

YORK COUNTY, SC	
2023013047	MECHANICS LIEN
RECORDING FEES	\$25.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
05-03-2023	01:50:04 PM
BK:LIENS 499 PG:405-409	

Recording Requested by:
 Servpro of Rock Hill & York County
 3356 SC-51
 Fort Mill, South Carolina 29715

Please Return To:
 Servpro of Rock Hill & York County
 c/o Mail Center
 9450 SW Gemini Dr #7790
 Beaverton, Oregon 97008-7105
 Reference: 8GCJ83F6M365

SPACE ABOVE FOR RECORDER'S USE

NOTICE OF MECHANIC'S LIEN
CLAIMANT WITH DIRECT CONTRACT WITH OWNER
S.C. Code §§ 29-5-10 et seq.

STATE OF SOUTH CAROLINA

NOTICE OF MECHANIC'S LIEN

COUNTY OF York County

Servpro of Rock Hill & York County, PETITIONER,

BOOK _____

VERSUS

SIRIPURAPU, VAMSI KRISHNA VAKULABHARANAM & PAGE _____
 GUDIMELLA, USHA KALYANI, Siripurapi Vamsi K V/
 Siripurapi Usha Kalyani, RESPONDENT/DEFENDANT

Name and Address of Petitioner / Claimant:

Servpro of Rock Hill & York County
 3356 SC-51
 Fort Mill, South Carolina 29715

Petitioner claims a Mechanic's Lien against the Property in the sum of **\$2,013.66, (Lien Amount)** together with the interest thereon, and any costs of this action including a reasonable attorney's fee.

Date Labor or Materials First Delivered: February 08, 2023

Date Labor or Materials Last Delivered: February 08, 2023.

PERSONALLY APPEARED, Phillip Nave, who being duly sworn, deposes and says as follows:

That s/he is the authorized representative of the above-identified Petitioner, the Petitioner and Mechanics' Lien Claimant herein, and that the annexed verified statement of account for labor or materials is a true and just account of the amount due to the Petitioner, with all just credits given, for labor or building materials furnished and actually used in the construction, erection, alteration, and/or repair of buildings or structures situated on the after-described real estate (the "Property"), by virtue of Petitioner's contract with Respondent, the Owner of the property (the "Owner").

IMPORTANT INFORMATION ON FOLLOWING PAGE

VERIFIED STATEMENT OF ACCOUNT

STATE OF SOUTH CAROLINA

COUNTY OF York County

Servpro of Rock Hill & York County, PETITIONER,

VERIFIED STATEMENT OF ACCOUNT

VERSUS

**SIRIPURAPU, VAMSI KRISHNA VAKULABHARANAM &
GUDIMELLA, USHA KALYANI, Siripurapi Vamsi K V/
Siripurapi Usha Kalyani , RESPONDENT**

Total Original Contract Amount (w/ Change Orders): \$2,013.66

Payments Received to Date: \$0.00

Balance Due As Of May 02, 2023: \$2,013.66*

*** Plus Interest, Attorney's Fees, and Costs.**

Date: 5-2-23

State of S. Carolina County of Richland

I HEREBY CERTIFY that the foregoing is a true and correct statement of account due to Petitioner in connection with this Mechanic's Lien

Phillip Nave

Servpro of Rock Hill & York County

Signed by authorized and disclosed limited agent

Print Name: Phillip Nave

Sworn to and subscribed before me, undersigned Notary Public, in and for the above listed State and County, on this date:

5-2-23
Margaret Galloway
Notary Public

Tia Collier
Witness
Print Name: Tia Collier

J. Threest
Witness
Print Name: T. Threest

That this labor or materials were furnished by agreement with or consent of the **Owner**. That the last of the labor or materials were furnished to the **Property** less than ninety (90) days from the date of filing and service of this Mechanic's Lien. That by the serving and filing of this Mechanic's Lien, the **Petitioner** has and claims a Mechanic's Lien for the payment of the indebtedness aforesaid, and the cost of enforcing its lien, upon the following described **Property**, including its buildings and structures:

1207 Croft Drive
Fort Mill, South Carolina 29708
COUNTY OF: York County

Legally described as:

Please see attached Exhibit A.

