

NOTICE OF SALE**STAYS IN FILE**

In accordance with:

- (1) the authority conferred upon **North Bluff Condominium Community, Inc.** by those certain instruments entitled: *"Declaration of Condominium Regime for North Bluff Condominiums"* (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 2017024684, 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 **North Bluff 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 James Postel and John W. Postel II;

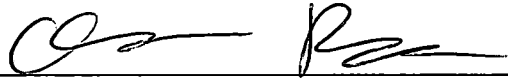
the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of James Postel and John W. Postel II resulting from James Postel and John W. Postel II 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 April 05, 2022 (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.

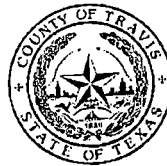
Unit 14, North Bluff Condominiums, a Condominium Project situated in Travis County, Texas, according to the Declaration of Condominium and Plats and Exhibits attached thereto of record in Document No. 2017024684, Official Public Records of Travis County, Texas, and as amended in Document No. 2017172507, and Document No. 2018002655, Official Public Records of Travis County, Texas, together with an undivided 1/66% interest in the common elements thereof, together with the limited common elements appurtenant thereto and more commonly known as 705 North Bluff Drive #14, Austin, TX 78745-

EXECUTED this the 10th day of March, 2022.



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

7021-00004



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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Rebecca Guerrero, County Clerk
Travis County, Texas

Mar 15, 2022 09:34 AM
Fee: \$3.00 PEREZTA