

STATE OF TEXAS  
COUNTY OF WILLIAMSON

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**NOTICE OF FORECLOSURE SALE**

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

"Association" means The Commons at Avery Ranch Condominium Community, Inc.

"County" means Williamson County.

"Owner" means Sunilkumar Patel, whether one or more individuals or entities.

"Property" means Unit 2A, Building 2, of THE COMMONS AT AVERY RANCH CONDOMINIUMS, according to the map or plat thereof recorded in the Declaration of Condominium Regime for THE COMMONS AT AVERY RANCH CONDOMINIUMS recorded in Document No. 2008004476, 2008015859, 2008029987, 2008052902, 2008065670, 2008090111, 2009008001, 2009010784, 2009015687, 2009035152, 2009040927, 2009057823, 2009057824, 2009092687, 2010012160, 2010013282, 2010059864, 2011017095 and 2011032129, Official Public Records of Williamson County, Texas, locally known as 14815 Avery Ranch Blvd., #201, Austin, Texas 78717.

"Substitute Trustee(s)" means, individually and collectively, Connie N. Heyer, Larry Niemann, Fred Niemann, Jr., Patrice Arnold, Elizabeth Escamilla, Kaylan Brown, and Audrika Masud; 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, January 2, 2024, the Association will cause the Property to be sold by public auction at the Williamson County courthouse in the location established for sales of real property under contract lien by the Williamson 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 10 AM.

Witness my hand this 12<sup>th</sup> day of December, 2023.

The Commons at Avery Ranch Condominium Community, Inc.

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

By:

Connie N. Heyer

Attorney and Authorized Agent

FILED FOR RECORD

DEC 12 2023

**Acknowledgement**

STATE OF TEXAS  
COUNTY OF TRAVIS

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Nancy E. Koster  
County Clerk, Williamson Co., TX

This instrument was executed before me on the 12<sup>th</sup> day of December, 2023, by Connie N. Heyer in the capacity stated above.

Kaylan Brown  
Notary Public, State of Texas

