

## NOTICE OF SALE



2 pgs

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In accordance with:

(1) the authority conferred upon **Enclave at Estancia Residential Condominium Community Association** by those certain instruments entitled: *"Declaration of Condominium Regime for Enclave at Estancia 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 2014160847, 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 **Enclave at Estancia Residential Condominium Community Association** (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 Ivan E. Muniz;

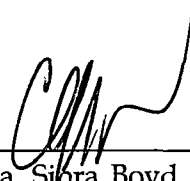
the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Ivan E. Muniz resulting from Ivan E. Muniz default in the payment to the Association of assessments and other charges authorized by the Declaration and/or the Act, sell the property described below on March 01, 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.**

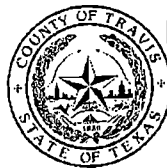
The sale of the property described below will be subject to any superior liens as provided for in the Declaration and/or at law. The sale will take place at West Steps of the County Courthouse, 1000 Guadalupe Street, Austin, TX 78701, where sales pursuant to the Texas Property Code Section 51.002 are 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 27, ENCLAVE AT ESTANCIA CONDOMINIUMS, a Condominium in Travis County, Texas, together with an undivided interest in the common elements according to the Declaration recorded in Document No. 2014160847, Condominium Records of Travis County, Texas and more commonly known as 12402 Altamira Street Unit 27, Austin, TX 78748-4038*

EXECUTED this the 3rd day of February, 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, Brady Ortego, Trey Taylor and/or Eric B. Tonsul, Agent and Trustee for Enclave at Estancia Residential Condominium Community Association

5003-00008



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FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

  
Dana DeBeauvoir, County Clerk  
Travis County, Texas

Feb 08, 2022 08:08 AM  
Fee: \$3.00 PEREZTA