FILED 10/13/2026 2:48:59 PM FRCL-2026-7704 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

NOTICE OF TRUSTEE'S SALE

Date: September 30, 2026

Lien for Unpaid Assessments

Owners: **HORIZON PROPERTY PARTNERSHIP**

Property: **CONDOMINIUM UNIT NO. 4, IN BUILDING "A",** 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 THE CHURCHILL TOWNHOMES, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR THE CHURCHILL TOWNHOMES, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 75, PAGE 12 AND AMENDED IN VOLUME 113, PAGE 29, VOLUME 121, PAGE 145, AND VOLUME 128, PAGE 140, AND VOLUME 152, PAGE 67 ET SEQ., ALL OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **2425 AUGUSTA DRIVE, UNIT #4, HOUSTON, TEXAS 77057 (THE "PROPERTY").**

Recording Information: By Condominium Declaration recorded on August 1, 1978 under County Clerk's File No. F704368 in the Condominium Records of Harris County, Texas, with all amendments and/or supplements thereto (the "Declaration"), THE CHURCHILL TOWNHOMES 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: 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.

HORIZON PROPERTY PARTNERSHIP, upon property owned by they/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 The Churchill Townhomes Association, Inc.

SDG: CHTHA-11