



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 The Sage Condominium Community, Inc.

"County" means Travis County.

"Owner" means Joshua K. Silverman, whether one or more individuals or entities.

"Property" means Unit 20, Building ("11"), THE SAGE CONDOMINIUMS, a condominium project in Travis County, Texas, according to the Declaration of Condominium and Amendments thereto, recorded under Document No. 2008104332 of the Official Public Records of Travis County, Texas, together with an undivided interest in and to the Common Elements appurtenant thereto, locally known as 1702 S Lamar Boulevard, Unit 20, Austin, Texas 78704.

"Substitute Trustee(s)" means, individually and collectively, Connie N. Heyer, Larry Niemann, Fred Niemann, Jr., Patrice J. Arnold, 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 11 day of January, 2022

The Sage Condominium Community, Inc.

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

By:

Connie N. Heyer

Attorney and Authorized Agent

Acknowledgement

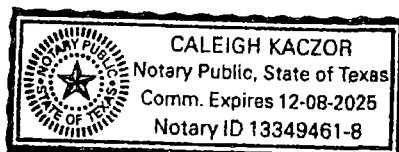
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This instrument was executed before me on the 11 day of January, 2022, by
Connie N. Heyer in the capacity stated above.



C. Kaczor
Notary Public, State of Texas



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

202240020

Jan 12, 2022 08:27 AM

Fee: \$3.00

LOPEZS

Official Document