

2014-111

FILED FOR RECORD
JUL 30 2014
7:40 O'CLOCK P.M.

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF NAVARRO §

SHERRY DOWD
COUNTY CLERK NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

WHEREAS, the real estate described on Exhibit "A" attached hereto (the "*Property*") is subject to the Declaration of Covenants, Conditions and Restrictions for The Shores on Kiehl and Chambers Lake, executed by Texas Land & Lakes, Ltd., as Declarant, recorded under Volume 1784, Page 632, et seq. in the Official Public Records of Navarro County, Texas. The Declaration provides for the payment of assessments to P.O.A. of The Shores, Inc. (the "*Association*") which is secured by a lien against the lot of the non-paying owner.

WHEREAS, the Association, on August 27, 2012, October 5, 2012, April 1, 2013 and May 24, 2013, sent notice of default in payment of assessments to **KEVIN L. CONNELL and DEBORAH J. CONNELL**, being the reputed owners or current owners of the Property according to the records of the Association; and

WHEREAS, the Association, did record a Notice of Assessment Lien against the Property recorded as Instrument Number 00008926 in the Official Property Records of Navarro County, Texas.

WHEREAS, the said **KEVIN L. CONNELL and DEBORAH J. CONNELL**, have continued to default in the payment of their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the Property to satisfy the present indebtedness of said owners to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 2nd day of September, 2014, between 10:00 a.m. and 4:00 p.m., **P.O.A. of The Shores, Inc.** will sell the Property (including any improvements thereon) at public auction at the front steps of the Navarro County Courthouse, 300 West 3rd Avenue, Corsicana, Navarro County, Texas, or as designated by the Navarro County Commissioners, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and a statutory right of redemption. The earliest time at which said sale will begin will be 10:00 a.m., and the sale will take place no later than three

Said real estate is particularly described on Exhibit "A" attached hereto which is incorporated herein by reference for all purposes.

WITNESS my hand this 30th day of July, 2014.

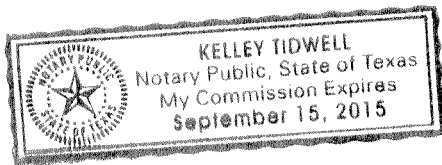
P.O.A. OF THE SHORES, INC.

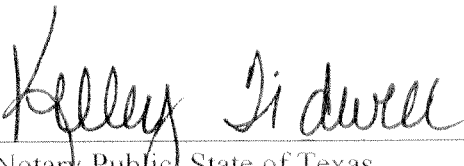
By 
Judd A. Austin, III
Its: **Agent**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, III, agent for P.O.A. of The Shores, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, this 30th day of July, 2014.




Notary Public, State of Texas

PREPARED BY:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

EXHIBIT A

Being Tract 110, THE SHORES ON RICHLAND CHAMBERS LAKE, Phase 1, an addition of 442.046 acres to Navarro County, Texas located in the Robert Caradine Survey, Abstract No. 139, Navarro County, Texas and filed of record at Volume 7, Page 307-320, Official Map and Plat Records of Navarro County, Texas, and at Volume 1783, Page 830, Official Real Property Records of Navarro County, Texas.