

# Notice of Constable's Sale

Execution and Order of Sale - 1071897,701

Mark Herman, Constable 4, Harris County

**Plaintiff: Imperial Ridge Homeowners Association, Inc., Vs Defendant: Connie D. Brown**

Under the authority and by virtue of Execution and Order of Sale, cause number 1071897,701, dated and issued the 1st day of December, 2021 pursuant to the judgment of the County Civil Court At Law No. 2 of Harris County, Texas, by the clerk of said court, and to me directed and delivered as Constable in Harris County, I have on this 14th day of December, 2021, seized and levied upon, and will on the first Tuesday in February, the same being February 1st, 2022, at The Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas 77045, between the hours of 10:00 A.M. and 4:00 P.M., proceed to sell for cash to the highest bidder all the right, title and interest of the defendant(s) in the real property as described below in order to satisfy said judgment, interest, penalties, costs, and further costs of executing this writ.

Whereas on the 8th day of November, 2016, Imperial Ridge Homeowners Association, Inc., recovered a judgment in the County Civil Court At Law No. 2 of Harris County, Texas against Connie D. Brown for Judgment Awarded Amount: \$3,158.64; Attorney's Fees: \$4,500.00; Court Costs: \$332.00; Post-Judgment Interest Rates at the rate of 5% per annum on all amounts awarded in this judgment, including attorney fees, from the date this judgment is signed until fully paid. Total Judgment Credits Amount: \$2,064.00 per attorney letter filed November 30, 2021.

**Property Description: LOT ONE (1), IN BLOCK FIVE (5), OF IMPERIAL RIDGE, SECTION ONE (1), AN ADDITION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN FILM CODE NO. 534241 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS more commonly known as 16911 Dellbridge Lane, Houston, Texas 77073 (Property), Appraisal District Number - 1241140050001.**

Any properties sold shall be subject to the right of redemption of the defendants or any person having an interest therein, to redeem the property or their interest therein if allowed, within the time and in the manner provided by law. All Sales Shall Be, Without Warranty, As To Title, Or Condition, Express Or Implied, As Evidenced By Constable's Deed For Property.

**For More Information Contact:** Roberts, Markel, Weinberg, Butler & Hailey PC, Cliff Davis, Phone: (713) 780 4135.

The Minimum Bid Is: All Costs Of Suit And Sale. Terms: Cash, or Cashier's Check. Additional Terms:

Real Property being Sold at the Direction of the Plaintiff's Attorney. It is the Prospective Bidder's or Purchaser's Responsibility to Research or Consult with an Attorney. Made Subject to the right of redemption (if any) in accordance to law. (Constables Commission due upon the final Bid amount)

Published In: The Daily Court Review. SALE TO BE HELD: 1st day of February, 2022, between the hours of 10 a.m. and 4 p.m. at The Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas 77045. Mark Herman, Constable Precinct 4, Harris County, Texas, 330 Meadowfern Dr, 2nd Floor, Houston, Texas 77067, (832)927-6139. By: Writ Division