

STAYS IN FILE



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202240047

STATE OF TEXAS

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COUNTY OF TRAVIS

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NOTICE OF FORECLOSURE SALE

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

"Association" means Bell Farms Master Community, Inc.

"County" means Travis County.

"Owner" means Brandie J. Maldonado, Margaret Tafolla, whether one or more individuals or entities.

"Property" means Lot 62, Block C, of BELL FARMS PHASE THREE, a subdivision in Travis County, Texas, according to the map or plat recorded under Document Number 201400093, Official Public Records of Travis County, Texas, locally known as 13021 Ship Bell Drive, 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, March 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 1st day of February, 2022.

Bell Farms Master Community, Inc.

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

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

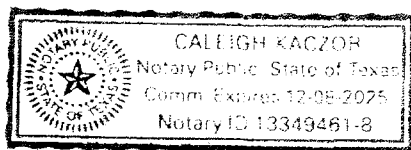
Acknowledgement

STATE OF TEXAS
COUNTY OF TRAVIS

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This instrument was executed before me on the 1st day of February, 2022, by Patrice Arnold in the capacity stated above.



Chagore
Notary Public, State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

202240047

Feb 02, 2022 10:07 AM

Fee: \$3.00

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