

NOTICE OF TRUSTEE'S SALE

Date: June 5, 2023

Lien for Unpaid Assessments

Owner(s): **MARGARITO MALDONADO**

Property: LOT EIGHT (8), BLOCK FIVE (5) OF CRYSTAL LAKES, SECTION 1, A SUBDIVISION IN WALLER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN INSTRUMENT NUMBER 1701314 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS 994 LAKE VIEW CIRCLE WEST, BROOKSHIRE, TEXAS 77423, (the "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded under Waller County Clerk's File Number 1702159 and filed on March 23, 2017 in the Official Public Records of Real Property of Waller County, Texas, and any and all amendments and/or supplements thereto, (the "Declaration"), BROOKSHIRE CRYSTAL LAKES HOMEOWNERS ASSOCIATION, INC. (the "Association") has been granted the Association a maintenance assessment lien and power of sale which may be enforced by Expedited order and non-judicial sale on certain property situated in Waller County, Texas, to secure the payment of real property maintenance assessments and related charges.

Trustees: Terry H. Sears, Sarah B. Gerdes, Catherine Zarate and Samantha Sears of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

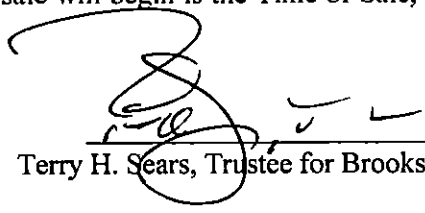
Date of Sale: (first Tuesday of month) **Wednesday, July 5, 2023.**

Time of Sale: No earlier than 10:00 a.m. and no later than 1:00 p.m.

Place of Sale: The Foyer at the South entrance of the Waller County Courthouse, 836 Austin St. Hempstead, Texas 77445, or as designated by the County Commissioner's Office.

MARGARITO MALDONADO 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. 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.



Terry H. Sears, Trustee for Brookshire Crystal Lakes Homeowners Association, Inc.

23-051
06/08/2023 09:42:53 AM Total Pages: 2 Fee: 4.00
Debbie Hollan, County Clerk - Waller County, TX

FILED AND RECORDED

Instrument Number: 23-051

Filing and Recording Date: 06/08/2023 09:42:53 AM Pages: 2 Recording Fee: \$4.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Donna Jackson, Deputy

Returned To: