

NOTICE OF SALE

FILED  
at 10:51 o'clock A M

MAR 10 2025

Nancy E. Rister

County Clerk Williamson Co., TX

In accordance with:

(1) the authority conferred upon **Trails at Leander Condominium Community, Inc.** by certain instruments entitled: *"Declaration of Condominium Regime for Trails at Leander Condominiums"* (collectively the "Declaration"), which is filed in the Official Public Records of Real Property of Williamson County, Texas, under Williamson County Clerk's File Number 2017058261 and all amendments and supplements to the above-referenced documents, if any [the documents described above collectively hereinafter referred to as the "Declaration"];

(2) the lien created in the Declaration in favor of **Trails at Leander 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 Williamson County, Texas conveying the property described below to **Allison Angela Catalano**;


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 Allison Angela Catalano resulting from Allison Angela Catalano 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 **April 01, 2025** (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 outside the northeast lower-level door of the Williamson County Justice Center at 405 MLK Street, Georgetown, Texas 78626, where sales pursuant to the Texas Property Code Section 51.002 are to take place and is in the area designated in the Commissioners Court. The sale will take place no earlier than 1:00 p.m. and no later than 4:00 p.m.

**UNIT 34, TRAILS AT LEANDER CONDOMINIUMS, A CONDOMINIUM PROJECT IN WILLIAMSON COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS AS DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2017058261 AND AS AMENDED BY COUNTY CLERK'S FILE NUMBER 2017102372 AND 2019022269, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. and more commonly known as 744 American Trail Unit 34, Leander, TX 78641**

EXECUTED this the 11th day of March, 2025.

  
Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul  
Gaines, Noelle Hicks, Ashley Koirtyohann, Jeff  
Libersat, Leigh McBride, Melissa McLain, Brittany  
Olsen, Pooja Patel, Hisamitsu Shinoda, Eric B. Tonsul,  
Christopher L. Trevino, and/or Kelton Wilkins,  
Agent and Trustee for Trails at Leander  
Condominium Community, Inc.

2800 Post Oak Boulevard, Suite 5777  
Houston, Texas 77056  
(713) 780-4135

6393-00019