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at 10:20 FILED o'clock A M

NOTICE OF SALE

MAY 11 2026

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

In accordance with:

(1) the authority conferred upon **The Commons at Avery Ranch Condominium Community, Inc.** by those certain instruments entitled: *"Declaration of Condominium Regime for The Commons at Avery Ranch 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 2008004476, 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 **The Commons at Avery Ranch 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

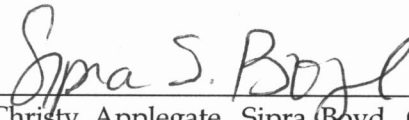
the Agent and Trustee for the Association, which is the beneficiary of the power of sale contained in the Declaration and in Section 82.113(d) of the Act, will, at the request of the Association in order to satisfy the indebtedness of **Nakavisute, Aigk Dhanai** resulting from Nakavisute, Aigk Dhanai 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 **June 2, 2026**, (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 34E, Building 34, THE COMMONS AT AVERY RANCH CONDOMINIUMS, a Condominium Project in Williamson County, Texas; together with the limited common elements and an undivided interest in and to the general common elements, as defined in that declaration and amendments thereto, of record in document Nos. 2008004476, 2008029987, 2008052902, 2008065670, 2008090111, 2009008001, 2009010784, 2009015687, 2009035152, 2009040927, 2009057823, 2009057824, 2009092687, 2010012160, 2010013282, 2010059864, 2010076226, 2011017095, 2011032129, *Official Public Records, Williamson County, Texas and more commonly known as 14815 Avery Ranch Blvd Unit 3403, Austin, TX 78717.*

EXECUTED this the 6th day of May, 2026.



Christy Applegate, Sipra Boyd, Clinton F. Brown,
Elliott Cappuccio, Cliff Davis, Natalie Donato, Noelle
Hicks, Ashley Koirtyohann, Jeff Libersat, Leigh
McBride, Melissa Mclain, Alex Ogundare, Brittany
Olsen, Pooja Patel, Ryan Quiroz, Eric B. Tonsul,
Christopher L. Trevino, and/or Kelton Wilkins,
Agent and Trustee for The Commons at Avery
Ranch Condominium Community, Inc.

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(713) 780-4135

22451-00007»