

Filed: USBC - District of Nevada
Red Rose, Inc. d/b/a Petersen-Dean, et al (B10)
20-12814 (MKN)

PDN



AFFIDAVIT CLAIMING MECHANIC'S AND MATERIALMAN'S LIEN

NOTICE: THIS IS NOT A LIEN.
THIS IS ONLY AN AFFIDAVIT CLAIMING A LIEN.

RECEIVED

JUN 29 2020

LEGAL SERVICES

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

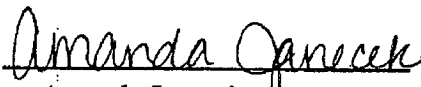
BEFORE ME, the undersigned authority, on this day personally appeared **Amanda Janecek**, the undersigned Affiant, who swore his/her oath that the following facts are true:

My name is **Amanda Janecek**. This affidavit is made on behalf of **BERRIDGE MANUFACTURING COMPANY** to perfect the Mechanic's and Materialman's Lien against the real property described below:

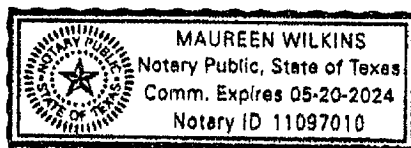
1. **Berridge Manufacturing Company** has an unpaid claim in the amount of **\$13,390.72** for materials furnished on the construction of improvements generally known as the **Magnolia Heights Condos, 5500 Broadway, Alamo Heights, Bexar County, Texas**. The claimed amount of **\$13,390.72** is, within my personal knowledge, just and true, the same is due and unpaid, and all just and lawful offsets, payments, and credits have been allowed. The claim amount is for materials furnished and described below, on which a systematic record has been kept.
2. The name and last known address of the owner or reputed owner of the real property, and improvements upon which this claim is made is: **Alamo Heights Urban LP, 1601 S Mo Pac Expy, Austin, TX 78746**.
3. The claim amount of **\$13,390.72** represents the unpaid contract price due claimant, or in the alternative, is the reasonable value of the unpaid portion of **Berridge Manufacturing Company's** materials furnished, which are described below.
4. **Berridge Manufacturing Company's** materials furnished for construction of improvements on the real property described below are generally described as: **metal roofing materials**. This claim consists of said materials delivered during each of the following months: **April, and May 2020**
5. Claimant furnished the above-described materials under a purchase order to **Petersen Dean**, whose last known address is: **14713 Jersey Shore Drive, Houston, TX 77047**
6. The name and last known address of the original contractor on the above-reference project is: **Rampart Construction, 4811 Merlot Ave, Grapevine, TX 76051**
7. The legal description of the real property improved by Claimant's above-described materials, and which real property and improvements thereon are sought to be charged with **Berridge Manufacturing Company's** lien, is:


CB 4050 (ALAMO HEIGHTS LOTS 25 & 26), BLOCK 67 LOT 25

8. **Berridge Manufacturing Company** claims a mechanic's and materialman's lien upon the above-described real property and improvements thereon to secure payment of its claim in the amount of **\$13,390.72** in accordance with the Texas Property Code.
9. **Berridge Manufacturing Company's** physical and mailing address is **2610 Harry Wurzbach Rd, San Antonio, Texas 78209**
10. **Berridge Manufacturing Company's** notice(s) of mechanic's lien was/were sent to **Alamo Heights Urban LP**, by United States certified mail, return receipt requested, to the addressees indicated: June 17, 2020.
11. **Berridge Manufacturing Company's** notice(s) of mechanic's lien was/were sent to **Rampart Construction**, by United States certified mail, return receipt requested, to the addressees indicated: June 17, 2020.
12. **Berridge Manufacturing Company's** notice(s) of mechanic's lien was/were sent to **Petersen Dean**, by United States certified mail, return receipt requested, to the addressees indicated: June 17, 2020.
13. In compliance with the Texas Property Code, **Berridge Manufacturing Company** is sending one copy of this Affidavit to **Alamo Heights Urban LP**, at its last known address, one copy to the above-referenced **Rampart Construction**, at its last known address, and also one copy of this Affidavit to **Petersen Dean**, C/O Epiq Corporate Restructuring, LLC, at its last known address.


Amanda Janecek.

SUBSCRIBED AND SWORN TO BEFORE ME by the said Amanda Janecek this 23rd day of June, 2020, to certify which witness my hand and seal of office.




Notary Public, State of Texas

AFTER FILING RETURN TO:
BERRIDGE MANUFACTURING COMPANY
ATTN: CREDIT DEPARTMENT
2610 HARRY WURZBACH RD
SAN ANTONIO, TX 78209

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20200134068
Recorded Date: June 23, 2020
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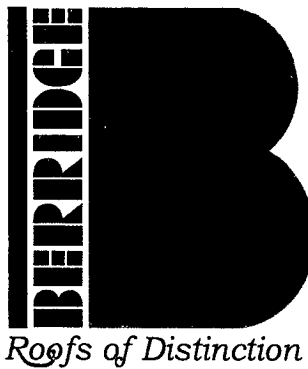
Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 6/23/2020 10:19 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk



COVER LETTER SENDING COPIES OF LIEN AFFIDAVIT

June 23, 2020

Alamo Heights Urban LP
c/o Cypress Real Estate Advisors
1601 S Mo Pac Expy Ste 160
Austin, TX 78746

CERTIFIED MAIL #7005 3110 0000 1142 0058
RETURN RECEIPT REQUESTED

Rampart Construction
4811 Merlot Avenue
Grapevine, TX 76051

CERTIFIED MAIL #7005 3110 0000 1142 0065
RETURN RECEIPT REQUESTED

Re: Claims of Berridge Manufacturing Company; Mechanic's and Materialman's Lien


To all concerned parties:

We are sending you the enclosed copies of Berridge Manufacturing Company's Affidavit Claiming Mechanic's and Materialman's Lien.

In accordance with the Texas Property Code, we notify you again that if the claim described in the attached Affidavit remains unpaid, the owner of the property described may be liable, unless the owner withholds payment from the contractor for the amount of the claim, or it is otherwise settled or paid. Berridge Manufacturing Company was forced to proceed with securing its lien rights since we have not received payment from any source on the claim set forth in the Affidavit enclosed.

Please contact the undersigned on receipt of this letter so that we may discuss a prompt resolution to this matter.

Sincerely yours,
Berridge Manufacturing Company


Amanda Janecek
Credit Manager

Enclosed: Affidavit Claiming Mechanic's and Materialman's Lien

Petersen Dean
14713 Jersey Shore Drive
Houston, TX 77047

CERTIFIED MAIL #7005 3110 0000 1142 0041
RETURN RECEIPT REQUESTED

Berridge Manufacturing Company
2610 Harry Wurzbach Road, San Antonio, Texas 78209
(210)650-3050 • Fax (210)650-0379



Berridge Manufacturing Co.

2610 Harry Wurzbach Road / San Antonio, Texas 78209

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Petersen Dean
c/o Epiq Corporate Restructuring, LLC
P.O. Box 4421
Beaverton OR 97076-4421