

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

WHEREAS, the property herein described is subject to the Declaration and Master Deed for Oak Brook Crossing Condominiums, filed on May 12, 1981 as Instrument No. 198100926468, of the Official Public Records of Dallas County, Texas (hereinafter referred to as the “*Declaration*”). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

WHEREAS, Oak Brook Crossing Condominium Association, on May 19, 2015, August 23, 2016, March 5, 2019 and May 31, 2019, sent notice of default in payment of assessments to **BERENICE SAN JUAN**, being the reputed owners or current owners of said real property; and

WHEREAS, the said **BERENICE SAN JUAN**, have continued to default in the payment of their indebtedness to Oak Brook Crossing Condominium Association and the same is now wholly due, and Oak Brook Crossing Condominium Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to Oak Brook Crossing Condominium Association.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 6th day of August, 2019, between 10:00 a.m. and 4:00 p.m., **Oak Brook Crossing Condominium Association** will sell the herein described real estate (including any improvements thereon) at public auction at the outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, or as designated by the Dallas County Commissioners, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and any statutory right of redemption. The earliest time at which said sale will begin will be 10:00 a.m., and the sale will take place not later than three (3) hours thereafter.

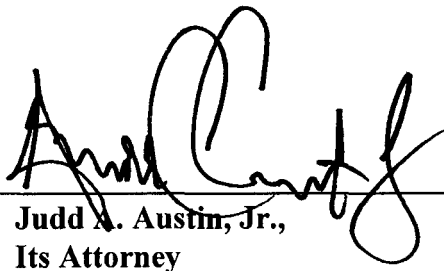
Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.

BY _____
DALLAS COUNTY
COUNTY CLERK
JOHN E. WARREN
2019 JUL - 3 AM 11:37

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 3rd day of July, 2019.

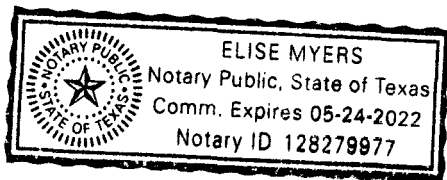
**OAK BROOK CROSSING
CONDOMINIUM ASSOCIATION**

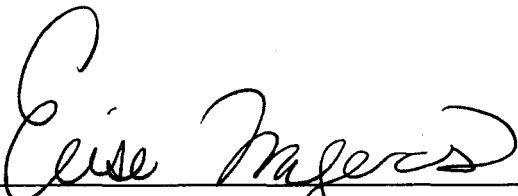
By: 
Judd A. Austin, Jr.,
Its Attorney

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BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, Jr., attorney for Oak Brook Crossing Condominium Association, 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 3rd day of July, 2019.




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 Unit No. 3-A, of OAK BROOK CROSSING CONDOMINIUMS, a Condominium Regime situated in the City of Farmers Branch, Dallas County, Texas, according to the Declaration recorded in Volume 81092, Page 3216, Condominium Records, Dallas County, Texas, together with an undivided interest in and to the general and limited common elements (the "Property").