

**NOTICE OF ASSESSMENT LIEN SALE**

2016 SEP 15 AM 9:38  
STACEY KEMP  
COUNTY CLERK  
COLLIN COUNTY, TEXAS  
FILED

STATE OF TEXAS                   §  
   §  
COUNTY OF COLLIN           §

**WHEREAS**, the real estate described on Exhibit "A" attached hereto (the "Property") is subject to the Declaration of Covenants, Conditions and Restrictions for The Timbers, executed by U. S. Home Corporation, as Declarant, recorded under Volume 4297, Page 2533, et seq. in the Land Records of Collin County, Texas (hereinafter referred to, collectively, as the "Declaration") and any other applicable re-filings or re-plattings thereof and amendments or supplements thereto.

**WHEREAS**, the Association, on December 18, 2014, April 30, 2015 and April 27, 2016, sent notice of default in payment of assessments to **RICKY ADKINS**, being the reputed owner or current owner of the Property according to the records of the Association; and

**WHEREAS**, the Association, filed a Notice of Assessment Lien against the Property as Instrument Number 20150501000498740 in the Official Public Records of Collin County, Texas.

**WHEREAS**, the said **RICKY ADKINS**, has continued to default in the payment of his 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 owner to the Association.

**NOW, THEREFORE**, notice is hereby given that on Tuesday, the 1<sup>st</sup> day of November, 2016, between 10:00 a.m. and 4:00 p.m., **The Timbers Homeowners Association, Inc.** will sell the Property (including any improvements thereon) at public auction at the southwest entrance of the Jack Hatchell Collin County Administration Building, 2300 Bloomdale Road, McKinney, Collin County, Texas, or as designated by the Collin County Commissioners, to the highest bidder for cash, subject to all unpaid ad valorem taxes and superior liens and encumbrances of record. The earliest time at which said sale will begin will be 11:00 a.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.

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 15<sup>th</sup> day of September, 2016.

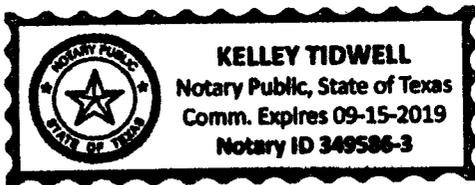
**THE TIMBERS HOMEOWNERS  
ASSOCIATION, INC.**

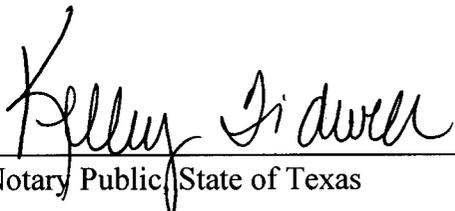
By   
Ben A. West  
Its: Attorney

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS     §

BEFORE ME, the undersigned Notary Public on this day personally appeared Ben A. West, attorney for The Timbers 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 15<sup>th</sup> day of September, 2016.



  
Notary Public, State of Texas

**PREPARED BY:**

Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201

## **EXHIBIT "A"**

**Being Lot 6 in Block G of TIMBERS No. 6, Phase II, an Addition to the City of Murphy, Collin County, Texas, according to the Map or Plat thereof recorded in Volume K, Page 541, Map Records, Collin County, Texas.**