

NOTICE OF TRUSTEE'S SALE

Date: October 8, 2026

Lien for Unpaid Assessments

Owner: **CHRISTIAN J. GARCIA AND JAMES I. PERKINS IV**

Property: **UNIT 2807, IN BUILDING "Z", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF AND THAT PART OF THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED 0.4175 PERCENT OWNERSHIP INTEREST IN AND TO THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF ONE ORLEANS PLACE CONDOMINIUM. A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR ONE ORLEANS PLACE CONDOMINIUMS, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 88, PAGE 65, AND AMENDMENT VOLUME 103, PAGE 91, VOLUME 105, PAGE 63, VOLUME 105, PAGE 67, VOLUME 105, PAGE 72, VOLUME 105, PAGE 80, VOLUME 105, PAGE 89, VOLUME 105, PAGE 93 AND VOLUME 119, PAGE 33 AND UNDER FILM CODE NOS. 199144, 199146, 200215, 206189, 206192, 211125 AND 211126 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 2800 JEANETTA STREET, UNIT 2807, HOUSTON, TEXAS 77063, (the "PROPERTY").**

Recording Information: By Condominium Declaration dated September 22, 1978 and recorded under County Clerk's File No. F821712, with all amendments and/or supplements thereto, of the Condominium Records of Harris County Texas (the "Declaration"), ONE ORLEANS PLACE OWNERS ASSOCIATION (the "Association") has been granted a maintenance assessment lien and power to foreclose in like manner as a mortgage on real property situated in Harris County, Texas, to secure the payment of real property maintenance assessments and related charges.

Trustee: 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, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners' Court.

CHRISTIAN J. GARCIA AND JAMES I. PERKINS IV, upon property owned by them 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 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 One Orleans Place Owners Association