

2024-001  
FILED FOR RECORD  
AT 10:37 O'CLOCK A.M.  
JAN 05 2024  
SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY     KO     DEPUTY

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS                   §  
  §  
COUNTY OF NAVARRO           §

WHEREAS, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for The Shores on Richland Chambers Lake, recorded on October 14, 2005 under Volume 1784, Page 632, et seq. in the Official Public Records of Navarro 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, P.O.A. of the Shores, Inc. on September 29, 2021 and March 23, 2023, sent notice of default in payment of assessments to **TWIN LAKES VENTURES, LLC, a Texas limited liability company**, being the reputed owner or current owner of said real property; and

WHEREAS, the said **TWIN LAKES VENTURES, LLC, a Texas limited liability company**, has continued to default in the payment of their indebtedness to P.O.A. of the Shores, Inc. and the same is now wholly due, and P.O.A. of the Shores, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to P.O.A. of the Shores, Inc.

**NOW, THEREFORE**, notice is hereby given that on Tuesday, the 6<sup>th</sup> of February, 2024, between 10:00 a.m. and 4:00 p.m., P.O.A. of the Shores, Inc. will sell the herein described real estate (including any improvements thereon) at public auction at the front steps of the Navarro County Courthouse, 300 West 3<sup>rd</sup> Avenue, Corsicana, Navarro County, Texas, or as designated by the Navarro 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 1:00 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: January 5, 2024.

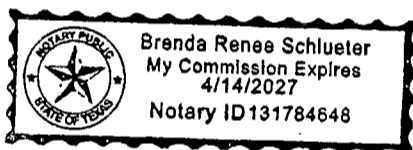
P.O.A. OF THE SHORES, INC.

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

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS     §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, III, duly authorized agent for P.O.A. of the Shores, 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, on January 5, 2024.



  
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 Tract 152, THE SHORES ON RICHLAND CHAMBERS LAKE, Phase 1, an Addition of 442.046 acres to Navarro County, Texas, located in the Robert Caradine Survey, Abstract No. 139, Navarro County, Texas and filed of record at Volume 7, Page 307-320, Official Map and Plat Records of Navarro County, Texas, and at Volume 1783, Page 830, Official Real Property Records of Navarro County, Texas (the "Property").**