

NOTICE OF TRUSTEE'S SALE

Date: October 9, 2020

Lien for Unpaid Assessments

Owner(s): **JERROD DILLION RICHTER**

Property: LOT TEN (10), IN BLOCK FOUR (4), FINAL PLAT OF BERRY FIELD SUBDIVISION, AN ADDITION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT RECORD 2004A, MAP NUMBER 82, IN THE OFFICE OF THE COUNTY CLERK RECORDS OF GALVESTON COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **4018 RASPBERRY COURT, DICKINSON, TEXAS 77539** (THE "PROPERTY").

Recording Information: WHEREAS, by Declaration of Covenants, Conditions and Restrictions recorded under County Clerk's Number 2005079683, in the Official Public Records of Real Property of Galveston County, Texas, and any and all amendments and/or supplements thereto (the "Declaration"), which granted BERRY FIELD HOMEOWNERS ASSOCIATION, INC., (the "Association"), a maintenance assessment lien and power of sale, pursuant to Section 209.0092 of the Texas Property Code, which may be enforced by Expedited order and non-judicial sale on certain property situated in Galveston County, Texas, to secure the payment of real property maintenance assessments, attorney's fees and costs; and related charges.

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

Date of Sale (first Tuesday of month): **Tuesday, November 3, 2020.**

Time of Sale: No earlier than 12:00 p.m. and no later than 3:00 p.m.

Place of Sale: Commissioners Court Room of the Galveston County Courthouse 1st Floor, 722 Moody (21st Street), Galveston, Texas 77550, or as designated by the county commissioners.

JERROD DILLION RICHTER, 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 Expedited Order, 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 \$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 Berry Field Homeowners Association, Inc.

FILED

Instrument Number: *FILED2020001657*

Filing Fee: 23.00

Number Of Pages:2

Filing Date: 10/13/2020 3:00PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*