

at 10:50 FILED o'clock AM

MAR 10 2025

Nancy E. Ruster  
County Clerk, Williamson Co., TXNOTICE OF SALE

In accordance with:

(1) the authority conferred upon **Sendero Springs at Brushy Creek Homeowners Association, Inc.** by those certain instruments entitled: "Declaration of Covenants, Conditions and Restrictions for Sendero Springs, Section One" (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 2002001226 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 **Sendero Springs at Brushy Creek Homeowners Association, 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 **Faisal Karim and Abdul Karim**;

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 Faisal Karim and Abdul Karim resulting from Faisal Karim and Abdul Karim 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 10:00 a.m. and no later than 4:00 p.m.

**Lot 55, Block S, Final Plat of Sendero Springs Section Seven, in Williamson County, Texas, according to the map or plat thereof recorded in Document No. 2013009321, of the Official Public Records of Williamson County, Texas and more commonly known as 103 Alondra Way, Round Rock, TX 78681**

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, Alex  
Ogundare, Brittany Olsen, Pooja Patel, Hisamitsu  
Shinoda, Eric B. Tonsul, Christopher L. Trevino,  
and/or Kelton Wilkins, Agent and Trustee for  
Sendero Springs at Brushy Creek Homeowners  
Association, Inc.

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

4683-00035