

FILED FOR RECORD
at 1:01 o'clock PM

NOTICE OF ASSESSMENT LIEN SALE

MAR 04 2026

STATE OF TEXAS §
 §
COUNTY OF HUNT §

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Stinoja*

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 May 3, 2023, August 10, 2023, April 18, 2024, and January 2, 2025, sent notice of default in payment of assessments to **JUAN PABLO ESPARZA and MAYRA YADIRA ESPARZA, husband and wife**, being the reputed owners or current owners of said real property; and

WHEREAS, the said **JUAN PABLO ESPARZA and MAYRA YADIRA ESPARZA, husband and wife**, have 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 owners to Verandah Homeowners' Association, Inc.


NOW, THEREFORE, notice is hereby given that on Tuesday, the 5th day of May, 2026, 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: March 4, 2026.

VERANDAH HOMEOWNERS' ASSOCIATION, INC.

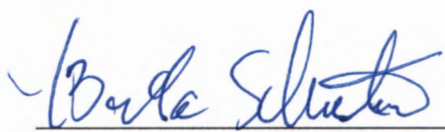
By: 
Parrish S. Nicholls
Its: Attorney

STATE OF TEXAS §
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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 March 4, 2026.




Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr., Judd A. Austin, III, Vijay 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 24, Block 15, of VALOR FARMS PHASE 2, a subdivision addition to Hunt County, Texas, according to the Map or Plat thereof recorded in Document No. 2021-25923 and Cabinet I, Slides 543-545, Plat Records of Hunt County, Texas, (the "Property").