WHEREFORE, the Petitioner claims a Mechanic's Lien against the Property in the sum of **\$2,013.66**, together with the interest thereon, and the costs of this action including a reasonable attorney's fee.

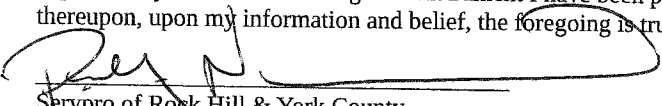
If the Petitioner is required to be licensed or registered as contemplated by S.C. Code Ann. 29-5-15, the S.C. License or Registration Number is: . If the Petitioner is not required to be licensed, the preceding will be left blank.

SIGNATURE OF CLAIMANT, AND VERIFICATION

Date: 5-2-23

State of S. Carolina County of Richland

I, Phillip Nave, the undersigned, being of lawful age and being first duly sworn upon oath, do state that I am the authorized, limited and disclosed agent of the Claimant named herein, and that I have read the foregoing instrument, and as an agent appointed by the Claimant to sign the instrument I have been provided and thereby have knowledge of the facts, and certify that based thereupon, upon my information and belief, the foregoing is true and correct under penalty of perjury.


Servpro of Rock Hill & York County

Signed by authorized agent

Print Name: Phillip Nave

Sworn to and subscribed before me, undersigned Notary Public, in and for the above listed State and County, on this date:

5-2-23

Notary Public

J. Threault
Witness

Print Name: T. Threault

Tia Collier
Witness

Print Name: Tia Collier

Exhibit A

Tax Parcel Number: 648-01-01-170

Property Address: 1207 Croft Drive, Fort Mill, SC 29708

ALL that certain parcel of land lying, being and situated in the Township of Fort Mill, County of York, State of South Carolina, and being shown and designated as Lot 121, Phase 2, on that certain plat entitled "Final Plat of Forest Grove Townhomes, Phase 2" prepared by R. Joe Harris & Associates, Inc. dated April 5, 2018 and recorded July 11, 2018 in Plat Book 158 at Page 268 in the Office of the Clerk of Court for York County, South Carolina, which plat is incorporated herein by reference, and having such metes, bounds, courses and distances as by reference to said plat will more fully appear.

DERIVATION: BEING a portion of that property conveyed by D.R. Horton, Inc. by deed from Development Solutions Group, LLC recorded on April 24, 2015 in Deed Book 14817 at Page 143 in the Office of the Clerk of Court for York County, South Carolina.

**York Property Advisors LLC dba
Servpro of York County**

1974 Carolina Place Dr, Suite 116
Fort Mill, SC 29708
Accounting@ServproRockhillYorkCounty.com

Exhibit B



INVOICE

BILL TO
Vamsi Krishna
1207 Croft Dr.
Fort Mill, SC 29708

INVOICE **YC23-0058-M**
DATE **02/13/2023**
TERMS **Due Upon Receipt**
DUE DATE **02/13/2023**

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Water Remed	Water mitigation services per attached estimate- Please note the total includes an equipment discount in the amount of \$711.50	2,013.66
* * * BALANCE DUE			\$2,013.66

Your prompt payment is appreciated!

Please expect the following per our Late Payment Policy:

- Over 30 days: Past Due Notice
- Over 45 days: Notice of Intent to Lien with 10-day demand
- Post demand period: Lien filed including interest & attorney fees

Mailing Address: 601 S Kings Dr, Suite F431, Charlotte, NC 28204

Pay Invoice

PLEASE NOTE: Thank you for your prompt payment! We recognize insurance payments can be delayed. We are happy to assist you by working with your carrier or adjuster. However, payment of this invoice is your responsibility. Please be proactive in reaching out to your carrier or adjuster to ensure payment is made in a timely manner.
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