

# NOT AN OFFICIAL DOCUMENT

## NOTICE OF INTENTION TO HOLD HOMEOWNER'S ASSOCIATION LIEN

DATE: October 22, 2024

GINA PIMENTEL  
RECORDER

2024-030788

TO: Tom White  
3546 - 170<sup>th</sup> Place  
Hammond IN 46327

STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

12:52 PM 2024 Oct 28

You are hereby notified that **Ridgewood Townhome Association**, through its authorized agent, **Dennis Larson**, whose address is **C/O Rose Real Estate, Inc., 1846 45<sup>th</sup> Avenue, Munster, IN 46321**, intends to hold a Homeowner's Association Lien on the following described real estate:


SEE EXHIBIT A ATTACHED HERETO

PIN: 45-02-25-453-039.000-023

More commonly known as 3546 - 170<sup>th</sup> Place, Hammond, IN 46327

and all improvements thereon, for the amount of outstanding HOA dues totaling **Eight Hundred Sixty-Three and 00/100 Dollars (\$863.00)** 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 his 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, Authorized Agent

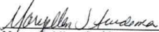
STATE OF INDIANA )  
)SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared **Dennis Larson, an authorized agent of Ridgewood Townhome Association**, 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 22<sup>nd</sup> Day of October, 2024.

My Commission expires:

*February 28, 2025*

  
Notary Public #1190752296

County of Residence:      Lake     

MARVELLEN JENNIFER AARDEMA  
NOTARY PUBLIC  
SEAL  
LAKE COUNTY, STATE OF INDIANA  
MY COMMISSION EXPIRES FEBRUARY 28, 2025

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 45<sup>th</sup> 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."  
PREPARED BY:     

25  
1261  
CK

# NOT AN OFFICIAL DOCUMENT

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## EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE IS LAKE COUNTY, STATE OF INDIANA, TO WIT: PARCEL 1: BEING A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, THENCE SOUTH 0 DEGREES, 05 MINUTES, 52 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, SAID LINE ALONG BEING THE CENTERLINE OF GRAND AVENUE, A DISTANCE OF 982.00 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 52 SECONDS WEST, A DISTANCE OF 67.25 FEET TO THE POINT OF THE BEGINNING; THENCE SOUTH 0 DEGREES 43 MINUTES 48 SECONDS WEST, A DISTANCE OF 42.67 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 12 SECONDS WEST, A DISTANCE OF 20.50 FEET; THENCE NORTH 0 DEGREES 43 MINUTES 48 SECONDS EAST, A DISTANCE OF 42.67 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 12 SECONDS EAST, A DISTANCE OF 20.50 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA.

PARCEL 2: BEING A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 0 DEGREES 05 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SAID SECTION 10, SAID LINE ALSO BEING THE CENTERLINE OF GRAND AVENUE, A DISTANCE OF 982.00 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 52 SECONDS WEST, A DISTANCE OF 67.69 FEET; THENCE SOUTH 0 DEGREES 43 MINUTES 48 SECONDS WEST, A DISTANCE OF 34.68 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 89 DEGREES 16 MINUTES 12 SECONDS WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 0 DEGREES, 43 MINUTES, 48 SECONDS WEST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 12 SECONDS EAST A DISTANCE OF 26.00 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF HAMMOND, LAKE COUNTY, INDIANA. SUBJECT TO THE FOLLOWING:

1. THE TERMS, COVENANTS, EASEMENTS, LIMITATIONS AND RESTRICTIONS CONTAINED IN ANY INSTRUMENT OF RECORD AFFECTING THE USE OR OCCUPANCY OF SAID REAL ESTATE.
2. DEFECTS, LIENS, ENCUMBRANCES, AND ADVERSE CLAIMS OF RECORDS, IF ANY.
3. ROADS AND HIGHWAYS, STREETS AND ALLEYS; AND
4. LIMITATION BY FENCES AND/OR OTHER ESTABLISHED BOUNDARY LINES. THE IMPROVEMENTS THEREON BEING COMMONLY KNOWN AS 3536 170TH PLACE, HAMMOND INDIANA 46323.

BEING THE SAME LOT OR PARCEL OF GROUND WHICH BY DEED DATED JUNE 19, 1998 AND RECORDED AMONG THE LAND RECORDS OF LAKE COUNTY, STATE OF INDIANA, IN DOCUMENT # 81051176, WAS GRANTED AND CONVEYED BY AND BETWEEN MELISSA J. BROWN, UNTO ANITA Y. MIRELES