

NOTICE OF TRUSTEE'S SALE

Date: October 7, 2026

Lien for Unpaid Assessments

Owner(s): **KEVIN BROOKS AND NYKETIA MCCLAIN**

Property: LOT THREE (3), IN BLOCK ONE (1), SADDLEBROOK RANCH, SECTION 2, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN FILM CODE NO. 602158, OF THE MAP RECORDS, AS CORRECTED BY AFFIDAVIT CORRECTION OF PLAT RECORDED IN DOCUMENT NO 20070703531, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS **25310 SADDLEBROOK CHAMPION WAY, TOMBALL, TEXAS 77375** (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Saddlebrook Ranch recorded April 26, 2006 under County Clerk's File No. Z255193 of the Real Property Records of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration") SADDLEBROOK RANCH COMMUNITY 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 Lille of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

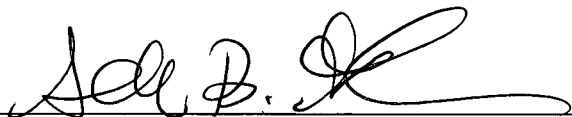
Date of Sale: (first Tuesday of month) Tuesday, **November 3, 2026.**

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.

KEVIN BROOKS AND NYKETIA MCCLAIN, 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. 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 Saddlebrook Ranch Community Association, Inc.