

NOTICE OF FORECLOSURE SALE

DATE: September 8, 2026

CONDOMINIUM DECLARATION FOR SUNSTREAM VILLAS, A CONDOMINIUM
COMMUNITY:

Date: November 14, 1978
Declarant: Sunstream Associated, LTD
Declarant's County: Harris County, Texas
Beneficiary: Sunstream Villas Owners Association
Agent: Bartley & Spears, P.C.
Recording Information: Clerk's File No. F854941

PROPERTY: Unit No. 73, in Building "L" and its appurtenant undivided interest in and to the General and Limited Common Elements of SUNSTREAM VILLAS, a Condominium Regime in Harris County, Texas, according to the Condominium Declaration, recorded in/under Volume 90, Page 1, Volume 95. Page 141, Volume 96, Page 89 and Volume 100, Page 65 of the Condominium Records of Harris County, Texas, when taken with all amendments and/or supplements thereto.

OWNER: Alvaro Montano Martinez

DATE OF SALE OF PROPERTY: November 3, 2026

EARLIEST TIME OF SALE: 10:00 a.m. or within three (3) hours thereafter.

PLACE OF SALE OF PROPERTY: Bayou City Event Center
9401 Knight Road
Houston, Texas 77045

TERMS OF SALE: Cash subject to superior liens as set out in the Declaration of Covenants, Conditions and Restrictions or Condominium Declaration or provided by law.

Because of default by Owner in performance of the obligations of the Declaration of Condominium for Egret Bay Condominiums, Agent will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the assessment lien set out in the Declaration of Condominium for Egret Bay Condominiums. The sale will begin at the earliest time stated above or within three hours after that time.

0904ng501. Foreclosure Documents.4109.0017

RP-2026-364799

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. YOU MAY HAVE SPECIAL RIGHTS OR RELIEF RELATED TO THE ENFORCEMENT ACTION UNDER FEDERAL LAW, INCLUDING THE SERVICEMEMBERS CIVIL RELIEF ACT (50 U.S.C. APP. SECTION 501 ET SEQ.), IF THE OWNER IS SERVING ON ACTIVE MILITARY DUTY.

EXECUTED this 8th day of September, 2026.

BARTLEY & SPEARS, P.C.

By: _____

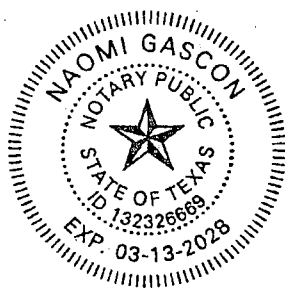
Chad B. Vier Agent for
Sunstream Villas Owners Association, Inc.

THE STATE OF TEXAS

COUNTY OF HARRIS

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This instrument was acknowledged before me on the 8th day of September, 2026, by Chad B. Vier of Bartley & Spears, P.C., Agent for Sunstream Villas Owners Association Inc.



Naomi Gascon

NOTARY PUBLIC, State of Texas

RP-2026-364799

Pages 3

09/08/2026 09:53 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$29.00

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