

STATE OF TEXAS §
 §
COUNTY OF HUNT §

NOV 02 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Stinoja*

WHEREAS, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for Vista Oaks Estates, filed on September 29, 2017, as Instrument No. 2017-13557, of the Official Public Records of Hunt 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, Vista Oaks Estates Homeowners Association on April 22, 2022, July 20, 2022, August 18, 2022, and February 8, 2023, sent notice of default in payment of assessments to **JORGE VAZQUEZ and EVA VAZQUEZ**, being the reputed owners or current owners of said real property; and

WHEREAS, the said **JORGE VAZQUEZ and EVA VAZQUEZ**, have continued to default in the payment of their indebtedness to Vista Oaks Estates Homeowners Association and the same is now wholly due, and Vista Oaks Estates Homeowners 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 Vista Oaks Estates Homeowners Association.


NOW, THEREFORE, notice is hereby given that on Tuesday, the 5th of December, 2023, between 10:00 a.m. and 4:00 p.m., Vista Oaks Estates Homeowners Association will sell the herein described real estate (including any improvements thereon) at public auction in the common area at the base of the Central stairway on the 2nd floor inside the Courthouse, or the base of the North steps outside of the Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401; in the event the Courthouse is closed, 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 a statutory right of redemption. The earliest time at which said sale will begin will be 12:00 p.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.

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 2, 2023.

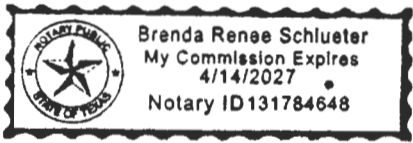
**VISTA OAKS ESTATES
HOMEOWNERS ASSOCIATION**

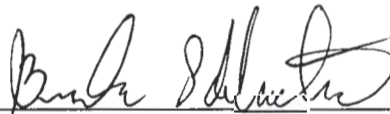
By: 
Judd A. Austin, III
Its: **Duly Authorized Agent**

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 Vista Oaks Estates Homeowners Association, 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, on November 2, 2023.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr., Judd A. Austin, III, and Vinay B. Patel
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street, Suite 4600
Dallas, Texas 75201**

EXHIBIT "A"

Being Lot 35, Block B, VISTA OAKS ESTATES ADDITION, an Addition in Hunt County, Texas, according to the Plat thereof recorded in Cabinet H, Slides 180-181, Plat Records, Hunt County, Texas, (the "Property").