FILED 10/13/2026 2:49:10 PM FRCL-2026-7715 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

UNOFFICIAL COPY

NOTICE OF TRUSTEE'S SALE

Date: September 15, 2026

Lien for Unpaid Assessments

Owner(s): **SANDRA VILLAGRAN AND NESTOR VILLAGRAN**

Property: LOT TEN (10), IN BLOCK TWO (2) OF ROYALWOOD, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 80, PAGE 1 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **13339 FOREST KNOLL STREET, HOUSTON, TEXAS 77049,** (the "PROPERTY").

Recording Information: By Adoption of Amended and Restated Restrictions, Reservations and Maintenance Provisions for Royalwood, Section One, Two and Three recorded January 14, 2022, under Harris County Clerk's File Number RP-2022-25437 in the Official Public Records of Real Property of Harris County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), ROYALWOOD COMMITTEE, 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, related charges, 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, TX 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, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

SANDRA VILLAGRAN AND NESTOR VILLAGRAN, 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 Royalwood Committee, Inc.

SDG: ROYALW-23