

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS

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§

COUNTY OF ROCKWALL

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25 MAR 11 PM 12:03

JENNIFER FOGG
ROCKWALL COUNTY CLERK

WHEREAS, on February 20, 2024, the attached Order was signed by the Judge, for the real property herein described as a result of the present Owners of said real property defaulting in the payment of the indebtedness owed to THE SHORES ON LAKE RAY HUBBARD OWNERS ASSOCIATION, INC. (the "Association"); and

WHEREAS, the said Owner, JENNIFER A. RICH has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, therefore, the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said Owner to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, April 1, 2025, between 10:00 a.m. and 4:00 p.m., the Association will sell said property at the following location: THE AREA IMMEDIATELY OUTSIDE ON THE FRONT STEPS OF THE ROCKWALL COUNTY COURTHOUSE, LOCATED AT 1111 YELLOWJACKET LANE IN ROCKWALL, ROCKWALL COUNTY, TEXAS, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 a.m., and the sale will take place not later than three (3) hours after that time.

THEREFORE, notice is given that on and at the Date, Time, and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Declaration and applicable law.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (e.g., a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

Notice is given that another person who has been appointed as a Substitute Trustee may conduct the Foreclosure Sale.

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.

Said real estate is described as follows:

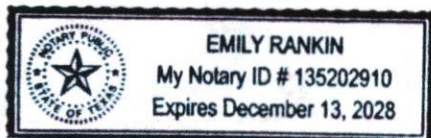
LOT TEN (10), BLOCK D, SHORES NORTH PHASE SIX (6), AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET E, SLIDE 163, MAP/PLAT RECORDS OF ROCKWALL COUNTY, TEXAS; AS AMENDED BY CORRECTION OF PLAT RECORDED IN VOLUME 3852, PAGE 280, ROCKWALL COUNTY, TEXAS ("the property").

WITNESS my hand this 10 day of March, 2025.

"Further Affiant sayeth not."

M. SUZY RICE, Substitute Trustee for
THE SHORES ON LAKE RAY
HUBBARD HOMEOWNERS
ASSOCIATION, INC.

SUBSCRIBED AND SWORN TO BEFORE ME, on this the 10 day of March, 2025,
to certify which witness my hand and seal of office.



Emily R.
Notary Public in and for
The State of Texas

The written notice was posted on the _____ day of _____, 2025, at the Rockwall County Courthouse in Rockwall, Texas.

Signature

Print Name

Recording,
Please Return To:

RICE AND RICE
39340 IH-10 West, Suite D
Boerne, Texas 78006