

NOTICE OF SALE

In accordance with:



2 pgs

202140338

(1) WHEREAS, by that certain instrument entitled "Declaration of Condominium Regime for Fairways at Steiner Ranch" recorded under Document No. 2007034995 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 FAIRWAYS AT STEINER RANCH CONDOMINIUM COMMUNITY, INC. (the "Association"), a Texas non-profit corporation; and

(2) the lien created in the Declaration in favor of Fairways at Steiner Ranch Condominium Community, 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 Shohail Ahmed and Tasmeha Rumman;

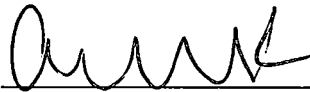
the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of Shohail Ahmed and Tasmeha Rumman resulting from Shohail Ahmed and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

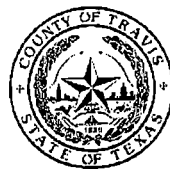
UNIT 25, TOGETHER WITH THE UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO, OF FAIRWAYS AT STEINER RANCH, A CONDOMINIUM PROJECT IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE CONDOMINIUM DECLARATION RECORDED UNDER DOCUMENT NUMBER 2007034995, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS AMENDED UNDER DOCUMENT NUMBERS 2008203514, 2009030521, 2011008324 AND 2011028964 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS and more commonly known as 12213 Long Bay Cove Unit 25, Austin, TX 78732-1712.

EXECUTED this the 10th day of November, 2021.



Sipra Boyd, Clinton F. Brown, Leah Burton, Cliff Davis, Paul Gaines, Clayton Hearn, Noelle Hicks, Edward (Teddy) Holtz, Brittan Johnson, Ashley Koirtyohann, Ben Lancaster, Melissa McClain, Brady Ortego, Shannon Spizman and/or Eric B. Tonsul , Agent and Trustee for Fairways at Steiner Ranch Condominium Community, Inc.

4621-00004



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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir, County Clerk
Travis County, Texas

Nov 15, 2021 12:18 PM

Fee: \$3.00

MACEDOS