

4/12/11 11:16:14
DK L BK 19 PG 294
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

PREPARED BY AND, AFTER RECORDING, RETURN TO THE OFFICE OF:
Baskin, McCarroll, McCaskill & Campbell, P.A.
P. O. BOX 190
SOUTHAVEN, MISSISSIPPI 38671-0190
(662) 349-0664

FILE#907-247

NOTICE OF LIEN

Notice is hereby given as follows:

1. The name of the lienor is **Arbors of Wedgewood Homeowner's Association, Inc.**, a Mississippi non-profit corporation, 4984 Wedgewood Drive, Olive Branch, Mississippi 38654.
2. The parties to be affected by the lien hereinafter claimed are:
 - a. Quincy Van Scott
Rosalind Scott
4976 Waterstone Cove
Olive Branch, Mississippi 38654
 - b. Aames Fund Corporation
d/b/a Aames Home Loan
350 South Grand Avenue, 42nd Floor
Los Angeles, CA 90071
3. Through information and belief, Quincy Van Scott and Rosalind Scott are the record owners of the following described real property located and situated in DeSoto County, Mississippi, and more particularly described as follows:

Lot 50, Phase 1, The Arbors of Wedgewood Subdivision, situated in Section 35, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 90, Page(s) 10 in the office of the Chancery Clerk of DeSoto County, Mississippi.
4. The landowners are subject to the Declaration of Covenants, Conditions and Restrictions of The Arbors of Wedgewood Subdivision recorded in Book 487 at Page 611 in the land records of the Chancery Clerk of DeSoto County, Mississippi.
5. Pursuant to the aforementioned Declaration of Covenants, Conditions and Restrictions, and amendments thereto, each land owner is required to be a member of the homeowner's association and, as a member, to pay annual assessments or charges, together with interest, costs, and reasonable attorney's fees, which shall be a charge on the land and shall be a continuing lien

upon the property against which each such assessment is made. There is an unpaid balance of \$160.00, in 2011 past due annual assessments plus attorney's fees and interest, owed by Quincy Van Scott and Rosalind Scott issued on this account.

- 6. The said The Arbors of Wedgewood Homeowner's Association, Inc., is claiming the benefits of William W. Bond, Jr. & Associates, Inc., v. Lake O' The Hills Maintenance Ass'n, 381 So.2d 1043 (Miss. 1980) and pursuant thereto, are entitled to levy assessments and dues upon lot owners and is asserting a lien against the above described real property and is properly filing a copy of said lien in the Office of the Chancery Clerk of DeSoto County, Mississippi, and is forwarding a copy of said lien to all parties affected by this notice, postage prepaid.
- 7. Suit for enforcement of this lien is not being commenced concurrently with the filing of this lien, however, lienor reserves the right to bring suit for the enforcement of this lien.
- 8. Notice has been given to the Owner or Owners of the property described in the foregoing Notice in accordance with *Mississippi Code Annotated* § 85-7-197, as amended, by certified mail, return receipt requested.
- 9. The foregoing writing correctly sets out the claim of the Lienor against the Lienee designated herein in accordance with the business records of Lienor.

WITNESS the signature of lienor acting by and through its duly authorized attorney of record, on this the 28th day of MARCH, 2011.

THE ARBORS OF WEDGEWOOD
HOMEOWNER'S ASSOCIATION, INC.

By: Kevin Goodrum
KEVIN GOODRUM, PRESIDENT
Post Office Box 157
Olive Branch, Mississippi 38654

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 28th day of MARCH, 2011, within my jurisdiction, the within named KEVIN GOODRUM, who acknowledged that he is President for THE ARBORS OF WEDGEWOOD HOMEOWNER'S ASSOCIATION, INC., and on behalf of the said corporation and as its act and deed he executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Jeff Scott McCaskill
NOTARY PUBLIC

My Commission Expires:
9/24/2013

