

2024-521661
07/16/2024 09:30 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: Stephen Tait
Kumphas Ke
3917 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: **8558 Orchard Avenue, Highland, IN 46322** and legally described as follows:

Part of Lot Numbered 34 in Sandalwood Subdivision Phase 3, a Subdivision in the Town of Highland, Indiana, as per plat thereof, recorded in Plat Book 89, page 64, in the Office of the Recorder of Lake County, Indiana, described as: Commencing at the Southeast corner of said Lot 34; thence North 21 41'24" West, along the Easterly line of said Lot 34, a distance of 71.54 feet; thence North 59 00'09" West, along the Northerly line of said Lot 34, a distance of 83.87 feet to the pointing of beginning; thence continuing North 59 00'09" West, along said Northerly lot line, 3.60 feet to a point of deflection in said Northerly lot line; thence North 73 42'01" West, along said Northerly lot line, a distance of 25.39 feet; thence South 02 36'59" West 132.41 feet to a point on the curved Southerly line of said Lot 34; thence Easterly along said curved Southerly lot line, a distance of 27.91 feet; thence North 02 36'59" East, 126.42 feet to the point of beginning.

as well as on all buildings, structures, and improvements located on the above real estate for the sum of **Two Thousand One Hundred Forty Dollars and 00/100 (\$2,140.00)**, 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.

7-25-24
Date


Signature

Susan Thompson
Printed Name

President
Title

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)

COUNTY OF Lake)

SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Susan 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

Kevin A Schwarz

County of Residence:

Hamilton

Printed



KEVIN A SCHWARZ
Commission Number: NP0716800
My Commission Expires
November 4, 2026

I affirm, under the penalties for perjury, that I have taken reasonable care to reflect 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) 536-7435.