



STAYS IN FILE

STATE OF TEXAS §

COUNTY OF TRAVIS §

**NOTICE OF FORECLOSURE SALE**

DEFINED TERMS: As used in this Notice of Foreclosure Sale, the terms listed below have the provided definitions.

"Association" means ShadowGlen Residential Property Owners Association, Inc.

"County" means Travis County.

"Owner" means Martha Hernandez, whether one or more individuals or entities.

"Property" means Lot 30, Block M, OF SHADOWGLEN PHASE ONE SECTION 1(B), a subdivision in Travis County, Texas, according to the map or plat recorded under Document Number 200400068, in the Plat Records of Travis County, Texas, locally known as 13612 Branch Light Lane, Manor, Texas 78653.

"Substitute Trustee(s)" means, individually and collectively, Connie N. Heyer, Larry Niemann, Fred Niemann, Jr., Patrice Arnold, Vanessa Mitchell, Elizabeth Escamilla, and Caleigh Kaczor; 1122 Colorado, Suite 313, Austin, Texas 78701.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

WHEREAS, Owner has an obligation to pay assessments and other charges to the Association in accordance with the deed restriction instruments that burden the Property, and that obligation is secured by a lien against the Property in favor of the Association, in whole or in part, as provided under the deed restriction instruments that burden the Property and/or State law;

WHEREAS, Owner is delinquent in the payment of assessments and other sums to the Association, in spite of written demand being made upon Owner for payment of such debt, and the Association, acting by and through the Substitute Trustee(s), intends to foreclose its lien and sell the Property to satisfy, in whole or in part, the present indebtedness of Owner to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, February 1, 2022, the Association will cause the Property to be sold by public auction at the Travis County courthouse in the location established for sales of real property under contract lien by the Travis County Commissioners Court to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 1:00 PM.

Witness my hand this 6<sup>th</sup> day of January, 2022.

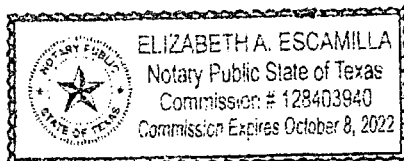
ShadowGlen Residential Property Owners Association, Inc.

By: Niemann &amp; Heyer, L.L.P.

By: Patrice Arnold  
Connie N. Heyer  
Patrice Arnold  
Attorney and Authorized Agent

**Acknowledgement**STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was executed before me on the 6<sup>th</sup> day of January, 2022, by Patrice Arnold in the capacity stated above.



Elizabeth A. Escamilla  
Notary Public, State of Texas



**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

**202240005**

Jan 07, 2022 09:34 AM

Fee: \$3.00

LOPEZS

Official Document