

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 December 12, 1980 and duly recorded under Clerk's File Number G793074, Condominium Records of Harris County, Texas, I will, as Trustee for **BERKLEY COURT CONDOMINIUM OWNERS ASSOCIATION, INC.** 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 **MARTHA CADENA** sell on Tuesday, November 3, 2026 that being the first Tuesday of said month, at public auction to the highest bidder for cash in and around THE BAYOU CITY EVENT CENTER, THAT BEING THE AREA DESIGNATED BY THE HARRIS COUNTY COMMISSIONER'S COURT 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:

UNIT 117, BUILDING "A", BERKLEY COURT CONDOMINIUMS, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS; TOGETHER WITH THE LIMITED COMMON ELEMENTS AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS DEFINED IN THAT DECLARATION RECORDED IN VOLUME 114, PAGE 66, AND AMENDED IN VOLUME 116, PAGE 11; VOLUME 116, PAGE 12; VOLUME 120, PAGE 109; VOLUME 120, PAGE 111; VOLUME 123, PAGE 74; VOLUME 123, PAGE 81; VOLUME 124, PAGE 1 AND VOLUME 155, PAGE 43, CONDOMINIUM RECORDS, HARRIS COUNTY, TEXAS. ALSO KNOWN AS 7313 GULF FWY #117 HOUSTON, TX 77017

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 **BERKLEY COURT CONDOMINIUM OWNERS ASSOCIATION, INC., MARTHA CADENA**, or the Trustees.

EXECUTED: October 8, 2026

BERKLEY COURT CONDOMINIUM OWNERS ASSOCIATION, INC.

By: Casey Jon Lambright, Trustee

By: Shawn R. McKee, Trustee

By: Anthony Y Zhang, Trustee