

**1327 E. Ann Arbor Avenue, Dallas, TX**

**Unreleased Judgment**

Buyer acknowledges that he/she is aware that he/she is taking title to this property subject to an unreleased judgment in favor of Phoenix Accounts Receivable III, LLC in the amount of \$6,470.82, which was recorded against the prior owner's mother who is now deceased. The seller did their due diligence in trying to locate this company that is no longer in business.