

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. PROPERTY TO BE SOLD:

The property to be sold is described as follows: 12 vacant lots within NOCONA HILLS SUBDIVISION, Montague County, Nocona Hills, Texas 76255

Lot 1357 - 108 Choctaw Drive, Nocona, TX 76255

Lot 403 - 103 Lucero Drive, Nocona, TX 76255

Lot 437 - 142 Apache Trail, Nocona, TX 76255

Lot 438 - 100 Lucero Drive, Nocona, TX 76255

Lot 1827 - 126 Fairway Drive, Nocona, TX 76255

Lot 2171 - 104 Cliffview Drive, Nocona, TX 76255

Lot 2604 - 191 Rivercrest Drive, Nocona, TX 76255

Lot 2605 - 193 Rivercrest Drive, Nocona, TX 76255

Lot 2606 - 195 Rivercrest Drive, Nocona, TX 76255

Lot 2225 - 281 Rivercrest Drive, Nocona, TX 76255

Lot 725 - 133 Hondo Drive, Nocona, TX 76255

Lot 1356 - 110 Choctaw Drive, Nocona, TX 76255

Nocona Hills Owners Association, Inc. Subdivision, Montague County, Texas, as shown by plat thereof recorded in the Plat Records of Montague County, Texas.

FILED
2014 JAN 29 PM 12:09
MONTAGUE COUNTY CLERK
MONTAGUE, TX

2. DATE, TIME, AND PLACE OF SALE:

The sale is scheduled to be held at the following date, time, and place:

DATE: March 4, 2014

TIME: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

PLACE: Montague County Courthouse in Montague, Texas, at the following location: on the east side steps of the Courthouse.

Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. TERMS OF SALE:

The sale will be conducted as a public auction to the highest bidder for cash.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. TYPE OF SALE:

The sale is a judicial expedited foreclosure sale being conducted pursuant to the power of sale granted by the Restrictive Covenants of Nocona Hills Owners Association, Inc. Said Restrictive

Covenants are recorded in the office of the County Clerk of Montague County, Texas, in Volume 241, Page 671, of the Official Public Records of Montague County, Texas. The 97th Jud. District Court has authorized this sale (2013-0425 M-CV).

5. **OBLIGATIONS SECURED:**

Date: Feb. 14, 2003.

Obligation: The Restrictive Covenants of Nacona Hills Owners Association, Inc. (#15) provides that all amounts due Nacona Hills Owners Association, Inc. shall be secured by a lien against the property of a member, and upon default in payment thereof, said property may be sold on behalf of Nacona Hills Owners Association, Inc. in any manner authorized by law for judicial or non-judicial foreclosures and the proceeds of such sale applied first to expenses of sale, second to payment of amounts due Nacona Hills Owners Association, Inc., third to payment of amounts due to inferior lienholders, and the balance to the owner of said property.

As of Feb. 1, 2014, there was owed \$17,629.89 on delinquent assessments and that such unpaid balance continues to incur penalties at the rate of \$20.00 per year as long as the assessments remain delinquent, and that the prescribed annual fees will continue to be assessed each year on the 1st day of each January.

Recording Information: Restrictive Covenants of Nacona Hills Owners Association recorded in Volume 241, Page 671, Official Public Records of Montague County, Texas.

Obligor/Current Owner of Record:

A ROUND TUIT, 4208 N. I-35, Denton, TX 76207

Property Description: Lots 1357, 403, 437, 438, 1827, 2171, 2604, 2605, 2606, 2225, 725, 1356, Nacona Hills, Inc. Subdivision, Montague County, Texas, as shown by plat thereof recorded in the Plat Records of Montague County, Texas.

Questions concerning the sale may be directed to Nacona Hills Owners Association, Inc. at 212 Nacona Dr., Nacona Hills, Texas 76255, or by telephone number 940-825-3445 or to the attorney signing below.

6. **DEFAULT:**

Default has occurred in payment of the assessments due Nacona Hills Owners Association, Inc.

DATED Jan 29, 2014.

Leslie Sweet

LESLIE SWEET, Attorney for Nacona Hills Owners Association, Inc.

P. O. Box 701

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