FILED 10/13/2026 2:49:11 PM FRCL-2026-7716 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

Date: September 15, 2026

Lien for Unpaid Assessments

Owner: **BOBBY DELL AKIN**

Property: **CONDOMINIUM UNIT NUMBER 1101, IN BUILDING "K",** CONDOMINIUM UNIT NUMBER 1101, IN BUILDING K AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; AND, AN UNDIVIDED .415 PERCENT OWNERSHIP INTEREST IN AND TO THE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM PROJECT TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO IN AND BEING PART OF TANGLEW1LDE TOWNHOMES CONDOMINIUMS; SECTION TWO A (2A), A CONDOMINIUM DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR TANGLEWLLDE TOWNHOMES CONDOMINIUMS, SECTION TWO A (2A), TOGETHER WITH SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 129, PAGE 95, ET. SQ. OF THE CONDOMINIUM RECORDS OF SAID COUNTY: OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS **4001 TANGLEWILDE STREET, UNIT 1101, HOUSTON, TEXAS 77063 (THE "PROPERTY").**

Recording Information: By that certain Declaration of Condominium recorded on November 23, 1982 in Volume 129, Page 95 and under Clerk's File No. H709187, with all amendments and/or supplements thereto, in the Condominium Records of Harris County, Texas, TANGLEWILDE TOWNHOMES HOMEOWNERS 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.

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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: Bayou City Event Center in the Magnolia South Ballroom, 9401 Knight Road, Houston, Texas 77045 or as designated by the County Commissioners Court.

BOBBY DELL AKIN., 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. 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 Tanglewilde Townhomes Homeowners Association, Inc.

SDG: TWTH-0010