

2025 SEP 16 PM 2:52

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

JENNIFER FOGG
ROCKWALL COUNTY CLERK

BY  DEPUTY

WHEREAS, on or about August 31, 2022, a Notice of Lien was filed in the Deed Records of Rockwall County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Michael Nunez and Wendy Nunez, the present owners of said real property, to Woodcreek Fate Homeowners Association, Inc. (the "Association"); and

WHEREAS, the said Michael Nunez and Wendy Nunez 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 herein described property to satisfy the present indebtedness of said owners to the Association;

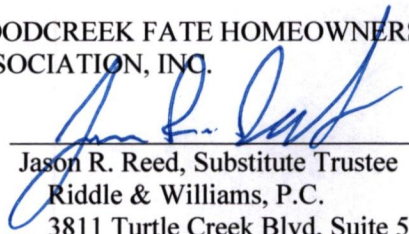
NOW, THEREFORE, notice is hereby given that on Tuesday, October 7, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate in the area immediately outside on the front steps of the Rockwall County Courthouse, located at 1111 Yellow Jacket Lane, Rockwall, Rockwall County, Texas, 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 1:00 o'clock p.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 45, Block C, WOODCREEK, PHASE 1-D2, an addition to the City of Fate, Rockwall County, Texas, according to the map or plat thereof recorded in Cabinet H, Slide 337, of the Plat Records of Rockwall County, Texas (312 Nixon Drive)

WITNESS my hand this 11th day of September, 2025

WOODCREEK FATE HOMEOWNERS
ASSOCIATION, INC.

By: 
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the ____ day of _____, 2025, at the Rockwall County Courthouse in Rockwall, Texas.