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UNOFFICIAL COPY

NOTICE OF TRUSTEE'S SALE

Date: September 30, 2026

Lien for Unpaid Assessments

Owner(s): **KEITH C. GRAHAM**

Property: **CONDOMINIUM UNIT NO. 153, IN BUILDING "R",** AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF THE LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNIDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED AND BEING PART OF COVERED BRIDGE CONDOMINIUM NO. THREE (3), A CONDOMINIUM PROJECT IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR COVERED BRIDGE CONDOMINIUM NO. THREE (3), TOGETHER WITH THE SURVEY PLAT, BYLAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 15, PAGE 70, VOLUME 20, PAGE 55, VOLUME 23, PAGE 18, VOLUME 28, PAGE 100, VOLUME 32, PAGE 1, VOLUME 164, PAGE 40 ET SEQ., ALL OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS **5005 GEORGI LANE, UNIT 153, HOUSTON, TEXAS 77092 (the "PROPERTY").**

Recording Information: By Condominium Declaration filed on August 31, 1973, in Volume 15, Page 70 and File No. 963745 of the Condominium Records of Harris County, Texas, together with any and all amendments thereto, COVERED BRIDGE CONDOMINIUM ASSOCIATION, INC., ("the Association") has been granted a maintenance assessment lien which may be enforced by foreclosure of the defaulting owner's condominium unit by the Association in like manner as a mortgage on real property, 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: 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.

KEITH C. GRAHAM, 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 and subject to probate issues and objections or claims from any heirs to the estate of Harry Schwartzberg. 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 Covered Bridge Condominium Association, Inc.

SDG: CBCA-0012