

TRUSTEE'S DEED

STATE OF TEXAS §

COUNTY OF HARRIS §

WHEREAS, by the authority conferred under that certain Declaration of Covenants, Conditions and Restrictions dated May 30, 1980, recorded under Harris County Clerk's File No. G551283 of the Real Property Records of Harris County, Texas, **WINFIELD II ASSOCIATION, INC.** has a maintenance assessment lien upon certain property hereinafter described, for the purpose of securing and enforcing payment of real property maintenance assessments required under such Covenants, Conditions and Restrictions and duly set by the Board of Directors of **WINFIELD II ASSOCIATION, INC.**; and

WHEREAS, **WINFIELD II ASSOCIATION, INC.** as authorized by and provided in said Covenants, Conditions and Restrictions, appointed the undersigned to serve as trustee and to enforce the Covenants, Conditions and Restrictions, the said **ROBERT C. RINES**, having made default on the payment of maintenance assessments on the hereinafter described property when due and there being due thereon the maintenance assessments, interest and attorney's fees as provided in said Covenants, Conditions and Restrictions; and

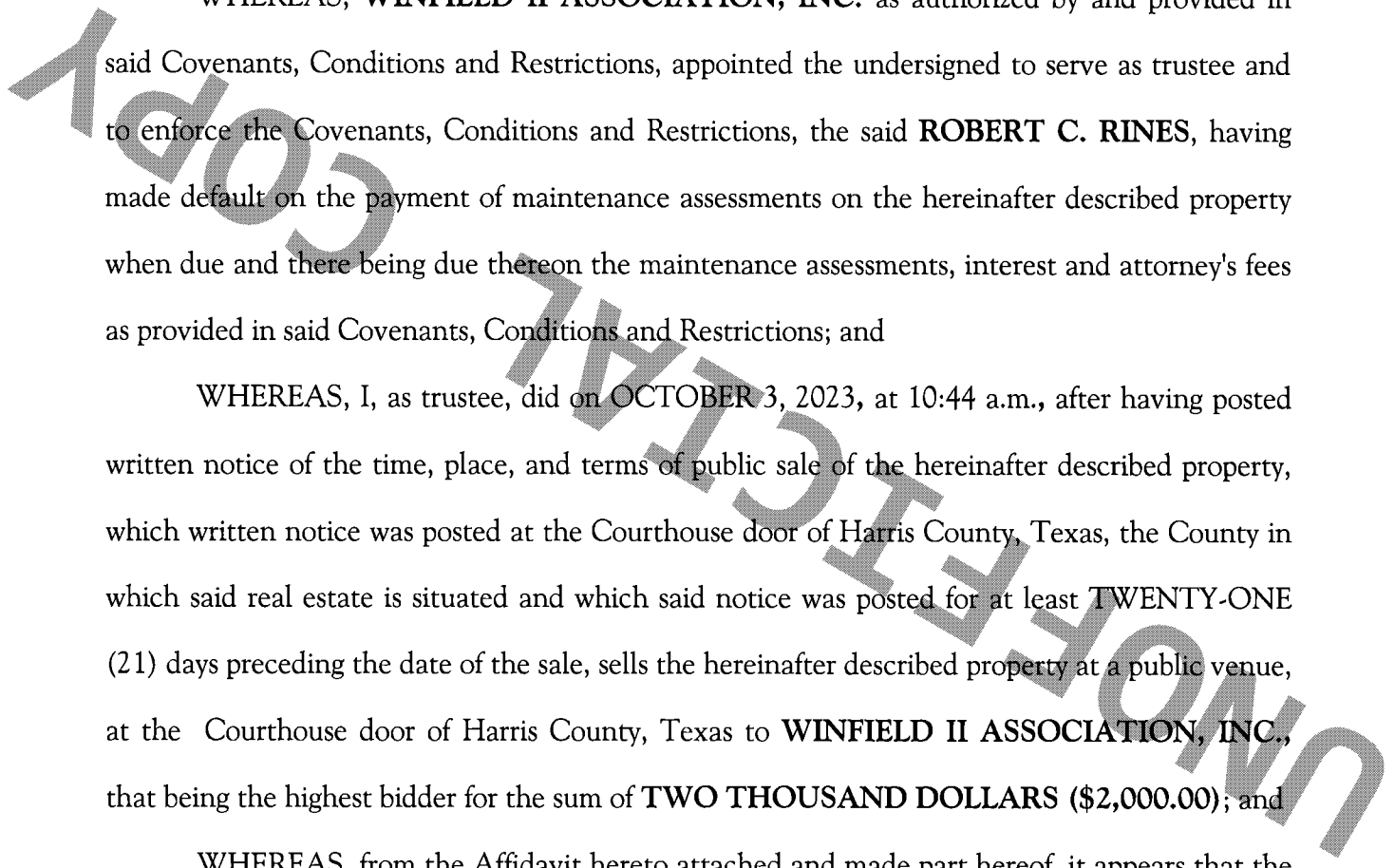
WHEREAS, I, as trustee, did on **OCTOBER 3, 2023**, at 10:44 a.m., after having posted written notice of the time, place, and terms of public sale of the hereinafter described property, which written notice was posted at the Courthouse door of Harris County, Texas, the County in which said real estate is situated and which said notice was posted for at least **TWENTY-ONE (21)** days preceding the date of the sale, sells the hereinafter described property at a public venue, at the Courthouse door of Harris County, Texas to **WINFIELD II ASSOCIATION, INC.**, that being the highest bidder for the sum of **TWO THOUSAND DOLLARS (\$2,000.00)**; and

WHEREAS, from the Affidavit hereto attached and made part hereof, it appears that the beneficiary (holder of the indebtedness above described) served notice of such Sale by certified mail, return receipt requested, at least **TWENTY-ONE (21)** days preceding the date of sale on each debtor obligated to pay such indebtedness according to the records of the beneficiary and as required by law; and

All prerequisites required by law and/or by said Covenants, Conditions, and Restrictions have been duly satisfied by the beneficiary therein and by said trustee;

NOW, THEREFORE, in consideration of the premises and of the payment to me of the sum of **TWO THOUSAND DOLLARS (\$2,000.00)** by said **WINFIELD II ASSOCIATION, INC.**, I, as trustee, by virtue of the authority conferred on me in writing by the said **WINFIELD**

RP-2023-391368



RP-2023-391368
Pages 3
10/11/2023 03:28 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2023-391368

COPY UNOFFICIAL