

NOTICE OF TRUSTEE'S SALE

Date: September 23, 2026

Lien for Unpaid Assessments

Owner (s): **YOMARIS RODRIGUEZ AND JUAN CARLOS FERNANDEZ**

Property: LOT 7, BLOCK 1, NORTHCREST VILLAGE, SEC. 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 591229 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **21715 COLTER STONE DRIVE, SPRING, TEXAS 77388**, (THE "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded on October 13, 2005, under Clerk's File Number Y826772, Declarations of Annexation recorded under Clerk's File Numbers Y829770, 20060063629, and 20070637183, and First Amendment to the Declaration of Covenants, Conditions and Restrictions recorded under Clerk's File No. 20090207435, all in the Official Public Records of Real Property of Harris County, Texas, NORTHCREST VILLAGE COMMUNITY 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.

Trustee: Terry H. Sears, Sarah B. Gerdes, Samantha Sears and Chanta'l Lillie of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

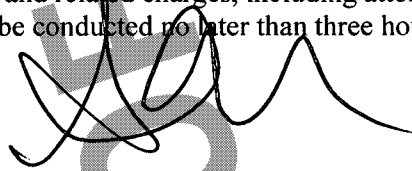
Date of Sale (first Tuesday of month): **Tuesday, November 3, 2026.**

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, TX 77045 or as designated by the County Commissioners Court.

YOMARIS RODRIGUEZ AND JUAN CARLOS FERNANDEZ, 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 Expedited Order, 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 Northcrest Village Community Association, Inc.