the Recorder of Lake County, Indiana. This lien also secures the costs of recording this lien, as well as all unpaid assessments, interest, costs, and unpaid reasonable attorney fees that are due or which may accrue after the date this Lien is recorded and prior to entry of a final judgment of foreclosure. For information regarding the amount currently due, please contact: **Kovitz Shifrin Nesbit, 6125 S. East St., Suite A, Indianapolis, Indiana 46227, (317) 536-7435.**

SANDALWOOD COMMUNITY
ASSOCIATION, INC.



Signature

Susan Thompson
Printed Name

President
Title

7-25-24
Date

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
) SS:
COUNTY OF Lake)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robin Thompson, who, having been duly sworn, under the penalties of perjury, stated that he/she is the President of Sandalwood Community Association, Inc. who executed the foregoing Lien, and that he/she has read the same and that the statements contained therein are true and accurate.

Witness my hand and Notarial Seal this 25 day of July, 2024.

My Commission Expires:

11-4-2026

Signature

Ken A Schwarz

County of Residence:

Hamilton

Printed

Ken A Schwarz



KEVIN A SCHWARZ
Commission Number: NP-0716800
My Commission Expires
November 4, 2026

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. Zachary D. Cronkhite

This instrument was prepared by and should be returned to: Zachary D. Cronkhite, Kovitz Shifrin Nesbit, 6125 S. East St., Suite A, Indianapolis, Indiana 46227. Telephone: (317) 536-7455.