

NOTICE OF TRUSTEE'S SALE

Date: September 15, 2026

Lien for Unpaid Assessments

Owner: **ESTATE OF CYNTHIA DELEON C/O JESSE DELEON**

Property: **CONDOMINIUM UNIT NO. 24, IN BUILDING "M", 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 RIVER STONE I, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR RIVER STONE I, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO RECORDED IN VOLUME 100, PAGE 137, VOLUME 101, PAGE 79, VOLUME 107, PAGE 59, VOLUME 107, PAGE 90, VOLUME 122, PAGE 29, VOLUME 134, PAGE 74, VOLUME 150, PAGE 1, VOLUME 167, PAGE 6, VOLUME 170, PAGE 71, VOLUME 178, PAGE 79 AND VOLUME 208, PAGE 280 ET SEQ., ALL OF THE CONDOMINIUM RECORDS OF HARRIS COUNTY, TEXAS AND MORE COMMONLY KNOWN AS 3035 WALNUT BEND LANE, #24, HOUSTON, TEXAS 77042 (THE "PROPERTY").**

Recording Information: By Amended and Restated Declaration of Condominium recorded on August 27, 1979 under County Clerk's File No. G214005 in the Condominium Records of Harris County, Texas, with all amendments and/or supplements thereto (the "Declaration"), RIVER STONE I 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.

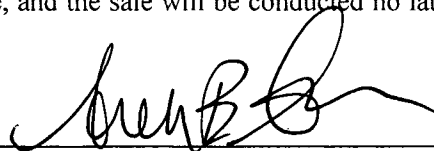
Date of Sale (first Tuesday of month): **Tuesday, November 3, 2026.**

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.

ESTATE OF CYNTHIA DELEON C/O JESSE DELEON, upon property owned by it 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 River Stone I Association, Inc.