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September 24, 2025

Mr. Cooper
8950 Cypress Waters Blvd.
Coppell, Texas 75019
www.mrcooper.com

Re: Courtesy Notice of Certificate of Take
Parcel Owner: Ross L. Stevens
Property Address: 1153 High Street, Crozet, Virginia 22932
Loan Number: 0609628094
Project: Albemarle County – Library Avenue; Parcel Number: 006

Dear Mr. Cooper:

We are writing to keep you informed regarding the above-referenced project and mortgage. While every effort has been made to obtain a partial release of lien, due to lack of progress, Albemarle County may need to proceed with filing a Certificate of Take in the Clerk's Office of the Circuit Court for Albemarle County.

As part of this filing, the landowner, Ross L. Stevens, will be named, and your institution, as a mortgage lienholder of record, will also be identified in the Certificate of Take. This filing is a legal step in the acquisition of property rights necessary for the construction of the public improvement project.

The County values cooperation from all stakeholders and would prefer to resolve this matter through a partial release of lien. However, as additional time has passed without a response, the County will need to begin the process of having a public hearing to authorize the filing a Certificate of Take in order to keep the project on schedule. This parcel represents the final right-of-way acquisition needed for clearance of the project, and timely resolution is essential for construction to move forward.

We greatly appreciate your attention to this matter and your role as a stakeholder. If you have questions or require additional information, please feel free to contact me at 540-569-0594.

Sincerely,

Ryan Johnston
Timmons Group
Right of Way Agent
Ryan.Johnston@timmons.com