

**NOTICE OF TRUSTEE'S SALE**

Date: October 2, 2026

Lien for Unpaid Assessments

Owner: **CLIFTON J. JAMES A/K/A CLIFTON F. JAMES**

Property: **CONDOMINIUM UNIT NO. 126, IN BUILDING "P", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF, THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND BEING PART OF MEADOWWALK TOWN HOMES, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED, AND AS DEFINED IN THE CONDOMINIUM DECLARATION, SURVEY PLAT, BYLAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 18, PAGE 1, ET SEQ., AS AMENDED IN VOLUME 48, PAGE 127, VOLUME 99, PAGE 12 BOTH OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND BY INSTRUMENT(S) RECORDED UNDER FILM CODE NOS. 166091 AND 171087, AND MORE COMMONLY KNOWN AS 7700 CREEKBEND DRIVE, UNIT #126, HOUSTON, TEXAS 77071 (the "PROPERTY").**

Recording Information: By Declaration of Covenants, Conditions and Restrictions dated July 29, 1974, and recorded under Clerk's File Number E216771, together with any and all amendments and/or supplements thereto, in the Official Public Records of Real Property of Harris County, Texas, MEADOWWALK TOWNHOMES CONDOMINIUM 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 or Chanta'l Lillie, of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

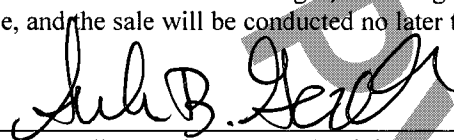
Date of Sale (first Tuesday of month): **Tuesday, November 3, 2026.**

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

**CLIFTON J. JAMES A/K/A CLIFTON F. JAMES**, upon property owned by him/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 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 Meadowwalk Townhomes Condominium Association, Inc.