

NOTICE OF TRUSTEE'S SALE

Date: April 2, 2025

Lien for Unpaid Assessments

Owner (s): **ANNIE TRUONG AND CHAU H. PHAN**

Property: **CONDOMINIUM UNIT NO. 1208, AND THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED 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, ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, TOGETHER WITH ALL AMENDMENTS THERETO AND MORE COMMONLY KNOWN AS 1901 POST OAK BLVD., UNIT #1208, 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, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

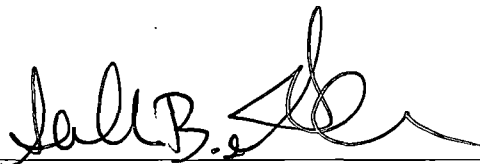
Date of Sale (first Tuesday of month): **Tuesday, May 6, 2025.**

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.

ANNIE TRUONG AND CHAU H. PHAN, upon property owned by them 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.

NOTICE OF TRUSTEE'S SALE

Date: April 2, 2025

Lien for Unpaid Assessments

Owner(s): **PRESTON JULIAN**

Property: **UNIT NO. 401, 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 LYNBROOK MANOR CONDOMINIUMS, PHASE 1, A CONDOMINIUM PROJECT IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR LYNBROOK MANOR CONDOMINIUMS, PHASE 1, TOGETHER WITH THE SURVEY PLAT, BYLAWS, AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 122, PAGE 69; AS AMENDED IN VOLUME 123, PAGE 92; VOLUME 125, PAGE 88; VOLUME 130, PAGE 106 AND UNDER FILM CODE NO(s). 173064, 173066, 173067, 178073, 202056 AND 207219, ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 1515 SANDY SPRINGS ROAD, UNIT 401, HOUSTON, TEXAS 77042 (THE "PROPERTY").**

Recording Information: By Condominium Declaration filed January 11, 1982, under Clerk's File Number H288803, with any and all amendments and/or supplements thereto, in the Official Public Records of Real Property of Harris County, Texas, LYNBROOK MANOR 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.

Trustees: Terry H. Sears, Sarah B. Gerdes, 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, May 6, 2025.**

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.

PRESTON JULIAN, 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 Lynbrook Manor Owners Association, Inc.