

NAME OF DOCUMENT: Appointment of Trustee

DATE: April 16, 2024.

NAME OF TRUSTEE: Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Greg Garza, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Christine Applegate, and/or John Brillian, and/or Cal Dunagan, 4301 Westbank Drive, Building A, Suite 150, Austin, Texas 78746.

The Property is a condominium unit in Parmer Crossing Condominium Owners Association, Inc (the "Project") and is subject to the Declaration of Condominium Regime for Parmer Crossing Condominiums, (the "Declaration").

Hiranmaye Sarva ("Debtor") is the owner of the Property pursuant to a Special Warranty Deed with Vendor's Lien recorded at Document No. 2019115302, Official Public Records, Williamson County, Texas;

The Declaration establishes Parmer Crossing Condominium Owners Association, Inc. (the "Association"), an association as that term is used in the Texas Uniform Condominium Act, to manage and administer the affairs of the Project and authorizes the Association to impose maintenance assessments upon all owners of the condominium units in the Project to meet the common expenses associated with the improvement, maintenance, operation, administration, and preservation of the Project (the "Assessments");

The Declaration and/or the Texas Uniform Condominium Act creates an express contractual lien on each condominium unit in the Project to secure the payment of any due but unpaid Assessments owed by any unit owner (the "Lien") and authorizes the Association to enforce such Lien through nonjudicial foreclosure;

The Declaration and/or the Texas Uniform Condominium Act provides that by accepting a deed to his or her condominium unit, such owner shall be deemed to have expressly granted to the Association a power of sale upon his or her unit to secure payment of the Assessments thereafter imposed upon such owner and without other formality than executing an instrument in writing, the Association shall have the right to appoint a successor or trustee to exercise the power of sale;

Debtor has failed to pay the Assessments imposed by the Association;

The Association has requested that Gregory S. Cagle, and/or Adam Pugh, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Greg Garza, and/or Christine Applegate, and/or John Brillian, and/or Cal Dunagan, act as trustee pursuant to the Appointment of Trustee, sell the Property, and apply the proceeds of such sale in accordance with the provisions of the Declaration. Pursuant to section 51.009 of the Texas Property Code, the sale of the Property will be AS IS condition, without any express or implied warranties, and subject to any prior encumbrances to title filed of record and/or expressly set forth in the Declaration.

Therefore, at the date, time, and place set forth above, the undersigned, as Trustee, will conduct the sale of the Property as a public auction to the highest bidder for cash pursuant to the

terms of the Declaration, subject to all prior encumbrances (including but not limited to prior liens), easements, restrictive covenants, liens, rights of parties in possession, mineral interests and leases, and other matters affecting title to the Property that would be shown by a review of the Official Public Records of Williamson County, Texas, or by an on-the-ground inspection of the Property.

Pursuant to section 51.0075 of the Texas Property, Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

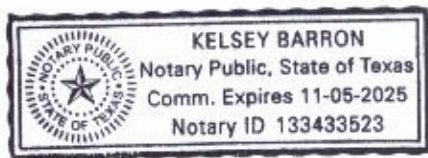
Please be advised that, pursuant to Section 3.311 of the Texas Business and Commerce Code, all communications concerning a dispute of this debt, including an instrument tendered as full and final satisfaction of this debt, are to be sent to the undersigned. This firm is a debt collector. Should you wish to obtain more information regarding your rights as a debtor, please visit: <https://www.consumerfinance.gov/>. Additionally, should you dispute all or any part of the sums set forth above please email debtverification@caglepugh.com.

this the 3rd day of June, 2024. IN WITNESS WHEREOF, this Notice of Trustee's Sale has been executed on

Gregory S. Cagle, and/or Adam Pugh, and/or Greg P. Garza, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Christine Applegate, and/or John Brillian, and/or Cal Dunagan, any to act as trustee

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 3rd day of June, 2024, by Gregory S. Cagle, and/or Adam Pugh, and/or Greg P. Garza, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Christine Applegate, and/or John Brillian, Trustee.



Notary Public Signature

NAME AND ADDRESS OF TRUSTEE:

Gregory S. Cagle, and/or Adam Pugh, and/or Greg P. Garza, and/or Kevin Slater, and/or Kathleen Kilanowski, and/or Shawna Dalrymple, and/or Christine Applegate, and/or John Brillian, any to act as Trustee.

CAGLE PUGH
4301 Westbank Drive, Building A, Suite 150,
Austin, Texas 78746

EXHIBIT "A"

PROPERTY DESCRIPTION

ADDRESS: 13909 ILEX DRIVE, AUSTIN, TEXAS 78717.

TRACT 1: UNIT 39 OF PARMER CROSSING CONDOMINIUMS, A CONDOMINIUM REGIME IN WILLIAMSON COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE GENERAL AND LIMITED COMMON ELEMENTS AS DEFINED IN THE DECLARATION OF CONDOMINIUM REGIME THEREOF RECORDED IN DOCUMENT NO. 2017061344, AS AMENDED IN DOCUMENT NO. 2018065824, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND ANY AMENDMENTS THERETO. TRACT 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND VEHICLE AND PEDESTRIAN ACCESS IN JOINT USE ACCESS EASEMENT RECORDED IN DOCUMENT NO. 2004093457; TOGETHER WITH DECLARATION OF ACCESS EASEMENT AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2006007772, AS AFFECTED BY ASSIGNMENT OF EASEMENT RIGHTS RECORDED IN DOCUMENT NO. 2015049682, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.