

2

FILED FOR RECORD  
at 10:52 o'clock AM  
AUG 28 2025  
BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by [Signature]

**NOTICE OF ASSESSMENT LIEN SALE**

**STATE OF TEXAS**                   §  
  §  
**COUNTY OF HUNT**           §

**WHEREAS**, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for Verandah, executed on December 20, 2007 and recorded under Volume 1695, Page 288 et seq., of the Official Public Records of Hunt 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**, Verandah Homeowners’ Association, Inc. on October 20, 2022, February 24, 2023, and April 18, 2024, sent notice of default in payment of assessments to **JUSTIN CARAWAY**, being the reputed owner or current owner of said real property; and

**WHEREAS**, the said **JUSTIN CARAWAY**, has continued to default in the payment of their indebtedness to Verandah Homeowners’ Association, Inc. and the same is now wholly due, and Verandah Homeowners’ Association, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to Verandah Homeowners’ Association, Inc.


**NOW, THEREFORE**, notice is hereby given that on Tuesday, the 4th day of November, 2025, between 10:00 a.m. and 4:00 p.m., Verandah Homeowners’ Association, Inc. will sell the herein described real estate (including any improvements thereon) at public auction in 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 Hunt County Courthouse, 2507 Lee Street, Greenville, Texas 75401; in the event the Courthouse is closed, or as designated by the Hunt 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: August 28, 2025.

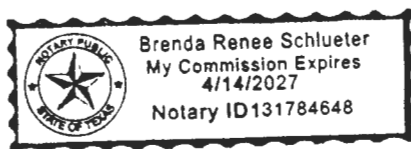
VERANDAH HOMEOWNERS'  
ASSOCIATION, INC.

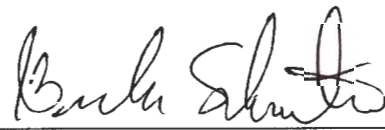
By:   
Parrish S. Nicholls  
Its: Attorney

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

BEFORE ME, the undersigned Notary Public on this day personally appeared Parrish S. Nicholls, Attorney for Verandah 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, on August 28, 2025.



  
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 11, Block 34 VERANDAH PHASE 3B1, an addition in Hunt County, Texas, according to the Plat thereof recorded in Cabinet "I", Slide 49, Plat Records, Hunt County, Texas, (the "Property").**