

**Affidavit Claiming Mechanic's and Materialman's Lien**

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

Affiant, Silvia Victoriano, on oath swears that the following statements are true and are within the personal knowledge of Affiant:

My name is Silvia Victoriano. I am the President of ABG General Construction ("Claimant"). This affidavit is made to perfect a mechanic's and materialman's lien against the real property described below:

1. Claimant has an unpaid claim in the amount of \$4,000.00 ("Claim Amount") for labor and materials furnished on the construction of improvements generally known as the 2105 Morse St construction project. The Claim Amount 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 labor and 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 ("Owner") of the real property and improvements on which this claim is made are:

3S Real Estate Investments LLC Series 3  
2105 Morse St  
Houston, Texas 77019

3. The Claim Amount represents the unpaid contract price due Claimant, or, in the alternative, is the reasonable value of the unpaid portion of Claimant's labor and materials furnished, which are described below.

4. Claimant's labor and materials furnished for construction of improvements on the real property described below are generally described as labor and materials for work including but not limited to demo, design, build a BBQ including stucco and related thereto. Payment of the Claim Amount is requested for work performed or materials furnished during each of the following months: Middle of December 2016.

5. Claimant furnished the above-described labor and materials under a subcontract with United Plus Construction, whose last known address is:

United Plus Construction  
Attn: Richard Hernandez  
1009 Majorca Dr  
Houston, Texas 77076

6. The name and last known address of the original contractor on the above-referenced project is:

United Plus Construction  
Attn: Richard Hernandez  
1009 Majorca Dr.  
Houston, Texas 77076

7. The legal description of the real property improved by Claimant's above-described labor and materials is:

Legal Description:  
LT 6 BLK 16 HYDE PARK MAIN of Harris County, Texas

More Commonly Known As:  
2105 Morse St., Houston, Texas 77019.

That real property and improvements on it are sought to be charged with Claimant's lien.

2  
Latt  
H

10R

(2)  
lll

lll

D

RP-2017-61894

COPY

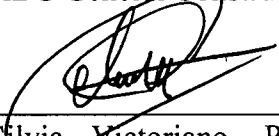
8. Claimant claims a mechanic's and materialman's lien on the above-described real property and improvements thereon to secure payment of its Claim Amount in accordance with the Texas Property Code.

9. Claimant's physical address is 412422 Tracelynn Ln, Houston, Texas 77066. Claimant's mailing address is 412422 Tracelynn Ln, Houston, Texas 77066.

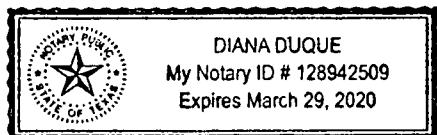
10. Claimant's notice of mechanic's lien was sent to Owner by United States certified mail, return receipt requested, on the following date: January 9, 2017; Claimant's notice of affidavit claiming mechanic's lien was sent to Owner and Original Contractor on February 9, 2017; of which, both notices were sent by United States certified mail, return receipts requested.

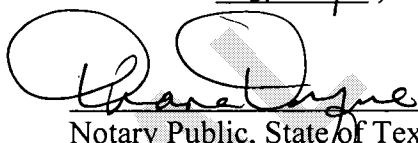
11. In compliance with the Texas Property Code, Claimant is sending one copy of this affidavit to Owner at its last known address and also one copy to the above-referenced original contractor at its last known address.

ABG General Construction

  
\_\_\_\_\_  
Silvia Victoriano, President of ABG General Construction

SUBSCRIBED AND SWORN TO before me on February 9, 2017, by Silvia Victoriano.



  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO ✓

Law Offices of Marcos & Associates, PC  
228 Westheimer Road  
Houston, TX 77006  
Tel: (713) 528-7711  
Fax: (713) 528-7710

RP-2017-61894

UNOFFICIAL COPY

FILED FOR RECORD

11:11:43 AM

Monday, February 13, 2017

*Stan Stewart*

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Monday, February 13, 2017



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2017-61894

UNOFFICIAL COPY