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*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Oct 04, 2023 04:51 PM Fee: \$38.00

**2023114147**

\*Electronically Recorded\*

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**TRUSTEE'S DEED AND BILL OF SALE**

THE STATE OF TEXAS

COUNTY OF TRAVIS

**RECITALS**

A. WHEREAS, the real property described on Exhibit "A", attached hereto and made a part hereof for all purposes, and locally described as 17913 MALNATI DRIVE, PFLUGERVILLE, TX 78660 (the "Property") is a condominium unit in the Sorento Condominiums (the "Project") and is subject to the Declaration of Condominium Regime for Sorento Condominiums, recorded under Document No. 2017161391 in the Official Public Records of Travis County, Texas, and as amended (collectively, the "Declaration");

B. WHEREAS, the Declaration creates and establishes Sorento Condominium Community, Inc., an association as that term is used in the Texas Uniform Condominium Act to manage and administer the affairs of the Project (the "Association"), 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");

C. WHEREAS, the Declaration 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 and authorizes the Association to enforce such contractual liens through nonjudicial foreclosure (the "Lien");

D. WHEREAS, the Declaration 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;

E. Quentin Glen Fisher ("Debtor") is the owner of the Property pursuant to a Special Warranty Deed with Vendor's Lien recorded at Document No. 2019197159, Official Public Records, Travis County, Texas;

F. WHEREAS, Debtor has failed to pay the Assessments imposed by the Association;

G. WHEREAS, the Association, pursuant to the provisions of the Declaration, has designated and appointed the undersigned as Trustee by that certain Appointment of Trustee dated August 9, 2023, and recorded at Document No. 2023090536, Official Public Records, Travis County, Texas (the "Appointment of Trustee").

H. WHEREAS, the undersigned, at the request of the Association, did cause (i) to be posted for at least 21 consecutive days prior to the day of sale near the Courthouse door of said Travis County, Texas, and (ii) to be filed for at least 21 consecutive days prior to the date of sale with the County Clerk of Travis County, Texas, written notice that the Property would be sold pursuant to the Declaration, in public venue to the highest bidder at the area at the Travis County Justice Center designated by the Commissioner's Court of Travis County, Texas, where foreclosures are to take place, beginning no earlier than 10:00 o'clock a.m., on October 3, 2023, the first Tuesday of October.

I. WHEREAS, the undersigned, at the request of the Association, did cause written notice of the proposed sale, the location of the proposed sale, and of the earliest time at which the proposed sale would commence, to be served by certified mail, return receipt requested, on Debtors at least 21 days preceding the date of sale, such service having been completed by deposit of the notice enclosed in a prepaid wrapper, properly addressed to such party at the most recent address of such party as shown by the records of the Association in a post office or official depository under the care and custody of the United States Postal Service.


J. WHEREAS, the undersigned on October 3, 2023, at 11:44 a.m., pursuant to the powers under the Declaration vested in me as Trustee, did cause the Property to be sold at public venue in the manner required by and as provided in and under the Declaration and by law.

K. WHEREAS, the undersigned offered the Property for sale, and in response to that offer, the undersigned sold the Property to Hyatt Investments, LLC (the "Grantee"), the best and highest bidder at the sale for the sum of \$1,500 (the "Bid"), which was paid by check.

NOW, THEREFORE, in consideration of the premises and the payment of the Bid, the receipt of which is hereby acknowledged, I, Greg Garza, Trustee, by virtue of the authority vested in me under the Declaration and Appointment of Trustee, have GRANTED, BARGAINED, SOLD, CONVEYED, CONFIRMED and SET OVER and by this Trustee's Deed and Bill of Sale do hereby GRANT, BARGAIN, SELL, CONVEY, CONFIRM and SET OVER unto Grantee, and its successors and assigns, the Property, it being expressly understood that I, Greg Garza, Trustee, have made no independent investigation or inquiry concerning the same and do not hereby make any covenant, representation or warranty concerning the same except as hereinafter provided; and I, Greg Garza, Trustee, do hereby bind the Buyers, their heirs, personal representatives, successors, and assigns, to WARRANT and FOREVER DEFEND the Property against every person whomsoever lawfully claiming or to claim the same or any part thereof, AS IS, WHERE IS, and WITH ALL FAULTS and subject to any prior encumbrance to title filed of record or contained in the Declaration or which would be revealed upon a visual inspection of the Property.

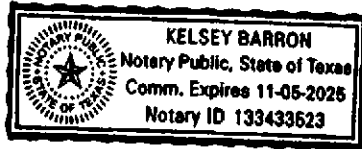
The address of the Grantee hereunder is:  
Hyatt Investments, LLC  
3736 Bee Cave Rd., Ste 1266  
Austin, TX 78746


IN WITNESS WHEREOF, this Trustee's Deed and Bill of Sale has been executed by Greg Garza, Trustee, in his capacity as such in accordance with and under and pursuant to the provisions, powers and authorities of the Declaration and Appointment of Trustee, on this 4<sup>th</sup> day of October, 2023.

  
\_\_\_\_\_  
Greg Garza, Trustee

THE STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on October 4<sup>th</sup>, 2023, by Greg Garza, Trustee.



  
\_\_\_\_\_  
Notary Public Signature

AFTER RECORDING RETURN TO:

Hyatt Investments, LLC  
c/o Rhonda K. Hyatt  
110 San Antonio #931  
Austin, TX 78701

UNRECORDED

EXHIBIT "A"

PROPERTY DESCRIPTION

ADDRESS: 17913 MALNATI DRIVE, PFLUGERVILLE, TX 78660.

UNIT 87, TOGETHER WITH THE UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO, OF SORENTO CONDOMINIUMS, A CONDOMINIUM REGIME IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE DECLARATION OF CONDOMINIUM REGIME, RECORDED UNDER DOCUMENT NUMBER 2017161391 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.