



STATE OF TEXAS §

COUNTY OF TRAVIS §

**NOTICE OF FORECLOSURE SALE**

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

"Association" means Chimney Creek Owner's Association, Inc.."County" means Travis County."Owner" means Candelaria Lopez, whether one or more individuals or entities."Property" means Unit J-2, Building J, CHINMEY CREEK CONDOMINIUMS, a Condominium Project in Travis County, Texas, together with the limited common elements and an undivided interest in and to the general common elements, as defined in that Declaration recorded in Volume 7608, Page 645, amended in Volume 8178, Page 293 and Volume 1, Page 19, Condominium Records, Travis County, Texas, and locally known as 6404 B Chimney Creek, Austin, Texas 78723, locally known as 6404-B Chimney Creek Circle, Unit J-2, Austin, Texas 78723."Substitute Trustee(s)" means, individually and collectively, Connie N. Heyer, Larry Niemann, Fred Niemann, Jr., 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;

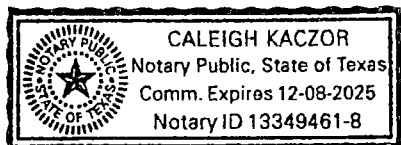
WHEREAS, Owner is delinquent in the payment of assessments and other sums to the Association, in spite of written demand being made upon Owner for payment of such debt, and the Association, acting by and through the Substitute Trustee(s), intends to foreclose its lien and sell the Property to satisfy, 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.

Chimney Creek Owner's Association, Inc.

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

By: Connie N. Heyer  
Attorney and Authorized Agent**Acknowledgement**STATE OF TEXAS §  
COUNTY OF TRAVIS §This instrument was executed before me on the 11 day of January, 2022, by  
Connie N. Heyer in the capacity stated above.  
Notary Public, State of Texas



**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

**202240019**

Jan 12, 2022 08:27 AM

Fee: \$3.00

LOPEZS

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