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FILED  
at 2:58 o'clock PM

NOTICE OF SALE

MAR 11 2025  
Nancy E. Ruter  
County Clerk, Williamson Co., TX

In accordance with:

(1) WHEREAS, by that certain instrument entitled "Declaration of Condominium Regime for Park West Condominiums" recorded under Clerk's File No. 2005101448 and re-recorded under Clerk's File No. 2005226912 in the Official Public Records of Real Property of Williamson 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 PARK WEST CONDOMINIUMS COMMUNITY, INC. (the "Association"), a Texas non-profit corporation; and

(2) the lien created in the Declaration in favor of Park West Condominiums 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

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 Unnikrishnan, Ramachandran resulting from Unnikrishnan, Ramachandran 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 at 405 MLK Street, Georgetown, TX 78626, 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 1:00 p.m. and no later than three (3) hours after that time.

*Unit 29-A, together with an undivided interest in and to the Common Elements appurtenant thereto, of Park West Condominiums, a condominium project in Williamson County, Texas, according to the Declaration of Condominium, recorded under Document Number 2005101448 and amended in Document Number 2006003535 of the Official Public Records of Williamson County, Texas, and more commonly known as 10616 Mellow Meadow Drive Unit 29A, Austin, TX 78750.*

EXECUTED this the 11th day of March, 2025.



Sipra Boyd, Clinton F. Brown, Elliott Cappuccio, Cliff Davis, Paul Gaines, Noelle Hicks, Ashley Koirtyohann, Jeff Libersat, Leigh McBride, Melissa McLain, Alex Ogundare, Brittany Olsen, Pooja Patel, Ryan Quiroz, Hisamitsu Shinoda, Eric B. Tonsul, Christopher L. Trevino, and/or Kelton Wilkins, Agent and Trustee for Park West Condominiums Community, Inc.

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21304-00004