

2/24/2024 12:27 PM  
01/01/2024 12:27 PM  
TOTAL FEE: 23.00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

**NOTICE OF INTENT TO HOLD LIEN  
MADISON MEADOWS HOMEOWNERS ASSOCIATION, INC.**

**TO: Gregory B. Trotter  
412 West 76<sup>th</sup> Avenue  
Merrillville, IN 46410**

YOU ARE HEREBY NOTIFIED that **Madison Meadows Homeowners 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: **412 West 76<sup>th</sup> Avenue, Merrillville, IN 46410** and legally described as follows:

That part of Lot 1 in Madison Meadows, Phase I, an Addition to the Town of Merrillville, as per plat thereof, recorded in Plat Book 98 page 66, in the Office of the Recorder of Lake County, Indiana, described as: Beginning at the Southwest corner of said Lot 1, thence North 00 degrees 15 minutes 05 seconds East, 176.19 feet along the West line of said Lot 1 to the Northwest corner of said Lot 1; thence South 89 degrees 44 minutes 55 seconds East, 34.00 feet to the extension of the centerline of an existing party wall; thence South 00 degrees 18 minutes 05 seconds West, 184.82 feet along said centerline and extensions thereof having a radius of 170.00 feet and a chord that bears North 76 degrees 57 minutes 54 seconds West, 19.33 feet; thence West 19.34 feet along said curve being the South line of said Lot 1; thence North 73 degrees 42 minutes 21 seconds West, 15.76 feet along the South line of said Lot 1 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 Two Hundred Twenty-one Dollars and 00/100 (\$2,221.00)**, for unpaid assessments, late fees, and other charges as provided for in the Declaration of Restrictive Covenants for Madison Meadows, and any amendments thereto, recorded on July 27, 2006, in the Office of the Recorder of Lake County, Indiana. This lien also secures the costs of recording this lien, as well as any additional expenses, damages and unpaid reasonable attorney fees that are due or which may accrue after the date this Lien is filed 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.**

MADISON MEADOWS HOMEOWNERS  
ASSOCIATION, INC.

08/01/2024  
Date

\_\_\_\_\_  
Signature

Cecil McQueen  
Printed Name

\_\_\_\_\_  
President  
Title

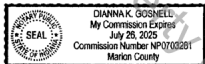
# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA            )  
  ) SS:  
COUNTY OF MARION        )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Cecil McQueen, who, having been duly sworn, under the penalties of perjury, stated that he/she is the President of Madison Meadows Homeowners 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 1st day of August, 2024.

My Commission Expires:



*Dianna K. Gosnell*

Signature

Dianna K. Gosnell

Printed

*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) 536-7435.