FILED FOR RECORD

NOTICE OF ASSESSMENT LIEN SALE

AUG 29 2014

STATE OF TEXAS

§ §

COUNTY OF NAVARRO §

COUNTY CLERK NAVARING COUNTY, TEXAS

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 Richland 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 May 24, 2013, July 19, 2013, August 30, 2013 and October 8, 2013, sent notice of default in payment of assessments to **DANIELLE KNIGHT**, being the reputed owner or current owner 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 00006105 in the Official Property Records of Navarro County, Texas.

WHEREAS, the said DANIELLE KNIGHT, has continued to default in the payment of her 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 owner to the Association.

**NOW, THEREFORE**, notice is hereby given that on Tuesday, the 7<sup>th</sup> day of October, 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 3<sup>rd</sup> 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 (3) hours thereafter.

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

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

**WITNESS** my hand this 29<sup>th</sup> day of August, 2014.

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

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 29th day of August, 2014.

KELLEY TIDWELL
Notary Public, State of Texas
My Commission Expires
September 15, 2015

Notary Public State of Texas

PREPARED BY:

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

## **EXHIBIT A**

Being Tract 182, 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 an Plat Records of Navarro County, Texas, and at Volume 1783, Page 830, Official Real Property Records of Navarro County, Texas.