

NOTICE OF ASSESSMENT LIEN SALE

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 West Crossing, recorded on February 8, 2006 as Instrument Number 20060208000168250 in the Official Public Records of Collin County, Texas (the "Declaration") and any other applicable re-filings or re-plattings thereof and amendments or supplements thereto. The Declaration provides for the payment of assessments to West Crossing Homeowners Association, Inc. (the "Association") which is secured by a lien against the lot of the non-paying owner.

WHEREAS, the Association, on May 17, 2012, June 27, 2012, October 22, 2013, May 17, 2016 and June 15, 2016, sent notice of default in payment of assessments to **EUGENE CANTY, JR. and HOPE CANTY, husband and wife**, being the reputed owners or current owners of the Property according to the records of the Association; and

WHEREAS, the said **EUGENE CANTY, JR. and HOPE CANTY, husband and wife**, have continued to default in the payment of their 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 owners to the Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 7th day of February, 2017, between 10:00 a.m. and 4:00 p.m., **West Crossing 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, superior liens and encumbrances of record, and a statutory right of redemption. 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.

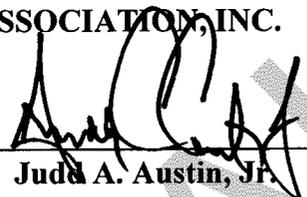
FILED
2017 JAN -5 AM 9:53
STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
DEPUTY

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 5th day of January, 2017.

**WEST CROSSING HOMEOWNERS
ASSOCIATION, INC.**

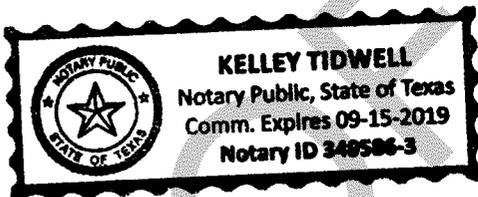
By _____

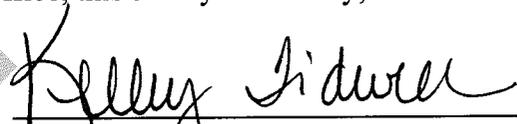

Judd A. Austin, Jr.
Its Attorney

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 West Crossing 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 5th day of January, 2017.





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, Block I, West Crossing Phase I, an addition to the City of Anna, Collin County, Texas, according to the Map or Plat thereof recorded in Volume 2006, Page 22 of the Map and/or Plat Records of Collin County, Texas (the "Property").

UNOFFICIAL