

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS

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COUNTY OF ROCKWALL

FILED FOR RECORD
ROCKWALL CO. TEXAS
2025 NOV -6 PM 12:08
JENNIFER JACOB
ROCKWALL COUNTY CLERK
BY MB DEPUTY

WHEREAS, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for The Preserve, filed of record on May 8, 2008 as Instrument No. 2008-00398154, of the Official Public Records of Rockwall County, Texas (including any amendments thereof or supplements thereto is hereinafter referred to, collectively, as the “Declaration”). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, The Preserve Homeowners Association, Inc. on March 1, 2024, April 9, 2024, and November 11, 2024, sent notice of default in payment of assessments to **TAMESHA D. NICKLES and JOE L. NICHLES, JR. (a/k/a JOE L. NICKLES, JR.), wife and husband**, being the reputed owners or current owners of said real property; and

WHEREAS, the said **TAMESHA D. NICKLES and JOE L. NICHLES, JR. (a/k/a JOE L. NICKLES, JR.), wife and husband**, have continued to default in the payment of their indebtedness to The Preserve Homeowners Association, Inc. and the same is now wholly due, and The Preserve Homeowners Association, Inc., 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 Preserve Homeowners Association, Inc.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 2nd day of December, 2025, between 10:00 a.m. and 4:00 p.m., The Preserve Homeowners Association, Inc. will sell the herein described real estate (including any improvements thereon) at public auction at the northeast side of the Rockwall County Courthouse, 1111 E. Yellow Jacket Lane, Rockwall, Rockwall County, Texas, or as designated by the Rockwall County Commissioners for such sales, 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 not 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.

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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.

SIGNED: November 6, 2025.

THE PRESERVE HOMEOWNERS
ASSOCIATION, INC.

By: Kristen Pierce

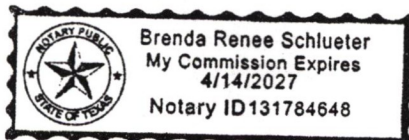
Kristen Pierce

Its: Attorney

STATE OF TEXAS §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Kristen Pierce, Attorney for The Preserve Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, on November 6, 2025.



Brenda Schlueter
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr., Judd A. Austin, III, Vinay B. Patel,
Kristen Pierce, Parrish S. Nicholls, and Claudia Zissman-Monzon
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201**

EXHIBIT "A"

Lot 5, Block R, of THE PRESERVE, Phase 3, subdivision to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet G, Slide 193, Plat Records, Rockwall County, Texas, (the "Property").