

NOTICE OF TRUSTEE'S SALE

Date: October 14, 2024

Lien for Unpaid Assessments

Owner (s): **GREENLEAF HOUSE, LLC**

Property: **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").**

Recording information: By Condominium Declaration dated July 29, 2005, and recorded under County Clerk's File Number Y651572, of the Official Condominium Records of Harris County, Texas, and any and all amendments and/or supplements there to (the "Declaration"), THE LOFTS ON POST OAK CONDOMINIUM OWNERS, ASSOCIATION, INC., (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

Trustee: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

Date of Sale (first Tuesday of month): **Tuesday, November 5, 2024.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

GREENLEAF HOUSE, LLC, upon property owned by it and described in said Declaration has made default in the payment of maintenance assessments. The Association has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by the Declaration and section 51.002 of the Texas Property Code. 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, upon tendering money to the Trustee, also agrees that should the sale be set aside for whatever reason, that his/her or its sole remedy against the Association, officers or directors, management company, trustee and/or Law Office, is the return of the purchase price paid at the sale, less \$7,500.00 for attorney's fees.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the lien for un-paid assessments and related charges, including attorney's fees. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Sarah B. Gerdes, Trustee for The Lofts of Post Oak Condominium Owners, Association, Inc.

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