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UNOFFICIAL COPY

NOTICE OF TRUSTEE'S SALE

Date: October 6, 2026

Lien for Unpaid Assessments

Owner: **EBONEE STEPHENS**

Property: LOT ONE (1), IN BLOCK EIGHT (8), OF COLLEGEVIEW TOWNHOUSES, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 299, PAGE 129 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **32 EVANSTON STREET, HOUSTON, TEXAS 77015,** (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded on July 16, 1981, under Clerk's File Number H-056070; Amendment to Declaration of Covenants, Conditions and Restrictions recorded on October 31, 2001, under Clerk's File Number V-391373 and again on November 9, 2001, under Clerk's File Number V412955; and Second Amendment to Declaration of Covenants, Conditions and Restrictions recorded on April 14, 2004, under Clerk's File Number X532194 in the official Public Records of Real Property of Harris County, Texas, with all amendments and/or supplements thereto (the "Declaration"), COLLEGEVIEW TOWNHOUSE ASSOCIATION ("The Association") has been granted a maintenance assessment lien and power of sale, pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited Order and non-judicial sale on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

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, **November 3, 2026.**

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, located at 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

EBONEE STEPHENS, upon property owned by her 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 Expedited Order, 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 Collegeview Townhouse Association

SDG: CVTH-0016