

NOTICE OF SALE

STAYS IN FILE

In accordance with:



2 pgs

202240068

(1) WHEREAS, by that certain instrument entitled "Declaration of Condominium Regime for the Chaparral Crossing Condominiums" recorded Document No. 2005202265, of the Condominium Records of Travis County, Texas, (hereinafter referred to as "Declaration") and all amendments and supplements to the Declaration, subjected all of those units described in the Declaration to assessments for common expenses for the benefit of CONDOMINIUM COMMUNITY OF CHAPARRAL CROSSING, INC. (the "Association"), a Texas non-profit corporation; and

(2) the lien created in the Declaration in favor of **Condominium Community of Chaparral Crossing, 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 Theresa L. Thomas;

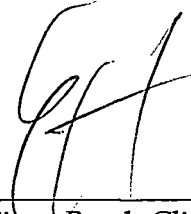
the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Theresa L. Thomas resulting from Theresa L. Thomas default in the 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.

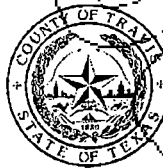
Unit 225, CHAPARRAL CROSSING CONDOMINIUMS, a Condominium Project situated in Travis County, Texas, according to the Declaration of Condominium and Plats and Exhibits attached thereto of record in Document No. 2005202265, and amended in Document Nos. 2006063178, 2006239771, 2007013934, 2007197391, 2007230445, 2008043221, 2008066471, 2009159316, 2010120389, 2010173067, 2011008318 and 2012145662, all of the Official Public Records of Travis County, Texas, together with an undivided interest in the common elements thereof, together with the limited common elements appurtenant thereto; and more commonly known as 4606 Senda Lane, Austin, TX 78725-2900.

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 Condominium Community of Chaparral Crossing, Inc.

3796-00022



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir, County Clerk
Travis County, Texas

202240068

Feb 08, 2022 08:08 AM

Fee: \$3.00

PEREZTA