

TRUSTEE'S DEED

RP-2022-35604
01/20/2022 ER \$30.00

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

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, **826 CATALPA PLACE, LLC** (herein called "Owner", whether one or more) is the Owner of the following described real property (the "Property"), to-wit:

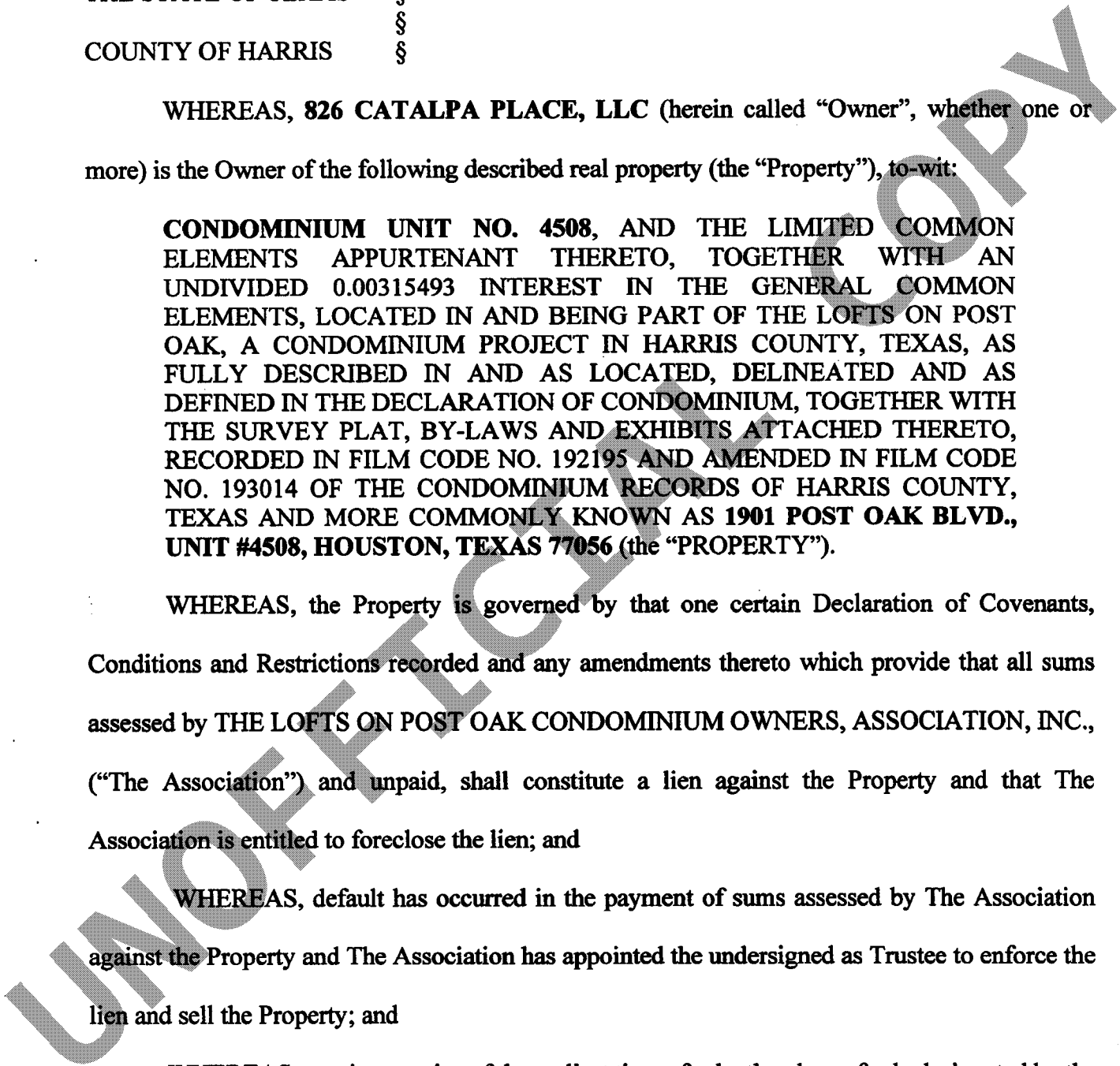
CONDOMINIUM UNIT NO. 4508, AND THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED 0.00315493 INTEREST IN THE GENERAL COMMON ELEMENTS, LOCATED IN AND BEING PART OF THE LOFTS ON POST OAK, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE DECLARATION OF CONDOMINIUM, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN FILM CODE NO. 192195 AND AMENDED IN FILM CODE NO. 193014 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 1901 POST OAK BLVD., UNIT #4508, HOUSTON, TEXAS 77056 (the "PROPERTY").

WHEREAS, the Property is governed by that one certain Declaration of Covenants, Conditions and Restrictions recorded and any amendments thereto which provide that all sums assessed by THE LOFTS ON POST OAK CONDOMINIUM OWNERS, ASSOCIATION, INC., ("The Association") and unpaid, shall constitute a lien against the Property and that The Association is entitled to foreclose the lien; and

WHEREAS, default has occurred in the payment of sums assessed by The Association against the Property and The Association has appointed the undersigned as Trustee to enforce the lien and sell the Property; and

WHEREAS, a written notice of the earliest time of sale, the place of sale designated by the Commissioner's Court of Harris County, Texas, and the terms of sale of the Property was posted on the First Floor of the Family Law Center in Harris County, Texas located at 1115 Congress Avenue, Houston, Texas 77002, and a copy of such notice of sale was filed in the Office of the
SDG: LOPO-0009

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County Clerk of Harris County, Texas, the county in which the real property is located, such notices of sale having been both posted and recorded at least twenty-one (21) days preceding the date of the sale, as required by Section 51.002 of the Texas Property Code; and

