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MECHANIC'S LIEN

STATE OF INDIANA)
)
COUNTY OF LAKE)

BE IT KNOWN, that the undersigned lien claimant, SERVPRO Of Benton, Jasper, Newton, And Southern Lake Counties located at 9582 N Industrial Drive, in Saint John located in the County of Lake in the State of Indiana with the zip code of 46373, hereby files a claim for a Mechanic's Lien against Francisco Garcia located at 512 S Main St located in the County of Lake in the State of Indiana in the zip code 46307, and hereinafter referred to as the "Owner," and any other persons, lenders, creditors or entities that have or may have a claim or interest in the below described real estate, and in support thereof states as follows:

BE IT KNOWN, that on May 28, 2024, the aforementioned Owner, did own the following described real estate property located in the County of Lake, in the State of Indiana to wit:

The property being located at 512 S Maint St, in the City of Crown Point , IN 46307, and together with any improvements and other buildings, if any, is hereinafter referred to as the "Premises," with said real estate having the permanent index identification number of 45-16-08-451-002.000-042 and the legal property description as follows:

Neighborhood- 2323 / 2323-042 / 1.6000 *See attached here*

May 28, 2024, the Lien Claimant entered into a written contract with the aforementioned Owner to restore property on said Premises for the original total sum of \$4,823.85 (four thousand eight hundred twenty three dollars and eighty five cents), which became due and payable upon completion of the build and/or project services.

The Lien Claimant satisfactorily completed and fulfilled its obligation to restore property on the aforementioned Premises on June 3, 2024, and the Owner having inspected and approved of the work completed. To date the Lien Claimant has received a down payment toward the project build in the amount of \$0.00 (zero dollars), thus leaving a balance due of \$5,146.21 (five thousand one hundred forty six dollars and twenty one cents).

Lien Claimant, in good faith, provided the agreed-upon labor and materials needed to restore property at the request of the Owner of the Premises. A final invoice was provided to the Owner itemizing cost of materials and labor with a request for final payment. Furthermore, 2 months have elapsed since the Owner was provided with the final balance due.

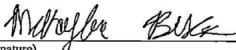
The Lien Claimant hereby states and affirms that there is a total outstanding balance of \$5,146.21 (five thousand one hundred forty six dollars and twenty one cents) in which the aforementioned

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party has neglected and, after repeated collection attempts, refuses to submit payment. It is due to the Owner's breach of contract that the Claimant is entitled to have imposed a lien on the aforementioned and herein described property, along with any and all improvements located on the premises for the total outstanding sum owed, in addition to any interest and collection costs allowable by law pursuant to the State of Indiana Statutes.

**SERVPRO Of Benton, Jasper, Newton And
Southern Lake Counties
9582 N Industrial Drive
Saint John Indiana 46373**



(Signature)
McKayla Benko
Office Manager
8/1/24

(Date)

Prepared By Mckayla Benko

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

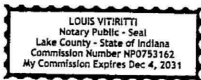
NOTARY ACKNOWLEDGMENT

STATE OF INDIANA)
) ss.
 COUNTY OF LAKE)

The Affiant, SERVPRO Of Benton, Jasper, Newton, And Southern Lake Counties, being duly sworn, on oath deposes and says that s/he is the Lien Claimant and that s/he has read the foregoing claim for the lien and knows the contents thereof and that all statements therein contained are true and correct to the best of his/her belief and knowledge.

Subscribed and sworn to before me on 8/1/24

SERVPRO Of Benton, Jasper, Newton And
 Southern Lake Counties
 9582 N Industrial Drive
 Saint John Indiana 46373



McKayla Benko

(Signature)
 McKayla Benko
 Office Manager

8/1/24
 (Date)

Louis Vitritt

(Notary Signature)

Louis Vitritt

(Notary Printed Name)

My commission expires on: 12/4/2031

"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."
 PREPARED BY: HB

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Loan Name: FRANCISCO GARCIA

Property Address: 512 S MAIN ST, CROWN POINT, IN 46307

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2nd P.M., COMMENCING AT A POINT 8 RODS SOUTH OF THE NORTHWEST CORNER OF SAID DESCRIBED TRACT AND RUNNING THENCE EAST 175 FEET; THENCE SOUTH 50 FEET THENCE WEST 175 FEET THENCE NORTH 50 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF CROWN POINT, INDIANA.

Property of Lake County Recorder