

NOTICE OF SALE

AUG 12 2024

Nancy E. Ruster
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 Smith, Christopher Michael & Laura Lujan resulting from Smith, Christopher Michael & Laura Lujan 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 **September 03, 2024**, (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 Martin Luther King 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 10:00 a.m. and no later than 4:00 p.m.

Unit 78, together with the undivided interest in and to the Common Elements appurtenant thereto, of Trails at Leander Condominiums, a Condominiums project in Williamson County, Texas, according to the Declaration of Condominiums, recorded under Document Number 2017058261, of the Official Public Records of Williamson County, Texas. and more commonly known as 517 American Trail, Leander, TX 78641.

EXECUTED this the 13th day of August, 2024.



Sipra Boyd, Clinton F. Brown, Cliff Davis, Paul Gaines, Noelle Hicks, Brittan Johnson, Ashley Koirtyohann, Jeff Libersat, Melissa Mclain, Brittany Olsen, Pooja Patel, Hisamitsu Shinoda, Christina Tagle, Eric B. Tonsul, Chris Trevino, Derrick Verdun and/or Kelton Wilkins, Agent and Trustee for Trails at Leander Condominium Community, Inc.