WHEREAS, pursuant to the Laws of the State of Texas, all of the required notices concerning a public sale of the herein described property have been mailed, posted and filed; and an affidavit concerning such mailing, posting and filing is attached hereto as Exhibit "A" and made a part hereof for all purposes; and

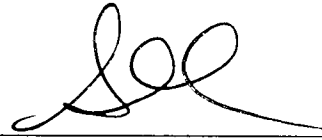
WHEREAS, all prerequisites required by law and/or the Declaration having been duly satisfied, I, the Trustee, proceeded to sell the Property at approximately 11:24 a.m., on December 7, 2021, at public auction held at the area designated by the Commissioner's Court, The Bayou City Event Center located at 9401 Knight Road, Houston, Texas 77045, to the highest bidder for cash, **GREENLEAF HOUSE LLC, 1431 WIRT ROAD, #108, HOUSTON, TEXAS 77055** (hereinafter called "Grantee") for ten dollars and other valuable consideration. This sale is where-is, as-is, with no representations or warranties, taken subject to superior liens as defined by the Declaration, if any. The purchaser, by tendering money to the trustee, assumes all risks and also agrees that should the sale be set aside for whatever reason, that its sole remedy against The Association, management company, trustee and/or Law Office is the return of the purchase price paid at the sale, less attorney's fees, and then only if The Association, management company, trustee and/or Law Office was negligent.

NOW, THEREFORE, in consideration of the payment to me of ten dollars and other valuable consideration by the Grantee, I, as Trustee, by virtue of the authority conferred upon me by the Association and by the Declaration, subject to the first or prior liens, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto Grantee its successors and assigns, all of the Property;

TO HAVE AND TO HOLD the Property, together with all and singular, the rights, privileges and appurtenances belonging thereto, unto Grantee, its successors and assigns, forever;

and I do hereby bind Owner, and Owner's successors and assigns, to warrant and forever defend all and singular the Property, unto Grantee and Grantee's successors and assigns, against every person whomsoever claiming, or to claim the same or any part thereof.

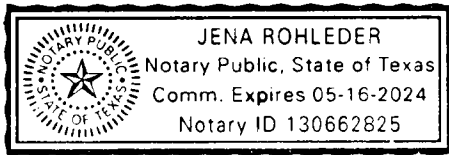
EXECUTED this 20th day of December 2021.



Sarah B. Gerdes, as Trustee

THE STATE OF TEXAS §
 §
COUNTY OF FT. BEND §

Sarah B. Gerdes, as Trustee, acknowledged this instrument before me on the 20th day of December 2021.



Notary Public -State of Texas

E-RECORDED BY:



6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

UNOFFICIAL COPY

RP-2022-35604

AFFIDAVIT OF POSTING, FILING AND MAILING

THE STATE OF TEXAS §
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COUNTY OF FT. BEND §

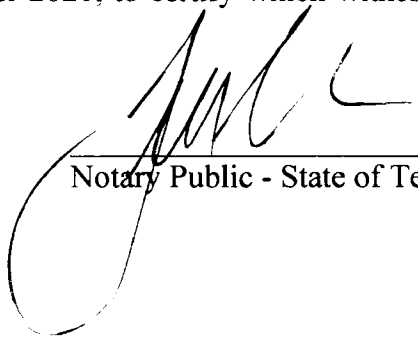
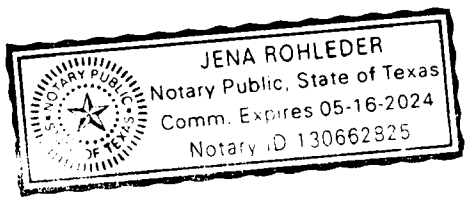
The undersigned, having knowledge of the matters hereinafter set forth, after being duly sworn, deposes and states under oath, as follows:

THE LOFTS ON POST OAK CONDOMINIUM OWNERS, ASSOCIATION, INC. (“The Association”), a Texas non-profit corporation, is responsible for assessing and collecting maintenance assessments against the Property described in the Trustee’s Deed attached to this affidavit. On January 7, 2021, the Association caused written notice of default in the payment of maintenance assessments to be served on the Owner by certified mail and by regular first class mail and gave thirty (30) days to cure such default before giving notice of sale. On October 19, 2021, at least twenty-one (21) days preceding the date of the sale, the Association caused written notice of the proposed sale to be served on the Owner of said Property by certified mail and a copy by regular first class mail, by placing notice of the proposed sale in an enclosed postage paid wrapper and depositing it in a post office or official depository under the care and custody of the United States Postal Service properly addressed to the Owner’s current mailing address as shown by the records of the Association. On November 16, 2021, the Notice of Trustee’s sale was filed with the Harris County Clerk’s Office and, at approximately 3:55 p.m., a copy of said Notice was posted on the First Floor of the Family Law Center in Harris County, 1115 Congress Avenue, Houston, Texas 77002. Further, to the best of Affiant’s knowledge, it is my belief that the owner of the property was not in the military service on the date of the Trustee’s Sale nor served in the military service on active duty ninety (90) days prior to the Trustee’s Sale. On December 21, 2021, the Association sent written notice to the Owner, by certified mail r/r/r and by regular mail, of its right to redeem the property pursuant to Section 82.113 of the Texas Property Code.



Sarah B. Gerdes, Trustee

SUBSCRIBED AND SWORN to by Sarah B. Gerdes, before me, the undersigned authority on this the 20th day of December 2021, to certify which witness my hand and seal of office.



Notary Public - State of Texas

EXHIBIT “A”

RP-2022-35604

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Pages 5
01/20/2022 11:13 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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