

NOTICE OF ASSESSMENT LIEN SALE

2025-069
FILED FOR RECORD

AT 1:48 O'CLOCK P M.

JUN 24 2025

STATE OF TEXAS

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COUNTY OF NAVARRO

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SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS

BY KE DEPUTY

WHEREAS, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for Southpoint on Richland Chambers Lake, filed on May 19, 2010 as Instrument No. 3416, of 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, Southpoint POA, Inc. on November 17, 2023 and July 24, 2024, sent notice of default in payment of assessments to **SU LIU**, being the reputed owner or current owner of said real property; and

WHEREAS, the said **SU LIU**, has continued to default in the payment of their indebtedness to Southpoint POA, Inc. and the same is now wholly due, and Southpoint POA, 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 Southpoint POA, Inc.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 5th day of August, 2025, between 10:00 a.m. and 4:00 p.m., Southpoint POA, Inc. will sell the herein described real estate (including any improvements thereon) t public auction at the front steps of the Courthouse, located at 300 West 3rd Avenue, Corsicana, 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: June 24, 2025.

SOUTHPOINT POA, INC.

By: *Kristen Pierce*

Kristen Pierce

Its: **Attorney**

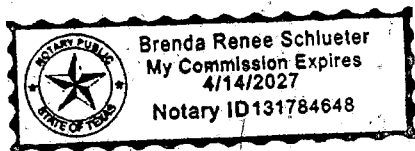
STATE OF TEXAS §

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COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Kristen Pierce, Attorney for Southpoint POA, 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 June 24, 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"

Tract 20, SOUTHPOINT ON RICHLAND CHAMBERS LAKE, an Addition of 169.004 acres to Navarro County, Texas, situated in the Sidney King Survey, Abstract No. 458, Navarro County, Texas and filed of record at Volume 8, Page 111-116, Official Map and Plat Records of Navarro County, Texas and Instrument No. 3320 (2010), Official Real Property Records of Navarro County, Texas (the "Property").