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11/07/2023 08:11:51 AM
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NOTICE OF ASSESSMENT LIEN

WILLOW BRANCH HOMEOWNERS ASSOCIATION, INC.

File No.: 800037 - 8001535880

THE STATE OF ALABAMA §
§
§
CITY OF BIRMINGHAM §
§
§
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 108 Willow Branch Way 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, **THOMAS A. ASCHER AND LAUREN P. ASCHER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:

LOT 124, 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 10/27/2023 equal to \$825.00, 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 1 day of November, 2023.

Willow Branch Homeowners Association, Inc.

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

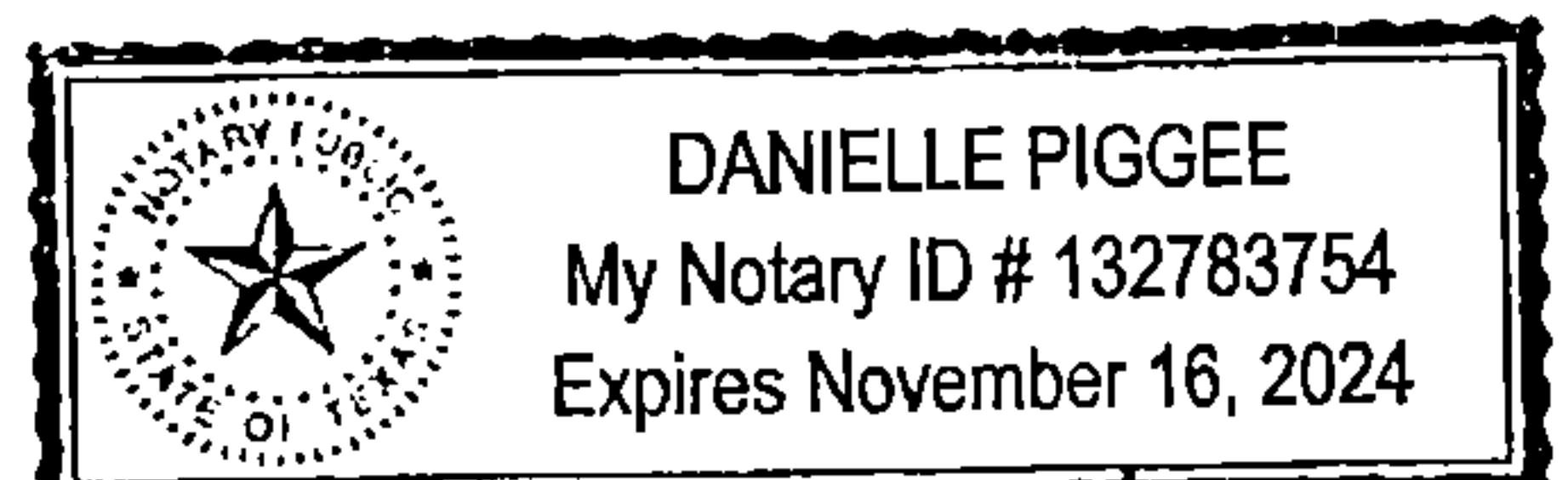
THE STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this 1 day of November, 2013, 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
11/07/2023 08:11:51 AM
\$22.00 BRITTANI
20231107000326770**



Allen S. Beale