

NOTICE OF ASSESSMENT LIEN SALE

2017-134
FILED FOR RECORD
AT 10:30 O'CLOCK a M.
NOV 16 2017

STATE OF TEXAS §
COUNTY OF NAVARRO §

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY *Ken Hayes* 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 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 4, 2016, June 14, 2016, July 28, 2016 and August 30, 2016, sent notice of default in payment of assessments to **KEN CHAPMAN**, 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 00004180 in the Official Property Records of Navarro County, Texas.

WHEREAS, the said **KEN CHAPMAN**, has continued to default in the payment of his 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 6th day of February, 2018, 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 (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 16th day of November, 2017.

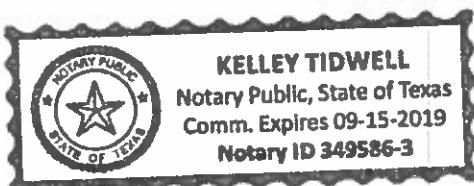
P.O.A. OF THE SHORES, INC.

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 16th day of November 2017.



Kelley J. dwell
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 521, THE SHORES ON RICHLAND CHAMBERS LAKE, Phase 7, an Addition of 20.985 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 399-400, Official Map and Plat Records of Navarro County, Texas (the "Property").