

NOTICE OF TRUSTEE'S SALE

Date: October 8, 2026

Lien for Unpaid Assessments

Owner: **3T HOSPITALITY GROUP, LLC**

Property: **UNIT NO. 101, IN ANNEX "A" AND UNIT NO. 101, IN ANNEX "B", ALL BEING LOCATED ON THE FIRST FLOOR IN BUILDING "A" AND ITS APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS LOCATED IN AND BEING PART OF 2016 MAIN CONDOMINIUM, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN, AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION, DATED SEPTEMBER 27, 1979, FILED NOVEMBER 14, 1979, RECORDED IN/UNDER VOLUME 160, PAGE 107, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 104, PAGE 1, VOLUME 161, PAGE 6, VOLUME 164, PAGE 76, VOLUME 166, PAGE 30, VOLUME 166, PAGE 102, VOLUME 171, PAGE 40, VOLUME 171, PAGE 139, VOLUME 173, PAGE 2, VOLUME 173, PAGE 140, VOLUME 175, PAGE 7, VOLUME 175, PAGE 9, VOLUME 177, PAGE 84, VOLUME 177, PAGE 111, VOLUME 178, PAGE 71, VOLUME 179, PAGE 2, VOLUME 180, PAGE 20, VOLUME 185, PAGE 265, VOLUME 188, PAGE 131, VOLUME 194, PAGE 156, VOLUME 195, PAGE 179, VOLUME 199, PAGE 2, VOLUME 199, PAGE 288, VOLUME 199, PAGE 299, VOLUME 199, PAGE 301, VOLUME 200, PAGE 208, VOLUME 202, PAGE 52, VOLUME 204, PAGE 212, VOLUME 205, PAGE 105, VOLUME 206, PAGE 243, VOLUME 210, PAGE 105, VOLUME 210, PAGE 276, VOLUME 211, PAGE 26 ET SEQ., OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 2016 MAIN STREET, UNIT 0101, HOUSTON, TEXAS 77002 (THE "PROPERTY").**

Recording Information: By that certain Declaration of Condominium recorded on November 14, 1979, in Volume 104, Page 1 and under Clerk's File No. G321703, with all amendments and/or supplements thereto, in the Condominium Records of Harris County, Texas, 2016 MAIN OWNERS ASSOCIATION, INC. ("The Association") has been granted a maintenance assessment lien and power of 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.

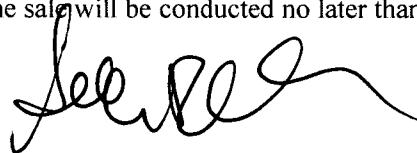
Date of Sale (first Tuesday of month): **Tuesday, November 3, 2026.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

3T HOSPITALITY GROUP, LLC, upon property owned by it 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 2016 Main Owners Association, Inc.