

NOTICE OF ASSESSMENT LIEN SALE

FILED

STATE OF TEXAS

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2025 FEB -5 PM 1:47

COUNTY OF DALLAS

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JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

WHEREAS, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for Bear Creek Community Association, recorded on September 26, 2005 as Document No. 200503521613, in the Official Public Records of Dallas 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, Bear Creek Ranch Community Association, Inc. on May 29, 2018, August 22, 2018, September 26, 2018, March 17, 2020, September 2, 2021, and May 24, 2022, sent notice of default in payment of assessments to CHAVONNE STARR and ANTOINE SMITH, being the reputed owners or current owners of said real property; and

WHEREAS, the said CHAVONNE STARR and ANTOINE SMITH, have continued to default in the payment of their indebtedness to Bear Creek Ranch Community Association, Inc. and the same is now wholly due, and Bear Creek Ranch Community Association, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to Bear Creek Ranch Community Association, Inc.

NOW, THEREFORE, notice is hereby given that on Tuesday, the 4th day of March, 2025, between 10:00 a.m. and 4:00 p.m., Bear Creek Ranch Community Association, Inc. will sell the herein described real estate (including any improvements thereon) at public auction at the area outside 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 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: February 5, 2025.

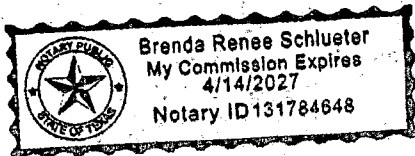
BEAR CREEK RANCH COMMUNITY ASSOCIATION, INC.

By: J. A. Austin III
Judd A. Austin, III
Its: Duly Authorized Agent

STATE OF TEXAS §
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COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, III, Duly Authorized Agent for Bear Creek Ranch Community 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, on February 5, 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"

Lot 59, in Block O, of BEAR CREEK RANCH, Phase 2, an Addition to the City of Lancaster, Dallas County, Texas, according to the Map/Plat thereof recorded in Document No. 20070275315, Map/Plat Records, Dallas County, Texas (the "Property").