

NOTICE OF SALE



2 pgs

202240065

In accordance with:

(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 Lance A. Beach;

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 Lance A. Beach resulting from Lance A. Beach 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 100, CHAPARRAL CROSSING CONDOMINIUMS, a condominium project situated in Travis County, Texas, according to the Declaration of Condominium Regime for Chaparral Crossing Condominiums, together with plats and exhibits attached thereto, recorded in Document No. 2005202265, Official Public Records of Travis County, Texas, and amended by Document No. 2006063178, 2006239771, 2007013934, 2007230445, 2008066471, 2009159316, 2010173902, and 2010173067, Official Public Records of Travis County, Texas; and more commonly known as 4615 Best Way, Austin, TX 78725.

EXECUTED this the 3rd day of February, 2022.

GH

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.

3796-00030

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

202240065

Feb 03, 2022 08:08 AM

Fee: \$3.00

PEREZTA