

NOTICE OF TRUSTEE'S SALE

Date: September 22, 2026

Lien for Unpaid Assessments

Owner: **JENIA DONNETTA OGUNYANKIN**

Property: **CONDOMINIUM UNIT NUMBER 106, IN BUILDING "A", OF TANGLEWILDE TOWNHOMES ALL LOCATED IN AND BEING A PART OF THAT CERTAIN CONDOMINIUM PROJECT KNOWN AS TANGLEWILDE TOWNHOMES, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THEREOF, TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM AND PLATS, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 129, PAGE 95, ET. SQ. AND SUPPLEMENTAL DECLARATION OF MERGER AND ANNEXATION FOR TANGLEWILDE TOWNHOMES II RECORDED IN VOLUME 136, PAGE 77 AND AMENDED UNDER FILM CODE NOS. 173149, 177144 AND 191062 OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 3800 TANGLEWILDE STREET, UNIT 106, HOUSTON, TEXAS 77063 (THE "PROPERTY").**

Recording Information: By that certain Declaration of Condominium recorded on November 23, 1982 in Volume 129, Page 95 and under Clerk's File No. H709187, with all amendments and/or supplements thereto, in the Condominium Records of Harris County, Texas, TANGLEWILDE TOWNHOMES HOMEOWNERS 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.

JENIA DONNETTA OGUNYANKIN, upon property owned by 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 Tanglewilde Townhomes Homeowners Association, Inc.