

FILED FOR RECORD
at 3:40 o'clock 7 M

NOTICE OF ASSESSMENT LIEN SALE

JUN 10 2025

STATE OF TEXAS

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COUNTY OF HUNT

§

BECKY LANDRUM
County Clerk, Hunt County, Tex
by T. H. H.

WHEREAS, on or about September 14, 2022, a Notice of Lien was filed in the Deed Records of Hunt County, Texas, covering the real property herein described concerning default in the payment of the indebtedness owing by Jennifer Passarelli, the present owner of said real property, to Caddo Downs Residential Community, Inc. (the "Association"); and

WHEREAS, the said Jennifer Passarelli has continued to default in the payment of her 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 herein described property to satisfy the present indebtedness of said owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, July 1, 2025, between 10 o'clock a.m. and 4 o'clock p.m., the Association will sell said real estate the common area at the base of the Central stairway on the 2nd floor inside the Courthouse, or the base of the North steps outside of the Courthouse; in the event the Courthouse is closed on the first Tuesday of the month, Hunt County, Texas, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 1:00 o'clock p.m., and the sale will take place not later than three (3) hours after that time.

Said real estate is described as follows:

Lot 32, Block B, of Caddo Downs, Phase 1, an Addition to the City of Caddo Mills, Hunt County, Texas, according to the Map or Plat thereof recorded in Cabinet I, Slides 145-149, and Document No. 2020-00652, of the Plat Records of Hunt County, Texas (167 Seabiscuit Drive)

WITNESS my hand this 27 day of May, 2025

CADDO DOWNS RESIDENTIAL COMMUNITY, INC.

By: Jason R. Reed
Jason R. Reed, Substitute Trustee
Riddle & Williams, P.C.
3811 Turtle Creek Blvd, Suite 500
Dallas, Texas 75219

The within notice was posted by me on the 10 day of June, 2025, at the Hunt County Courthouse in Hunt, Texas.

