

NOTICE OF LIEN FORECLOSURE SALE

"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."

Pursuant to the authority conferred upon the undersigned by that certain Declaration of Covenants, Conditions, and Restrictions dated October 9, 1984 and duly recorded under Clerk's File Number J730682, Condominium Records of Harris County, Texas, I will, as Trustee for **KINGHURST TOWNHOME CONDOMINIUMS** under such Declaration of Covenants, Conditions, and Restrictions, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment of maintenance assessments due by **YAMIS ADELAIDA PONCE** sell on Tuesday, JUNE 3, 2025 that being the first Tuesday of said month, at public auction to the highest bidder for cash in the area designated by the Harris County Commissioner's Court in and around the Bayou City Event Center pursuant to EXHIBIT A TO ORDER OF OCTOBER 27, 2015, OF HARRIS COUNTY COMMISSIONERS COURT DESCRIBING APPROXIMATELY 5,050 SQUARE FEET OF AREA OF THE BAYOU CITY EVENT CENTER WHERE SALES OF REAL PROPERTY UNDER A POWER OF SALE AT PUBLIC AUCTION ARE TO TAKE PLACE," 9401 Knight Road, Houston, Harris County, Texas between the hours of 10:15 a.m. and 1:15 p.m. of that day, the following described property, to wit:

CONDOMINIUMS UNIT NO. 182, BUILDING "O", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS LOCATED IN AND BEING A PART OF KINGHURST TOWNHOME CONDOMINIUMS, A CONDOMINIUMS PROJECT IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION OF KINGHURST TOWNHOME CONDOMINIUMS, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 149, PAGE 38, VOLUME 156, PAGE 60 OF THE CONDOMINIUM RECORDS AND FILM CODE NO. 173069 OF THE CONDOMINIUM RECORDS, ALL OF HARRIS COUNTY, TEXAS. ALSO KNOWN AS 11000 KINGHURST DR. #182, HOUSTON, TEXAS 77099.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against **KINGHURST TOWNHOME CONDOMINIUMS**, **YAMIS ADELAIDA PONCE**, or the Trustees.

EXECUTED: May 7, 2025

KINGHURST TOWNHOME CONDOMINIUMS

By: Casey Jon Lambright, Trustee

By: Shawn R. McKee, Trustee

By: Syed Yarrick H. Rizvi, Trustee

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2025-3584

FILED 5/9/2025 2:44:19 PM