

NOTICE OF ASSESSMENT LIEN

UNION STATION RESIDENTIAL ASSOCIATION, INC.

File No.: 800039 – 8001447868

20230426000121240

04/26/2023 10:45:13 AM

LIEN 1/1

THE STATE OF ALABAMA §
 §
COUNTY OF SHELBY §

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for Union Station Residential Association, Inc. (hereinafter "Association"), recorded in the Probate Office of Shelby County, Alabama (hereinafter "Declaration") provides for a lien against the property located at 309 Union Station Drive Calera, Alabama 35040 (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, GAUTAM SUDIR KANE AND SHRUTI GAUTAM KANE, HUSBAND AND WIFE (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:

LOT 325, ACCORDING TO THE SURVEY OF UNION STATION PHASE III, AS RECORDED IN MAP BOOK 47, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


**PARCEL ID NUMBER: 28 3 06 0 012 025.000
COMMONLY KNOWN AS 309 UNION STATION DRIVE, CALERA, AL 35040**

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 4/24/2023 equal to \$652.00, 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 26 day of April, 2023.


Union Station Residential 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 26 day of April, 2023, by Naomi Anderson, Senior Manager, Client Accounting acting on behalf of Associa McKay Management, the duly authorized agent for Union Station Residential Association, Inc.

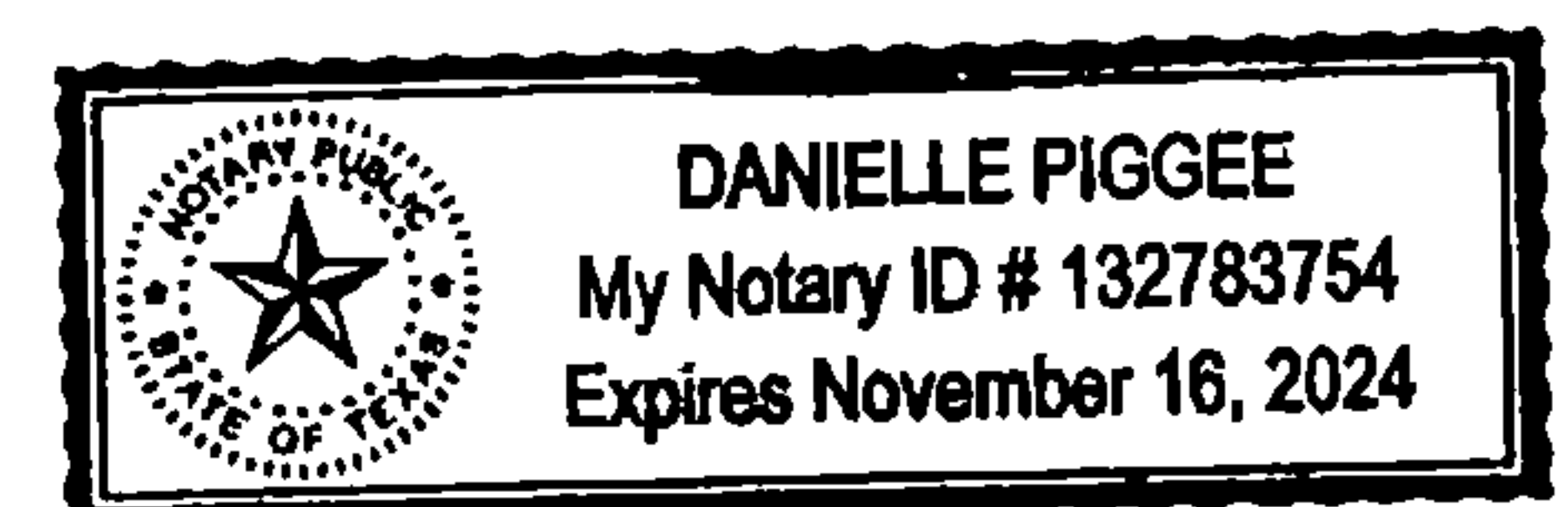


NOTARY PUBLIC
STATE OF TEXAS

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
04/26/2023 10:45:13 AM
\$22.00 BRITTANI
20230426000121240



Alvin S. Bayl