FILED 10/13/2026 2:49:05 PM FRCL-2026-7710 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

NOTICE OF TRUSTEE'S SALE

Date: September 17, 2026

Lien for Unpaid Assessments

Owner(s): **TERESA HOLMES, TOMMY ELLIS, WAYMOND ELLIS AND MARCUS HUDSON**

Property: LOT SEVEN (7), IN BLOCK THIRTEEN (13), OF WESTGREEN, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 293, PAGE 110, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **20122 APACHE GARDENS LANE, KATY, TEXAS 77449** (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions for Westgreen, Section One, recorded January 17, 1979 under County Clerk's File No. F932371; Declaration of Covenants, Conditions and Restrictions for Westgreen, Section Two, recorded on January 30, 1981 under County Clerk's File No. G848629; and Declaration of Covenants, Conditions and Restrictions for Westgreen, Section Three, recorded on September 22, 1982 under County Clerk's File No. H627133; of the Real Property Records of Harris County, Texas, and any and all amendments thereto, WESTGREEN CIVIC IMPROVEMENT ASSOCIATION (the "Association") has been granted a maintenance assessment lien and power of sale to non-judicially foreclose on certain property situated in Harris County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs.

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

TERESA HOLMES, TOMMY ELLIS, WAYMOND ELLIS AND MARCUS HUDSON, 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 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 Westgreen Civic Improvement Association

SDG: WGREEN-161