

NOTICE OF ASSESSMENT LIEN

WILLOW BRANCH HOMEOWNERS ASSOCIATION, INC.
File No.: 800037 – 8001422964

20230323000080170
03/23/2023 11:04:28 AM
LIEN 1/1

THE STATE OF ALABAMA §
 §
COUNTY OF SHELBY §

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for Willow Branch Homeowners Association, Inc. (hereinafter "Association"), recorded in the Probate Office of Shelby County, Alabama (hereinafter "Declaration") provides for a lien against the property located at 133 Willow Branch Lane Chelsea, Alabama 35043 (hereinafter "Property") for the benefit of the Association to secure the payment of assessments levied against the Property for common expenses and fees.

WHEREAS the Declaration provides that the Association is vested with the power to assess, collect assessments, and enforce the lien retained against the Property.

WHEREAS according to the Association's records, MARCUS DUNNING AND TANEGEL DUNNING, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:

**LOT 110, ACCORDING TO THE SURVEY OF WILLOW BRANCH, SECTOR 1, AS RECORDED
IN MAP BOOK 38, PAGE 60, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

WHEREAS Owner is in default in the Owner's obligations to make payments for assessments and has failed, despite demand upon the Owner, to pay Association assessments, handling charges, and collection costs properly levied against the Property, in the amount as of 2/23/2023 equal to \$2,945.00, which amount may continue to increase.

NOW, THEREFORE, the Association, acting by and through a member of its Board of Directors, its duly authorized agent, and/or its attorney, does hereby file this Notice of Assessment Lien against the Property due to nonpayment of the amounts contained herein as of the date set forth above.

EXECUTED this 9 day of March, 2023.

Willow Branch Homeowners Association, Inc.



NAOMI ANDERSON
SENIOR MANAGER. CLIENT ACCOUNTING
ASSOCIA® ASSOCIA MCKAY MANAGEMENT
MANAGING AGENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 9 day of March, 2023, by Naomi Anderson, Senior Manager, Client Accounting acting on behalf of Associa McKay Management, the duly authorized agent for Willow Branch Homeowners Association, Inc.

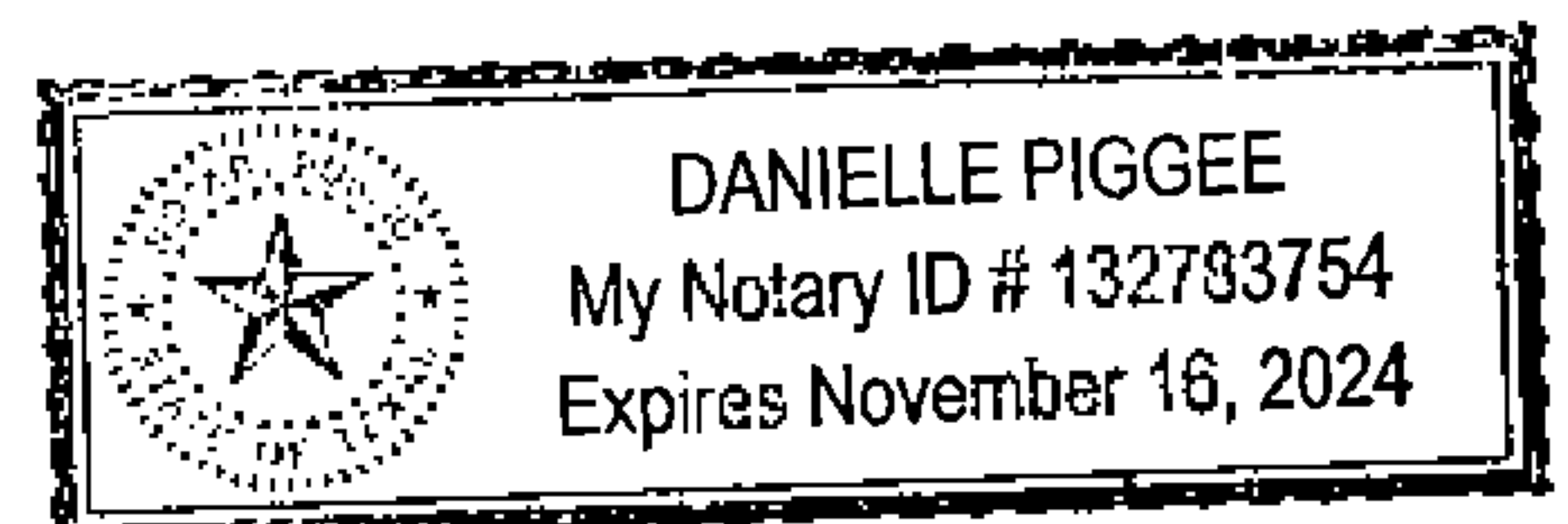


NOTARY PUBLIC
STATE OF TEXAS

WHEN RECORDED MAIL COPY TO:
Associa Client Shared Services Center
1225 Alma Road, Ste 100
Richardson, Texas 75081



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/23/2023 11:04:28 AM
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Allie S. Bayl