



CAUSE NO. DC-23-05446

**IN RE: ORDER FOR FORECLOSURE  
CONCERNING**

**915 Hidden Lakes Drive  
Cedar Hill, TX 75104**

**UNDER TEX. R. CIV. PROC. 736**

**AND OWEN CRAWFORD**

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**IN THE DISTRICT COURT OF**

**DALLAS COUNTY, TEXAS**

**116TH JUDICIAL DISTRICT**

**ORDER FOR FORECLOSURE**

On August 25, 2023, the Application for Foreclosure under Tex. R. Civ. Proc. 736 in the above-entitled cause of action (the "Application") was presented to the Court. **Hidden Lakes (Cedar Hill) Homeowner's Association, Inc.** (the "Association"), Petitioner herein, seeks an order pursuant to Tex. R. Civ. Proc. 736 to foreclose the Association's assessment lien against 915 Hidden Lakes Drive, Cedar Hill, Texas 75104, and further described as follows:

Lot 11, Block D, Hidden Lakes, Parkerville Holdings, Phase One, an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Plat Recorded in Instrument No. 20070105016, Map Records, Dallas County, Texas (915 Hidden Lakes Drive) (hereinafter the "Property").

The Court finds that the Association's Application complies with Rule 736.1 of the Tex. R. Civ. Proc. The Court further finds that Respondent filed a response to the Application, and that Respondent was provided reasonable notice of the hearing conducted by the Court on the Application. The Court finds that the name and last known address of each respondent is as follows:

Owen Crawford  
915 Hidden Lakes Drive  
Cedar Hill, Texas 75104

The Court further finds as follows:

1. This proceeding is brought in the county in which all or part of the real property encumbered by the lien sought to be foreclosed is located.
2. The Association is governed by the Declaration of Covenants, Conditions and Restrictions for Hidden Lakes (the "Declaration"), as corrected and supplemented from time to time.
3. The Property is subject to and governed by the Declaration.
4. By virtue of Respondent's acquisition of the Property, Respondent agreed to and became obligated by the Declaration to pay to the Association all assessments for the expense of administration, maintenance, upkeep and repair of the Community as assessed in accordance with the Declaration, as more particularly shown in Article IV of the Declaration.
5. Article IV, Section 4.1 of the Declaration creates an assessment lien against the Property to secure payment of assessments and other charges pursuant to Tex. R. Civ. Proc. 735.1(c) and Tex. Prop. Code 209.0092.
6. Article IV, Section 4.8 of the Declaration further provides that the Association may foreclose its assessment lien by appropriate judicial or non-judicial proceedings.
7. During the period of Respondent's ownership, Respondent has been assessed maintenance fees in a non-discriminatory manner based on Respondent's ownership of the Property.
8. Article IV, Sections 4.1 and 4.8 of the Declaration and Texas Property Code 5.006 provide for recovery of attorney's fees and expenses incurred in the

collection of delinquent assessments.

9. As of April 14, 2023, Respondent was 39 months in default in his obligations to the Association for a total of Three Thousand Nine Hundred and Sixty Four Dollars and Fifty Cents (\$3,964.50).
10. Respondent has been notified of the amounts due and unpaid attributed to Respondent's failure to pay the assessments and other charges by notice letter dated November 3, 2021.
11. A Notice of Lien was filed on or about June 15, 2022 at Instrument No. 202200167213 in the office of the County Clerk of Dallas County, Texas, and Respondent was notified of same by letter dated June 14, 2022.
12. The Association afforded Respondent thirty (30) days to cure the default pursuant to the June 14, 2022 letter, and such opportunity to cure the default has expired.
13. Prior to filing this Application, the Association performed all actions required under applicable law and the terms of the Declaration required prior to foreclosing the Association's assessment lien against the Property.

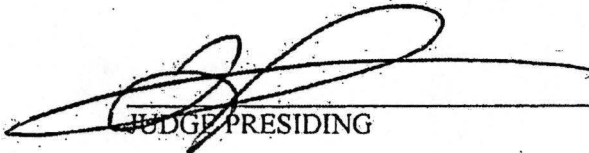
**THE COURT THEREFORE GRANTS** the Association's Application for Foreclosure under Tex. R. Civ. Proc. 736.

**IT IS THEREFORE ORDERED** that the Association may proceed with a foreclosure of its assessment lien on the Property under the terms of the Association's Declaration and Texas Property Code Section 51.002; and

**IT IS FURTHER ORDERED** that the Association shall send Respondent a copy of this Order with the notice of foreclosure sale sent to Respondent; and

**IT IS FURTHER ORDERED** that the Association may communicate with Respondent and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property.

SIGNED ON August 24, 2023

  
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JUDGE PRESIDING