

NOTICE OF TRUSTEE'S SALE

Date: October 7, 2026

Lien for Unpaid Assessments

Owner(s): **LUIS E. GARCIA**

Property: LOT THIRTY-EIGHT (38), BLOCK ONE (1), PLANTATION LAKES SEC. 14, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 658043, MAP RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 5519 ARMILLARY DRIVE, KATY, TEXAS 77449. (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section One (1) dated February 27, 2004, filed for record under Harris County Clerk's File No. X423132; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Two dated March 20, 2006, filed for record under Harris County Clerk's File No. Z168210; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Three dated July 1, 2004, filed for record under Harris County Clerk's File No. X734819; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Four dated March 3, 2004, filed for record under Harris County Clerk's File No. X431734; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Five dated March 30, 2010, filed for record under Harris County Clerk's File No. 20100122736; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Six dated June 26, 2006, filed for record under Harris County Clerk's File No. Z401626; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Seven dated October 6, 2006, filed for record under Harris County Clerk's File No. 20060102572; Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Nine dated May 14, 2018, filed for record under Harris County Clerk's File No. 20080248534; Supplemental Declaration of Annexation, Covenants, Conditions and Restrictions for Plantation Lakes, Section Ten dated January 12, 2007, filed for record under Harris County Clerk's File No. 20070029335; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Fourteen dated October 16, 2013, filed for record under Harris County Clerk's File No. 20130529291; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Seventeen dated May 15, 2014, filed for record under Harris County Clerk's File No. 20140206319; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Eighteen dated October 13, 2014, filed for record under Harris County Clerk's File No. 20140458354; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Twenty Two dated July 13, 2016, filed for record under Harris County Clerk's File No. RP-2016-304509; Supplemental Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Twenty Four dated December 7, 2016, filed for record under Harris County Clerk's File No. RP-2016-547972 and Supplemental Declaration of Covenants, Conditions and Restrictions Annexation of Plantation Lakes, Section Twenty Three dated August 3, 2017, filed for record under Harris County Clerk's File No. RP-2017-350445 of the Real Property Records of Harris County, Texas, and any and all amendments and/or supplements thereto, PLANTATION LAKES CIVIC IMPROVEMENT ASSOCIATION, INC (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, attorney's fees and costs.

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

LUIS E. GARCIA, upon property owned by him 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. Furthermore, overage, if any, will be paid to the Homeowner. 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 Plantation Lakes Civic Improvement Association, Inc.