

NOTICE OF SALE

In accordance with:

STAYS IN FILE

(1) the authority conferred upon **The Pinnacle at North Lakeway Condominium Association, Inc.** by those certain instruments entitled: *"Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Pinnacle at North Lakeway 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 2009013843, 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 Pinnacle at North Lakeway Condominium Association, 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 Abizar M. Khambati;

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 Abizar M. Khambati resulting from Abizar M. Khambati 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.

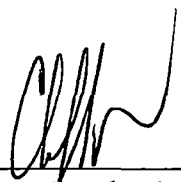
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed 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 30E, Building 30, THE PINNACLE AT NORTH LAKEWAY CONDOMINIUMS, a Condominium Project in Travis County, Texas, together with the limited common elements and an undivided interest in and to the general common elements, as defined in that Declaration recorded in Document No. 2009013843, and amended in Document No. 2009031468, Document No. 2009050069, Document No. 2009096900, Document No. 2009155798, Document No. 2010022035, Document No. 2010059756, Document No. 2010080616, Document No. 2010111515, Document No. 2011054635, Document No. 2011054636, Document No. 2011092491, Document No. 2011176884, Document No. 2011188814, Document No. 2012012203, Document No.

2012044657, Official Public Records, Travis County, Texas and more commonly known
as 824 San Remo Boulevard #30E, Austin, TX 78734-

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 McClain, Brady Ortego, Trey
Taylor and/or Eric B. Tonsul, Agent and Trustee for
The Pinnacle at North Lakeway Condominium
Association, Inc.

3830-00012



202140337

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS


Dana DeBeauvoir, County Clerk
Travis County, Texas

Nov 15, 2021 12:18 PM

Fee: \$3.00

MACEDOS