

NOTICE OF ASSESSMENT LIEN SALE

STATE OF TEXAS

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§

COUNTY OF HARRIS

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WHEREAS, on July 18, 2025, the attached Order was signed by the Judge, for the real property herein described as a result of the present Owners of said real property defaulting in the payment of the indebtedness owed to WOODRIDGE SQUARE HOMEOWNERS ASSOCIATION, INC. (the "Association"); and

WHEREAS, the said Owner, ROMIEL WILLIAM, JR. has continued to default in the payment of the indebtedness to the Association and the same is now wholly due, therefore, the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said Owners to the Association;

NOW, THEREFORE, notice is hereby given that on Tuesday, November 3, 2026, between 10:00 a.m. and 4:00 p.m., the Association will sell said property at the following location: AT THE BAYOU CITY EVENT CENTER, 9401 KNIGHT ROAD, HOUSTON, HARRIS COUNTY, TEXAS 77045, to the highest bidder for cash, subject to all superior liens and encumbrances of record. The earliest time at which said sale will begin will be 10:00 a.m., and the sale will take place not later than three (3) hours after that time.

THEREFORE, notice is given that on and at the Date, Time, and Place of Sale described above, Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Declaration and applicable law.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The Foreclosure Sale will be made expressly subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect as of the Foreclosure Sale (e.g., a senior mortgage lien). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

Notice is given that another person who has been appointed as a Trustee may conduct the Foreclosure Sale.

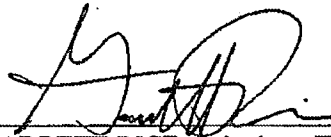
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

Said real estate is described as follows:

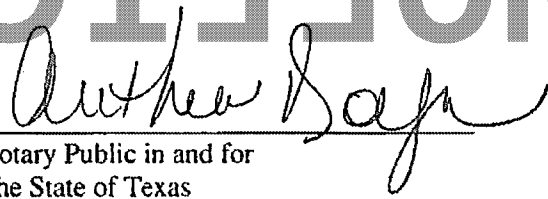
LOT FIVE (5), IN BLOCK ONE (1), OF WOODRIDGE SQUARE, A SUBDIVISION IN HARRIS TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER FILM CODE NO. 551014, OF HTE MAP RECORDS OF HARRIS COUNTY, TEXAS ("the property").

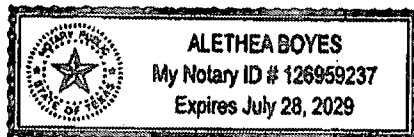
WITNESS my hand this 7th day of October, 2026.

"Further Affiant sayeth not."


GARRETT RICE, Substitute Trustee for
WOODRIDGE SQUARE HOMEOWNERS
ASSOCIATION, INC.

SUBSCRIBED AND SWORN TO BEFORE ME, on this the 7th day of October, 2026,
to certify which witness my hand and seal of office.


Notary Public in and for
The State of Texas



The written notice was posted on the 8 day of OCTOBER, 2026, at the Harris County Courthouse in Houston, Texas.


STEVE KESSEL PSC12407
SERVER NAME

UNOFFICIAL COPY