

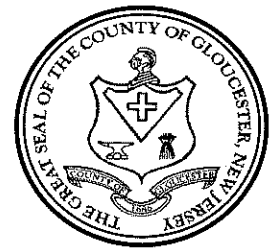
DOCKET#:1594 Type:ERX-Condominium Lien
PAGES:3

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HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1209071 02:47:56 PM

01/15/2025
MB 18640 71

Fee:\$ 40.00



DOCUMENT DATE: 01/13/2025

PARTIES:

FIRST PARTY-CARMELYN VEDAR
SECOND PARTY-KNIGHTSBRIDGE CONDOMINIUM ASSOC INC

RECORD & RETURN TO:
CORPORATION SERVICE COMPANY

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

GLOUCESTER COUNTY RECORDING DATA PAGE
HONORABLE JAMES N. HOGAN, COUNTY CLERK

RECORD & RETURN TO:
BECKER NEW YORK, P.C.
1776 on the Green
67 East Park Place, Suite 800
Morristown, New Jersey 07960

CLAIM OF LIEN

WHEREAS, by Master Deed for Knightsbridge Condominium Association, Inc., recorded on July 31, 1973, in the Gloucester County Clerk's Office in Official Records Book 1246, at Page 570, et. seq. and as amended, Knightsbridge Condominium Association, Inc. has been established upon certain lands in Westville, County of Gloucester and State of New Jersey, pursuant to N.J.S.A. 46:8B-1, et. seq.; and

WHEREAS, the Master Deed for Knightsbridge Condominium Association, Inc., vested authority to administer, supervise and manage the Condominium in Knightsbridge Condominium Association, Inc. (hereinafter the "Association"); and

WHEREAS, Carmelyn Vedar owns fee title to **406 Winding Way**, Westville, NJ 08093, by Deed dated April 8, 2024 and recorded on April 26, 2022 in Deed Book 6670 at Page 106 in the Gloucester County Clerk's Office, et seq.; and

WHEREAS, as of January 13, 2025 the sum of **Fourteen Thousand Seven Hundred Seventy Seven Dollars and Fifty Five Cents (\$14,777.55)** remains unpaid on account of common expenses due as to said Unit.

NOW, THEREFORE, WITNESSETH, that pursuant to the authority granted to it by the Master Deed for Knightsbridge Condominium Association, Inc., and By-Laws, and pursuant to N.J.S.A. 46:8B-21, the Association does hereby declare and notify all parties who may now have or hereafter acquire a legal or equitable interest in the Unit that a continuing Lien exists against said Unit for unpaid common expenses due to the Association in the following amounts:

Monthly Maintenance due	\$7,301.00
Emergency Assessments	\$180.00
Delinquency Fees	\$260.50
Accelerated Fees (February 2025 – June 2025)	\$1,205.00
Legal Fees	<u>\$5,831.05</u>
TOTAL	\$14,777.55

The above amounts and any further common expenses including any constable or Sheriff's fees to collect on any Judgment, which are not paid when due, together with interest thereon at the maximum legal rate and all costs of collection of the foregoing sum, including attorney's fees, shall be an encumbrance against said Unit until fully paid or satisfied.

IN WITNESS WHEREOF, the proper officer of Knightsbridge Condominium Association, Inc., have hereunto executed this instrument this 13th day of January 2025, pursuant to the authority of its governing board.

**Knightsbridge Condominium Association,
Inc.**

Marian Miawad

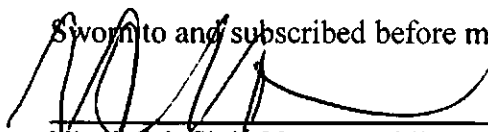
By:
MARIAN M. MIAWAD

STATE OF NEW JERSEY)

COUNTY OF BURLINGTON) ss:

BE IT REMEMBERED, that on this 13th day of January 2025 before me, the subscriber, a Notary Public of the State of New Jersey, personally appeared Marian M. Miawad, Esq., who being by me duly sworn on his/her oath, deposes and makes proof to my satisfaction, that she is the Attorney for Knightsbridge Condominium Association, Inc. , the Association named in the within instrument; that the execution as well as the making of this Instrument, has been duly authorized by a proper resolution of the governing board of the said Association; and that said Instrument was signed and delivered by said Board Members as and for the voluntary act and deed of said Association, in the presence of deponent, who thereupon subscribed his/her name thereto as attesting witness.

Sworn to and subscribed before me, the date aforesaid.



Nicole M. Fink, Notary Public
(Please affix notarial seal and/or stamp, as applicable)

