

NOTICE OF TRUSTEE'S SALE

Date: September 18, 2024

Lien for Unpaid Assessments

Owner(s): **LENNART CUMMING MORANDER**

Property: **CONDOMINIUM UNIT NUMBER 404, IN BUILDING "D", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS, LOCATED IN AND BEING PART OF WIMBLEDON PINES CONDOMINIUM, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR WIMBLEDON PINES CONDOMINIUMS, TOGETHER WITH THE SURVEY PLAT AND BY-LAWS AND EXHIBITS ATTACHED THEREO, RECORDED IN VOLUME 98, PAGE 141, VOLUME 103, PAGE 42 AND IN VOLUME 103, PAGE 51 ET SEQ., ALL OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 16120 STUEBNER AIRLINE ROAD, UNIT 404, SPRING, TEXAS 77379, (the "PROPERTY").**

Recording Information: By Condominium Declaration filed on May 10, 1979 under County Clerk's File No. G076533, together with any and all amendments and/or supplements thereto, in the Condominium Records of Harris County Texas, WIMBLEDON PINES CONDOMINIUMS OWNERS ASSOCIATION (the "Association") has been granted a maintenance assessment lien and power to foreclose in like manner as a mortgage on real property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

Trustees: 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.

LENNART CUMMING MORANDER upon property owned by him 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 Wimbledon Pines Condominiums Owners Association