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08/28/2024 09:13:56 AM
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NOTICE OF ASSESSMENT LIEN

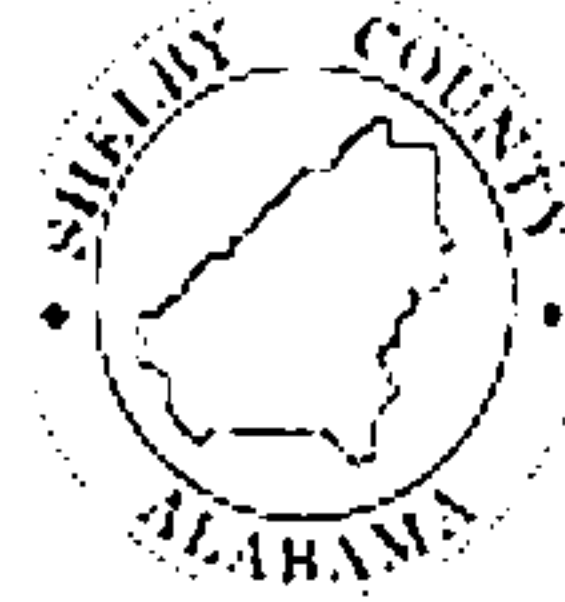
HARPER'S CREEK HOMEOWNERS ASSOCIATION

File No.: 800923 – 8001617850

THE STATE OF ALABAMA

COUNTY OF SHELBY

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/28/2024 09:13:56 AM
\$22.00 JOANN
20240828000268370

Allen S. Bayl

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for Harper's Creek Homeowners Association (hereinafter "Association"), recorded in the Probate Office of Shelby County, Alabama (hereinafter "Declaration") provides for a lien against the property located at **5005 Pintail Drive Harpersville, Alabama 35078** (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, **BRANDON LAWRENCE BOWMAN**, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:


**LOT 14, ACCORDING TO THE PLAT OF HARPERS CREEK SUBDIVISION, SECTOR 1,
RECORDED IN MAP BOOK 56, PAGES 28A & 28B (INSTRUMENT NUMBER
20220519000205230), IN THE OFFICE OF PROBATE 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 **8/22/2024** equal to **\$876.53**, 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 27 day of August, 2024.

Harper's Creek Homeowners Association



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

THE STATE OF TEXAS

COUNTY OF DALLAS

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This instrument was acknowledged before me on this 27 day of August, 2024, by Naomi Anderson, Senior Manager, Client Accounting acting on behalf of Associa McKay Management, the duly authorized agent for Harper's Creek Homeowners Association.



NOTARY PUBLIC
STATE OF TEXAS

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

