

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 124675-
CCN9-HOA**

CLAIM OF LIEN

State of Florida

County of Orange

BEFORE ME the undersigned authority, personally appeared **Yadiel 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

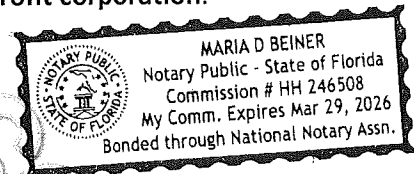
County of Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on 11.21, 2022, by Yadiel Perez as **authorized signor** of **The Charter Club of Naples Bay Owners Association, Inc., a Florida non-profit corporation.**

Maria D. Beiner
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
16723259	MICHAEL DAVID DEAKIN and GILLIAN DEAKIN / 33 DALEBROOK COURT, STUMPERLOWE CRESCENT ROAD Sheffield S103PQ, UNITED KINGDOM	01/01/2022	\$1,716.73
16723270	MICHAEL DAVID DEAKIN and GILLIAN DEAKIN / 33 DALEBROOK COURT, STUMPERLOWE CRESCENT ROAD Sheffield S103PQ, UNITED KINGDOM	01/01/2022	\$1,716.73
16724240	MICHAEL BURTON and MARK BURTON / 274 OLD GRUMMAN HILL RD WILTON, CT 06897 UNITED STATES	01/01/2022	\$1,716.73
16733481	JAMES BURTON and REBECCA BURTON / 274 OLD GRUMMAN HILL RD WILTON, CT 06897 UNITED STATES	01/01/2022	\$1,716.73
16736389	DEEON J. DAVIS and JOSEPH CHRZANOWSKI / 28734 Oak Point Dr Farmington Hills, MI 48331 UNITED STATES	01/01/2022	\$2,006.77
16740634	RICHARD BRANKER and JOVIANE BRANKER / 507 Northlands Ln Evans, GA 30809 UNITED STATES	01/01/2022	\$2,006.77
17810467	KEVIN FITZPATRICK / 481 WILLOW ST Sugar Grove, IL 60554 UNITED STATES	01/01/2021	\$1,757.86

NOT A CERTIFIED COPY

Exhibit "A-1"

Contract No.	Unit Week No.	Condominium Parcel No.
16723259	20	1A
16723270	21	1A
16724240	44	1C
16733481	45	2C
16736389	34	10A
16740634	33	8B
17810467	36	4A

NOT A CERTIFIED COPY