

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

## **NOTICE OF ASSESSMENT LIEN**

TOWNSIDE SQUARE HOMEOWNERS ASSOCIATION  
File No.: 800113 – 8001485370

THE STATE OF ALABAMA       §  
   §  
COUNTY OF SHELBY       §

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for Townside Square Homeowners Association (hereinafter "Association"), recorded in the Probate Office of Shelby County, Alabama (hereinafter "Declaration") provides for a lien against the property located at 656 The Heights Lane, 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.

### **Poor Quality**

WHEREAS according to the Association's records SEBASTIAN RUBEN RIBACK, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:


**Lot 96, according to the Final Plat of Townside Square, Sector One, as recorded in Map Book 38, Page 120 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 05/15/2025 equal to \$743.50 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 July 2025

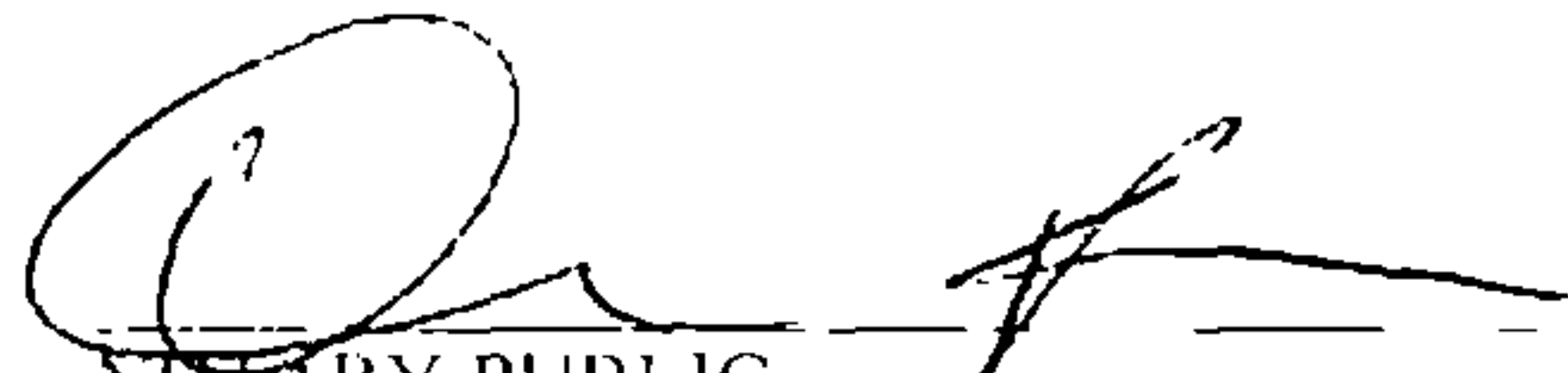
TOWNSIDE SQUARE HOMEOWNERS ASSOCIATION

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

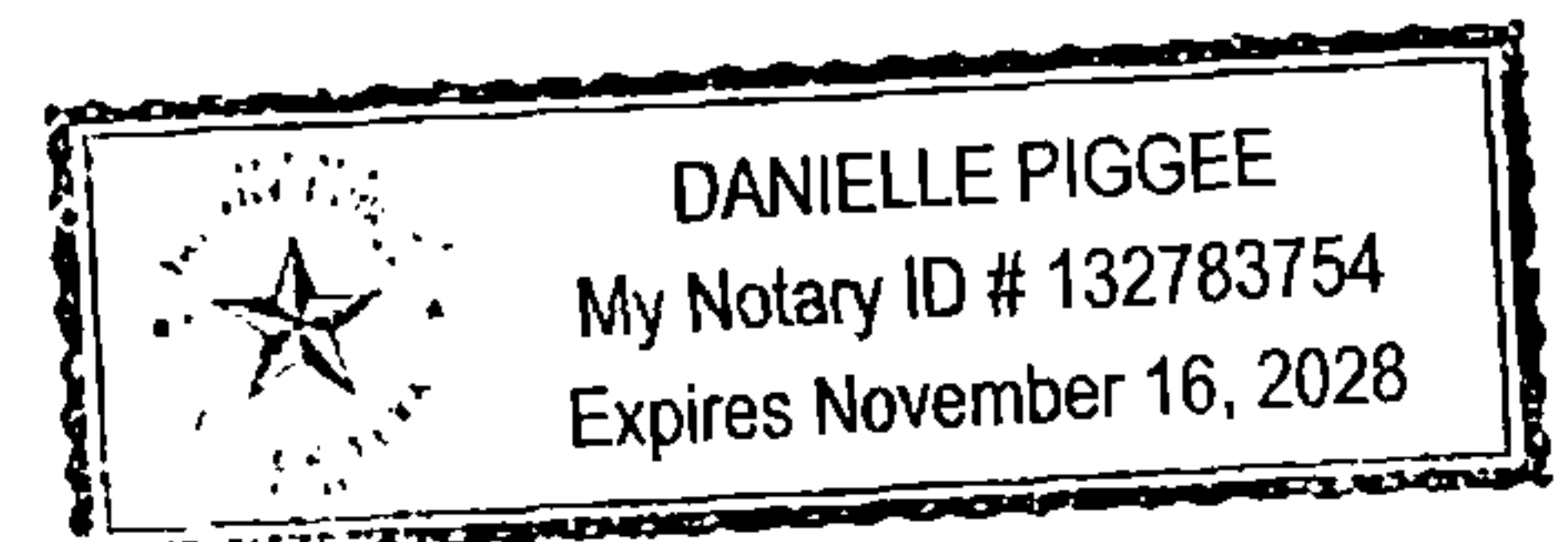
THE STATE OF TEXAS       §  
   §  
COUNTY OF DALLAS       §

This instrument was acknowledged before me on this 1 day of July 2025 by Naomi Anderson, Senior Manager Client Accounting acting on behalf of Associa McKay Management, the duly authorized agent for Townside Square Homeowners Association.

**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/02/2025 02:52:57 PM**  
**\$22.00 JOANN**  
**20250702000201840**

  
NOTARY PUBLIC  
STATE OF TEXAS

*Alison Byrd*



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

