

Prepared by and Return to:

**The Charter Club of Naples Bay Owners
Association, Inc., a Florida non-profit
corporation
c/o Diamond Resorts Management, Inc., an
Arizona Corporation, 10600 W. Charleston Blvd
Las Vegas, NV 89135**

Foreclosure Batch: **Foreclosure HOA 123114-
CCN8-HOA**

CLAIM OF LIEN

State of FL

County of Orange

BEFORE ME the undersigned authority, personally appeared **Yadlei Perez** as authorized signor of **The Charter Club of Naples Bay Owners Association, Inc., a Florida non-profit corporation** who, after being duly sworn, deposes and states as follows:

1. **The Charter Club of Naples Bay Owners Association, Inc., a Florida non-profit corporation** (the "Association") whose address is:

**c/o Diamond Resorts Management, Inc., an Arizona Corporation, 10600 W. Charleston Blvd
Las Vegas, NV 89135**

As such the Association is authorized to file a Claim of Lien in accordance with the declaration for **Charter Club of Naples Bay, a Condominium**, as recorded in **Bk. 857, Pg. 324 Bk. 950Pg. 1562** of the Official Records of **Collier County, Florida**, and all amendments thereto, if any.

2. This Claim of Lien, filed pursuant to sections 721.16 and 192.037 Florida Statutes, secures all amounts which the Association is due from the Owner named below, as assessments and maintenance fees plus interest at the rate set forth on the Notice of Intent to Record a Claim of Lien, until paid, plus reasonable Trustee's fees and costs incidental to the collection thereof, plus all sums advanced and paid by the Association for ad Valorem real property taxes and payments on account of superior mortgages, liens or encumbrances, if any, which may have been required to be advanced by the Association, which may accrue in relation to the real property described below subsequent to the recording of this Claim of Lien and prior to the filing of Trustee's Certificate of Sale.
3. By filing this Claim of Lien, the Association has and claims a lien to secure the payment of the debt so due, and the costs of enforcing such lien upon the described real property:

The Property Owner of record is **See Schedule "1"**

The Claim of Lien is for the sum of **See Schedule "1"**

The Lien default amounts became due on **See Schedule "1"**

The Real Property described as:

Unit Week(s) (See Exhibit "A-1") , in Condominium Parcel (See Exhibit "A-1"), in THE CHARTER CLUB OF NAPLES BAY, a Condominium according to the Declarations of Condominium thereof recorded in Official Records Book 857, Page 324; Official Records Book 950, Pages 1562; and Official Records Book 1670, Page 736, Public Records of Collier County, Florida, and all amendments to such instrument.

FURTHER AFFIANT SAYETH NAUGHT

The Charter Club of Naples Bay Owners Association, Inc., a Florida non-profit corporation
By: Diamond Resorts Management, Inc., Manager

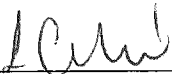


By: Yadiel Perez
Its: authorized signor

State of Florida

County of Orange

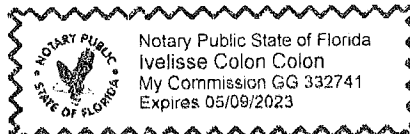
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on October 20, 2022, by Yadiel Perez as authorized signor of The Charter Club of Naples Bay Owners Association, Inc., a Florida non-profit corporation.



Notary Signature

Personally Known ☒ or Produced Identification ☐

Type of Identification Produced _____



Schedule "1"

Contract No.	Owner(s) of Record/Address	Date of Breach	Default Amount
16724249	LEAH J. HARTSOCK and JAMES L. HARTSOCK, Trustees of the Leah J. Hartsock Revocable Trust dated June 27, 1995 / 9875 Cherryleaf Dr Apt 314 Indianapolis, IN 46268 UNITED STATES	01/01/2021	\$1,651.50
16724644	JAMES L. HARTSOCK and LEAH J. HARTSOCK, Trustees of the James L. Hartsock Revocable Trust dated June 27, 1995 / 9875 Cherryleaf Dr Apt 314 Indianapolis, IN 46268 UNITED STATES	01/01/2021	\$1,651.50
16724683	MARVIN F. SIPNICK and ANGELA R. SIPNICK, Trustees of the Sipnick Trust dated June 2, 1995 / c/o Angela Sipnick, 288 Madison Dr Naples, FL 34110 UNITED STATES	01/01/2021	\$3,201.11
16725656	SCOTT A. SNYDER and JULIANNE CAMPBELL, Trustee(s) under that unrecorded Revocable Trust Agreement entitled Snyder-Campbell Family Trust dated, July 17, 2006 / 140 Loganwood Dr Chelalis, WA 98532 UNITED STATES	01/01/2021	\$4,690.45
16726152	ELLIOTT L. LEWIS and DENISE M. LEWIS / 1238 SHEFFIELD ST PITTSBURGH, PA 15233 UNITED STATES	01/01/2021	\$4,690.45
16726567	SHERWOOD K. STEVENSON and Heirs and/or Devisees of the Estate of LIVONIA O. STEVENSON / Po Box 53 Baptistown, NJ 08803 UNITED STATES	01/01/2021	\$1,660.83
16726568	JAMES H. HUTCHINSON and EILEENE HUTCHINSON / 49 FARRAGUT DR BRICK, NJ 08723 UNITED STATES	01/01/2021	\$3,201.11
16726595	JAMES H. HUTCHINSON and EILEENE HUTCHINSON / 49 FARRAGUT DR BRICK, NJ 08723 UNITED STATES	01/01/2021	\$3,201.11
16727832	VIOLA HYNDEN / 1221 KNIGHTS GATE CT SUN CITY CENTER, FL 33573 UNITED STATES	01/01/2021	\$4,690.45
16728116	MARK A. FENAUGHTY and ASTRID FENAUGHTY / 6521 SW 61ST TER SOUTH MIAMI, FL 33143 UNITED STATES	01/01/2021	\$3,053.95
16728494	PELLEGRINO IASIELLO and ANN MARIE IASIELLO / 98 PARADISE BLVD TOMS RIVER, NJ 08757 UNITED STATES	01/01/2021	\$3,201.11
16728836	HENRY B. RINICK, JR. and ANNA-MARIE RINICK, Joint Trustees of the RINICK FAMILY REVOCABLE TRUST UTD APRIL 13, 2004 / 2219 Chiquita Blvd S Cape Coral, FL 33991 UNITED STATES	01/01/2021	\$3,201.11
16733318	NEIL SCOTCHBROOK and SUSAN SCOTCHBROOK / 3 Wilmington Court, Glebe Road Leicester LE22LD GBR, UNITED KINGDOM	01/01/2021	\$4,698.67

Schedule "1"

Contract No.	Owner(s) of Record/Address	Date of Breach	Default Amount
16733906	WILLIAM L. KELLER and LYNN M. KELLER and JO-ELLEN HARRISON / 990 8TH ST S APT 2B NAPLES, FL 34102 UNITED STATES	01/01/2021	\$6,067.39
16735355	ROBERT MONTONDO and ANGELA MONTONDO / PO Box 383338 Waikoloa, HI 96738 UNITED STATES	01/01/2021	\$3,154.46
16737371	KATHY A. LEWIS / 1524 BROOKHAVEN DR MC LEAN, VA 22101 UNITED STATES	01/01/2021	\$3,806.87
16737425	JOHN J. PAGLIA and VITO J. PAGLIA / 33 Carver Lane Narragansett, RI 02882 UNITED STATES	01/01/2021	\$3,478.03
16737468	JOHN S. PAK / 36 CASTLEGATE DR SPRINGFIELD, MA 01129 UNITED STATES	01/01/2021	\$5,249.09
16738357	FRED SORRENTINO and CARMELA R. SORRENTINO / 108 SE Mira Lavella Port Saint Lucie, FL 34984 UNITED STATES	01/01/2021	\$4,812.03
16738371	NATHANIEL BRIDGETT and TINA M. BRIDGETT / 200 Duke St Apt J Culpeper, VA 22701 UNITED STATES	01/01/2021	\$8,780.88
16738390	JUDITH O. DEWITT and DOROTHY R. BUCKLEY / 3093 PINEHURST DR LAKE WORTH, FL 33467 UNITED STATES	01/01/2021	\$1,947.09
16738781	JAMES B. HIGHT and SANDRA M. HIGHT / 2517 KY HIGHWAY 36 W CARROLLTON, KY 41008 UNITED STATES	01/01/2021	\$8,901.01
16740438	PATRICIA DIANE MAJELLE / 1542 E UPSAL ST PHILADELPHIA, PA 19150 UNITED STATES	01/01/2021	\$8,901.01
16746102	NICHOLAS J. ROTONDO / 5103 Red Oak Lane Batavia, NY 14020 UNITED STATES	01/01/2021	\$3,201.11
16746512	NICHOLAS J. ROTONDO / 5103 Red Oak Lane Batavia, NY 14020 UNITED STATES	01/01/2021	\$3,201.11
16746543	NICHOLAS J. ROTONDO / 5103 Red Oak Lane Batavia, NY 14020 UNITED STATES	01/01/2021	\$3,201.11
16746573	NICHOLAS J. ROTONDO / 5103 Red Oak Lane Batavia, NY 14020 UNITED STATES	01/01/2021	\$3,201.11
17071493	KIMBERLY S. GOULET / 2 HELEN LN FORT MYERS BEACH, FL 33931 UNITED STATES	01/01/2021	\$2,943.24

Exhibit "A-1"

Contract No.	Unit Week No.	Condominium Parcel No.
16724249	13	1-C
16724644	12	1-C
16724683	35	2B
16725656	19	003A
16726152	32	2C
16726567	43	3-C
16726568	4	IV-A
16726595	5	IV-A
16727832	24	4B
16728116	50	5B
16728494	28	6B
16728836	47	6B
16733318	42	3C
16733906	30	4B
16735355	16	7C
16737371	27	4B
16737425	2	9B
16737468	40	3-C
16738357	33	2C
16738371	32	10C
16738390	35	10C
16738781	52	6B
16740438	16	2B
16746102	6	11C
16746512	51	11B
16746543	4	11C
16746573	5	11C
17071493	50	9B