

Prepared by and Return to:
D.J. Fredericks, Esq.
Anderson, Givens & Fredericks, P.A.
1689 Mahan Center Blvd., Ste. B
Tallahassee, FL 32308-5487

CLAIM OF LIEN

BEFORE ME, the undersigned authority, personally appeared D.J. Fredericks, who after being by me first duly sworn, on oath, deposes and says that he is the attorney and agent of Chateau De Ville of Tallahassee Condominium Association, Inc., the principal address of which is c/o Total Professional Association Management, P.O. Box 12412, Tallahassee, Florida 32317, and pursuant to Section 718.116, Florida Statutes and the Declaration of Condominium, for Chateau De Ville of Tallahassee Condominium Association, Inc. said Association is owed the following amount for assessments for shares of the common expenses:

<u>Date Due</u>	<u>Assessment</u>	<u>Amount Due</u>
5/1/23	Special Assessment balance	\$1,054.31
6/1/23	Monthly Assessment	\$255.00
7/1/23	Monthly Assessment	\$255.00

This Claim of Lien secures those assessments, interest and late charges currently due as well as all assessments, interest and late charges that shall subsequently become due. This Claim of Lien shall also secure reasonable attorney's fees and the costs incurred by the Association for the collection of these assessments, including but not limited to the filing of this Claim of Lien.

The Lienor claims this lien on the following described property in Leon County, Florida:

Condominium Unit No. 227, of CHATEAU DE VILLE OF TALLAHASSEE, A CONDOMINIUM, Together With An Undivided Interest In The Common Elements, According To The Declaration Of Condominium Thereof, As Recorded In Official Records Book 3494, At Page 1564, And All Amendments Thereto, Of The Public Records Of Leon County, Florida.

The Current Owner of which is BARVENSKY ESTATES LLC, a Florida Limited Liability Company.

The amount due to the lienor remains outstanding as of the 14th day of July, 2023.

CHATEAU DE VILLE OF TALLAHASSEE
CONDOMINIUM ASSOCIATION, INC.

By:

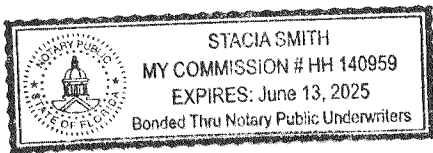


D.J. Fredericks, Attorney and Agent

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 14th day of July, 2023, by D.J. Fredericks as attorney/agent of Chateau De Ville of Tallahassee Condominium Association, Inc., on behalf of the corporation who is personally known to me and who did not take an oath.

My Commission Expires:



Stacia Smith
Stacia Smith
NOTARY PUBLIC
State of Florida at Large (Seal)

**PURSUANT TO THE FEDERAL FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED
THAT THE LAW FIRM OF ANDERSON, GIVENS & FREDERICKS, P.A. MAY BE DEEMED A DEBT
COLLECTOR AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE**