

NOTICE OF SALE

SEP 16 2025

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

In accordance with:

(1) the authority conferred upon **Trails at Leander Condominium Community, Inc.** by those certain instruments entitled: *"Declaration of Condominium Regime for Trails at Leander 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 2017058261, 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 **Trails at Leander 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 **Sadraddin Karedia & Kulsoom S Karedia** resulting from their 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 **October 07, 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 1:00 p.m. and no later than 4:00 p.m.

Unit 155, together with the undivided interest in and to the Common Elements appurtenant thereto, of Trails at Leander Condominiums, a condominium project in Williamson County, Texas, according to the Declaration of Condominium, recorded under Document Number 2017058261 and amended by Document Number 2017102372, of the Official Public Records of Williamson County, Texas, and more commonly known as 716 Appalachian Trl Unit 155, Leander, TX 78641.

EXECUTED this the 16th day of September, 2025.



Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul Gaines, Noelle Hicks, Ashley Koirtyohann, Jeff Libersat, Leigh McBride, Melissa McLain, Brittany Olsen, Pooja Patel, Eric B. Tonsul, Christopher L. Trevino, and/or Kelton Wilkins, Agent and Trustee for Trails at Leander Condominium Community, Inc.

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

Matter_No 6393-00038»

Association:	Trails at Leander Condominium Community, Inc.
Name:	Sadruddin Karedia & Kulsoom S Karedia
Property:	716 Appalachian Trl Unit 155, Leander, TX 78641
Client/Matter:	6393-00038

This Original Notice of Sale is to be filed in
Williamson County.

Attached is an extra copy of the Notice of Sale to be filed
stamped and returned to Jazmin London at
jlondon@rmwbh.com.