

Recorded: 4/2/2026 at 2:00:38.0 PM  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$0.00  
Delaware County, Iowa  
Daneen Schindler RECORDER  
BK: 2026 PG: 767

**NOTICE OF LIEN  
Recorder's Cover Sheet**

**Preparer Information:**

Steven C. Leiding, Lynch Dallas Legal, PO Box 2457, Cedar Rapids, IA 52401, Phone:  
(319) 365-9101

**Taxpayer Information:**

BR Express 1, LLC, PO Box 19170, Brooklyn, NY 11219

**Return Address:**

Steven C. Leiding, Lynch Dallas Legal, PO Box 2457, Cedar Rapids, IA 52401, Phone:  
(319) 365-9101

**Grantors:**

Franklin Place Owners Association, c/o Steven C. Leiding, Lynch Dallas Legal, PO  
Box 2457, Cedar Rapids, IA 52401, Phone: (319) 365-9101

**Grantee:**

BR Express 1, LLC, PO Box 19170, Brooklyn, NY 11219

**NOTICE OF LIEN**

Pursuant to Iowa Code §499B.17 and Section 8 of the Bylaws of Franklin Place Owners Association ("Bylaws"), filed for record on May 19, 1993, as File No. 286-3425, Recorder's Office, Delaware County, Iowa, all sums assessed by Franklin Place Owners Association ("Association"), the duly constituted owners' association for Franklin Place Condominium ("Condominium"), but unpaid, chargeable to any unit shall constitute a lien on such unit.

BR Express 1, LLC is the record owner of that unit described as follows ("Unit"):

Unit 3 and the undivided 8.12% interest in the land and common elements appurtenant to said Unit, in "Franklin Place, A Condominium", according to Declaration Of Submission Of Property To Horizontal Property Regime For Franklin Place, A Condominium, recorded in Book 4 Misc., Page 16; same being located on part of Lots One Hundred Forty Two (142) and One Hundred Forty Three (143), Manchester, Iowa, according to plat recorded in Book H L.D., Pages 186-188.

Address: 102 N. Franklin Street, Unit 3, Manchester, IA 52057

Deed Reference: Book 2022, Page 2830, records of the Office of the Delaware County Recorder.

Parcel No: 631293400113

The Unit has become subject to charges of the Association duly levied pursuant to the authority of the Bylaws and Iowa Code §499B.17, as described herein, which remain unpaid through April 1, 2026, in the amount of \$19,076.38. This amount, plus future unpaid assessments; and expenses of collection, including attorneys' fees, constitutes a lawful binding claim, and a continuing lien against the Unit.

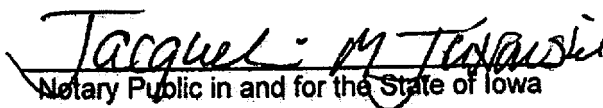
**FRANKLIN PLACE OWNERS ASSOCIATION,**


an Iowa non-profit corporation

By:   
Patrick Schmitz, President

*Florida*  
STATE OF ~~IOWA~~ )  
  )  
COUNTY OF ~~DELAWARE~~ ) ss.  
  *llc*

This instrument was acknowledged before me on the 02<sup>nd</sup> day of April 2026, by Patrick Schmitz, President of Franklin Place Owners Association, on behalf of said association.

  
Notary Public in and for the State of Iowa

 Jacqueline Merte Jutrowski  
Comm.: HH 378979  
Expires: May 27, 2027  
Notary Public - State of Florida