

2019 - 91

NOTICE OF ASSESSMENT LIEN SALE

FILED FOR RECORD
AT 1:58 O'CLOCK P.M.
SEP 05 2019
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

STATE OF TEXAS §
COUNTY OF NAVARRO §

WHEREAS, the real estate described on Exhibit "A" attached hereto (the "Property") is subject to the Declaration of Covenants, Conditions and Restrictions for Southpoint on Richland Chambers Lake, filed on May 19, 2010 as Instrument No. 3416, of the Official Public Records of Navarro County, Texas. The Declaration provides for the payment of assessments to Southpoint POA, Inc., (the "Association") which is secured by a lien against the lot of the non-paying owner.

WHEREAS, the Association, on May 31, 2016, July 14, 2016, October 10, 2016 and November 16, 2018, sent notice of default in payment of assessments to JOHN L. WIECHMAN and LINDA L. WIECHMAN, 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 5079 in the Official Property Records of Navarro County, Texas.

WHEREAS, the said JOHN L. WIECHMAN and LINDA L. WIECHMAN, 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 1st day of October, 2019, between 10:00 a.m. and 4:00 p.m., Southpoint POA, 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 5th day of September, 2019.

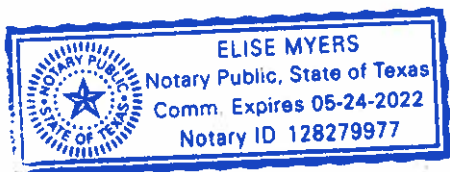
SOUTHPOINT POA, INC.

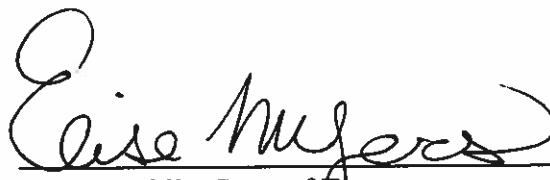
By 
Judd A. Austin, III
Its: **Duly Authorized Agent**

STATE OF TEXAS §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, III, duly authorized agent for Southpoint POA, 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 5th day of September, 2019.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

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

EXHIBIT A

Being Tract 26, SOUTHPOINT ON RICHLAND CHAMBERS LAKE, an Addition of 169.004 acres to Navarro County, Texas situated in the Sidney King Survey, Abstract No. 458, Navarro County, Texas and filed of record at Volume 8, Page 111-116, Official Map and Plat Records of Navarro County, Texas and Instrument No. 3320 (2010), Official Real Property Records of Navarro County, Texas (the "Property").