

Prepared By:
Associa Client Shared Service Center
2301 N Greenville Ave STE 100
Richardson, TX 75082

NOTICE OF ASSESSMENT LIEN

LAKE WILBORN RESIDENTIAL ASSOCIATION, INC.
File No.: 800042 – 8001572050

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 **2020 Dodd 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, **BA SON DUONG AND THI NGA LE**, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:

Lot 710, according to the Survey of Lake Wilborn Phase 6B, as recorded in Map Book 52, Page 97, 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 **09/15/2025** equal to **\$5070.43**, 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 October, 2025.

LAKE WILBORN RESIDENTIAL ASSOCIATION, INC.

Chivas Smith

CHIVAS SMITH
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 20 day of October, 2025, by Chivas Smith, Senior Manager, Client Accounting acting on behalf of Associa McKay Management, the duly authorized agent for Lake Wilborn Residential Association, Inc.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/21/2025 09:25:54 AM
\$22.00 JOANN
20251021000322450

Danielle Piggee

NOTARY PUBLIC
STATE OF TEXAS



WHEN RECORDED MAIL COPY TO:
Associa Client Shared Services Center
2301 N Greenville Ave STE 100
Richardson, TX 75082

Allie S. Boyd

