Prepared By: Associa Client Shared Service Center 1225 Alma Road Ste 100 Richardson, TX 75081 20240910000281360 09/10/2024 01:05:46 PM LIEN 1/1

NOTICE OF ASSESSMENT LIEN

UNION STATION RESIDENTIAL ASSOCIATION, INC. File No.: 800039 - 8001-5132-97

THE STATE OF ALABAMA

SOUNTY 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 181 Union Station Drive, Calera, Al. 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, <u>CERBERUS SFR HOLDINGS V, L.P., A DELAWARE LIMITED</u> <u>PARTNERSHIP</u>, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:

LOT 59, ACCORDING TO THE SUREY OF UNION STATION PHASE II, AS RECORDED IN MAP BOOK 41, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 283060008007000

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 08/12/2024 equal to \$715.00, 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 10 day of reprise .20 24.

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 day of <u>Control</u> 20 21. 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
09/10/2024 01:05:46 PM
\$22.00 BRITTANI

20240910000281360



DANIELLE PIGGEE

My Notary ID # 132783754

Expires November 16, 2024

alling 5. Buyl