

NOTICE OF TRUSTEE'S SALE

Date: October 3, 2018

Lien for Unpaid Assessments

Owner(s): DANIEL TABAREZ

Property: LOT EIGHT (8), BLOCK ONE (1), OF PLANTATION LAKES, SECTION ONE (1), A SUBDIVISION LOCATED IN HE JOHN H. PIERSON SURVEY, ABSTRACT NO. 389, WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 836, PAGE 340 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS RILEY ROAD (S1B1L8 RILEY RD.), WALLER, TEXAS 77484 (THE "PROPERTY").

Recording Information: By Declaration of Covenants, Conditions and Restrictions recorded on September 17, 2004 under Waller County Clerk's File No. 403932, with all amendments and/or supplements thereto, in the Real Property Records of Waller County, Texas (the "Declaration"), PLANTATION LAKES COMMUNITY ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale pursuant to Section 209.0092 of the Texas Property Code 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 and Catherine Zarate of Sears, Bennett & Gerdes, LLP, 6548 Greatwood Parkway, Sugar Land, Texas 77479.

Date of Sale: (first Tuesday of month) Tuesday, ~~November 6~~, 2018.

Time of Sale: No earlier than 11:00 a.m. and no later than 2:00 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.

**DANIEL TABAREZ** 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 \$2,500.00 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 Plantation Lakes Community Association, Inc.

18-079  
10/15/2018 12:43:46 PM Total Pages: 2 Fee: 5.00  
Debbie Hollan, County Clerk - Waller County, TX

## FILED AND RECORDED

**Instrument Number: 18-079**

Filing and Recording Date: 10/15/2018 12:43:46 PM Pages: 2 Recording Fee: \$5.00

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*

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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.

Marlene Arranaga, Deputy

Returned To: