

NOTICE OF SALE

In accordance with:



2 pgs

202140336

(1) the authority conferred upon **The Ridge at Slaughter Condominium Community, Inc.** by those certain instruments entitled: *"Declaration of Condominium Regime for The Ridge at Slaughter Condominium"*, (collectively the "Declaration"), which is filed in the *Official Public Records of Real Property of Travis County, Texas*, under Travis County Clerk's File Number 2015189347, and all amendments and supplements to the above-referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];

(2) the lien created in the Declaration in favor of **The Ridge at Slaughter Condominium Community, Inc.** (hereinafter the "Association") and the Texas Uniform Condominium Act (the "Act") against the property described below; and

(3) the deed recorded in the Official Public Records of Real Property of Travis County, Texas conveying the property described below to Allan Espiritu and Marian Espiritu;

the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Allan Espiritu and Marian Espiritu resulting from Allan Espiritu and Marian Espiritu default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on December 07, 2021 (that being the first Tuesday of said month), at public auction to the highest bidder, for cash.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at West Steps of the County Courthouse, 1000 Guadalupe Street, Austin, TX 78701, where sales pursuant to the Texas Property Code Section 51.002 are to take place and is the area designated in the Commissioners Court. The sale will take place no earlier than 10:00 a.m. and no later than three (3) hours after that time.

Unit 1604, Building 16, THE RIDGE AT SLAUGHTER CONDOMINIUMS, A Residential Condominium Community in Travis County, Texas, together with an undivided percent interest in and to the limited common elements and the general common elements appurtenant thereto, according to the Condominium Declaration, and the plats and exhibits attached thereto, recorded in Document No(s) 2015189347, 2017075051, 2017115666, 2017143989, 2018006725, 2018010692, 2018031262, 2018058424, 2018092853, 2018138370, 2018163819, 2019010480, 2019031971 and 2019088013, Official Public Records of Travis County, Texas and more commonly known as 516 East Slaughter Lane Building 16 #1604, Austin, TX 78744

EXECUTED this the 11th day of November, 2021.



Oscar Becerra, Sipra Boyd, Clinton F. Brown, Leah Burton, Cliff Davis, Noelle Hicks, Edward (Teddy) Holtz, Brittan Johnson, Ashley Koirtyohann, Ben Lancaster, Melissa McLain, Brady Ortego, Trey Taylor, and/or Eric B. Tonsul, Agent and Trustee for The Ridge at Slaughter Condominium Community, Inc.

5889-00013



202140336

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Nov 15, 2021 12:18 PM

Fee: \$3.00

MACEDOS