

Prepared By:
Associa Client Shared Service Center
1225 Alma Road Ste 100
Richardson, TX 75081

20241121000361340
11/21/2024 10:47:50 AM
LIEN 1/1

NOTICE OF ASSESSMENT LIEN

LAKE WILBORN RESIDENTIAL ASSOCIATION, INC.
File No.: 800042 – 8001-6255-12

THE STATE OF ALABAMA §
 §
COUNTY OF SHELBY §

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for Lake Wilborn 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 4116 Olivia Road, Hoover, AL 35244 (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 CHANCO, A MARRIED MAN AND HIS WIFE VICTORIA CHANCO, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:

Land in Shelby County, Alabama, being Lot No. 2086, on the Survey of Flemming Farms, Phase 1B, of record in Map Book 51, Page 99, Probate Office for Shelby County, Alabama, to which reference is hereby made for a more complete and accurate legal description of said property.

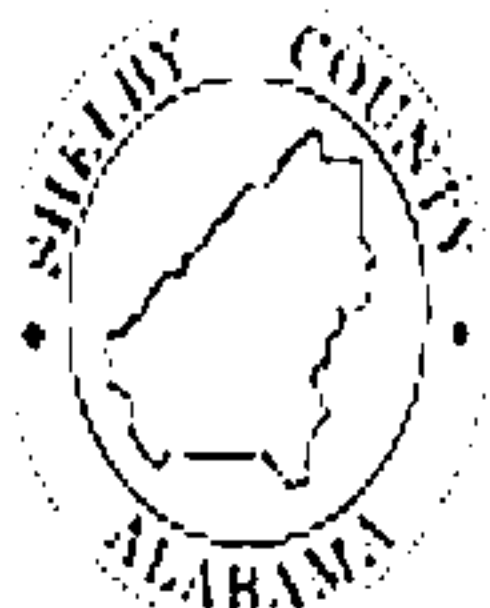
Being the same property conveyed to Michael K Rafferty and Amanda Rafferty, by Statutory Warranty Deed - Jointly for Life with Remainder to Survivor, from Flemming Partners, LLC, an Alabama limited liability company, dated November 13, 2020, of record in Instrument No. 20201117000524950, in the Probate Office for 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 11/19/2024 equal to \$1,656.61, which amount may continue to increase.

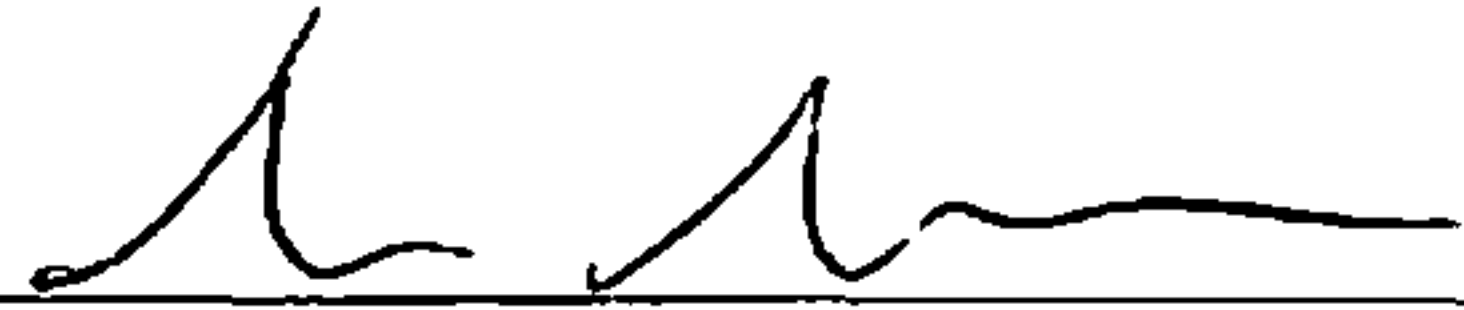
NOW, THEREFORE, the Association, acting by and through a member of its Board of Directors, its duly authorized agent, and/or its attorney, does hereby file this Notice of Assessment Lien against the Property due to nonpayment of the amounts contained herein as of the date set forth above.

EXECUTED this 20 day of November, 2024

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/21/2024 10:47:50 AM
\$22.00 JOANN
20241121000361340



LAKE WILBORN RESIDENTIAL ASSOCIATION, INC.




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

Alvin S. Byrd

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 20 day of November, 2024, by Naomi Anderson, Senior Manager, Client Accounting acting on behalf of Associa McKay Management, the duly authorized agent for Lake Wilborn 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

