

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF HUNT §

WHEREAS, the real estate described on Exhibit "A" attached hereto (the "Property") is subject to the Declaration of Covenants, Conditions and Restrictions for Verandah, executed on December 20, 2007 and recorded under Document 20929, Book OR, Volume 1695, Page 288 *et seq.*, of the Official Public Records of Hunt County, Texas (the "Declaration") and any other applicable re-filings or re-plattings thereof and amendments or supplements thereto. The Declaration provides for the payment of assessments to **Verandah Homeowners' Association, Inc.** (the "Association") which is secured by a lien against the lot of the non-paying owner.

WHEREAS, the Association, on November 30, 2017, January 24, 2018 and June 1, 2018, sent notice of default in payment of assessments to **ROBERT PICKARD, a single man**, being the reputed owners or current owners of said real property; and

WHEREAS, the Association, did record a Notice of Assessment Lien against the Property as Document Number 2018-01136 in the Official Public Records of Hunt County, Texas.

WHEREAS, the said **ROBERT PICKARD, a single man**, 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 5th day of March, 2019, between 10:00 a.m. and 4:00 p.m., **Verandah Homeowners' Association, Inc.** will sell the Property (including any improvements thereon) at public auction at the Hunt County Courthouse, 2507 Lee Street, Greenville, Hunt County, Texas, or as designated by the Hunt 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 any statutory right of redemption. The earliest time at which said sale will begin will be 1:00 p.m., and the sale will take place no later than three (3) hours thereafter.

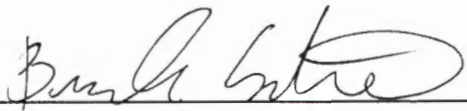
Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

BY: _____
DEPUTY
19 JAN 25 AM 9:34
FILE FOR RECORDING
JENNIFER LINDSEY
COUNTY CLERK

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 25th day of January, 2019.

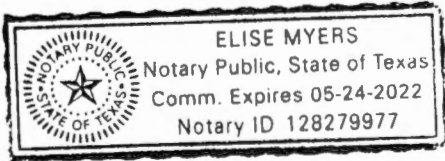
**VERANDAH HOMEOWNERS'
ASSOCIATION, INC.**

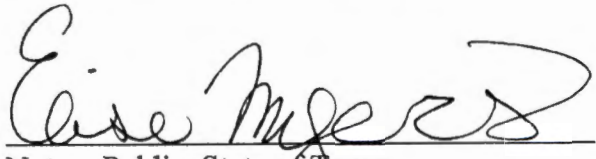
By 
Brenda Schlueter
Its: **Duly Authorized Agent**

STATE OF TEXAS §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Brenda Schlueter, duly authorized agent for Verandah Homeowners' Association, 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 25th day of January, 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 Lot 19, Block 18, VERANDAH, Phase One D, an Addition to Verandah Municipal Utility District, according to the Plat of Said Addition as recorded in Volume 400, Page 2079, Map/Plat Records, Hunt County, Texas (the "Property").