

NOTICE OF ASSESSMENT LIEN SALE

FILED
2016 NOV 10 AM 10:43
CLERK OF COUNTY CLERK
COLLIN COUNTY TEXAS
BY: [Signature] DEPUTY

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

WHEREAS, the real estate described on Exhibit "A" attached hereto (the "Property") is subject to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Woodbridge, filed on December 28, 2001 as Document No. 20011206001566800, in the Official Public Records of Collin County, Texas and as Document No. 200101654510, in the Official Public Records of Dallas County, Texas (the "Declaration") and any other applicable re-filings or replattings thereof and amendments or supplements thereto. The Declaration provides for the payment of assessments to Woodbridge Association, Inc. ("Woodbridge") which is secured by a lien against the lot of the non-paying owner.

WHEREAS, Woodbridge, on July 31, 2014, September 8, 2014, March 18, 2015, March 21, 2016, May 20, 2016 and October 13, 2016, sent notice of default in payment of assessments to **ELIZABETH A. BREUER**, being the reputed owner or current owner of the Property according to the records of Woodbridge; and

WHEREAS, Woodbridge, did record a Notice of Assessment Lien against the Property as Instrument Number 20140910000980660 in the Official Public Records of Collin County, Texas.

WHEREAS, the said **ELIZABETH A. BREUER**, has continued to default in the payment of her indebtedness to Woodbridge and the same is now wholly due, and Woodbridge, acting by and through its duly authorized agent, intends to sell the Property to satisfy the present indebtedness of said owner to Woodbridge.

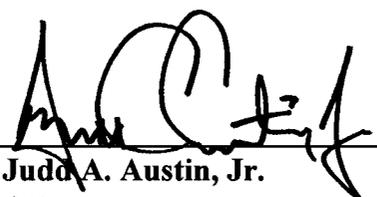
NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of December, 2016, between 10:00 a.m. and 4:00 p.m., **Woodbridge Association, Inc.** will sell the Property (including any improvements thereon) at public auction at the Southwest entrance of the Jack Hatchell Administration Building, 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 10th day of November, 2016.

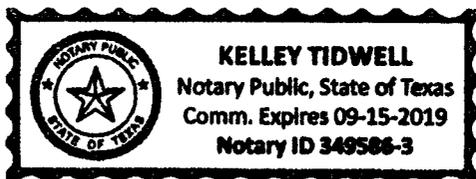
WOODBIDGE ASSOCIATION, INC.

By 
Judd A. Austin, Jr.
Its: Attorney

STATE OF TEXAS §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, Jr., attorney for Woodbridge 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 10th day of November, 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 11, Block J, of WOODBRIDGE, Phase 2B, an Addition to the City of Sachse, Texas, according to the Map thereof recorded in Volume L, Page 154, of the Map Records of Collin County, Texas.