

**NOTICE OF TRUSTEE'S SALE**

Date: March 9, 2023

Lien for Unpaid Assessments



Owner(s): **CHRISTOPHER LEMELLE**

Property: LOT ONE (1), BLOCK ONE (1), OF FINAL PLAT OF THE VILLAGES AT CHAMPIONS GATE, SECTION TWO (2), AN ADDITION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. (2016) 113303 OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS, AND MORE COMMONLY KNOWN AS **13234 CHAMPIONS CUP WAY, MONT BELVIEU, TEXAS 77535**, (the "PROPERTY").

Recording Information: by Declaration of Covenants, Conditions, Restrictions and Easements recorded under Chambers County Clerk's File Number 41431 and filed on January 8, 2009 in the Official Public Records of Real Property of Chambers County, Texas, and any and all amendments and/or supplements thereto, THE VILLAGES AT CHAMPIONS GATE COMMUNITY ASSOCIATION, INC. (the "Association") has been granted a maintenance assessment lien and power of sale on certain property situated in Chambers 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): **Tuesday, April 4, 2023.**

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

Place of Sale: The eastern steps, second level (middle floor) of the Chambers County Courthouse located at 404 Washington Avenue, Anahuac, Texas 77514 or as designated by the County Commissioners Court.

**CHRISTOPHER LEMELLE** 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 \$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.

A handwritten signature in black ink, appearing to read 'Terry H. Sears', written over a horizontal line.

Terry H. Sears, Trustee for The Villages at Champions Gate Community Association, Inc.

**FILED FOR RECORD IN:**  
**Chambers County**  
**On: 3/13/2023 1:18:55 PM**  
**Doc Number: 2023 - 3189**  
**Number of Pages: 1**  
**Amount: 10.00**  
**Order#: 20230313000026**  
**By: LM**



**Heather H. Hawthorne, County Clerk**

**Recorded:**

*Laura Martin*