

Notice of Constable's Sale

Venditioni Exponas - 2022-27538

Mark Herman, Constable Precinct 4, Harris County

Plaintiff: Canterbury Forest Community Improvement Association, Vs Defendant: Joseph G. Spicko

Under the authority and by virtue of Venditioni Exponas, cause number 2022-27538, dated and issued the 16TH day of September, 2025 pursuant to the judgment of the 157th Judicial District Court 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 26TH day of September, 2025, seized and levied upon, and will on the first Tuesday in November, the same being November 4TH, 2025, 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 28TH day of October, 2022, Canterbury Forest Community Improvement Association, recovered a judgment in the 157th Judicial District Court of Harris County, Texas against Joseph G. Spicko for the sum of Three Thousand Nine Hundred Fifty-Three Dollars and Eighty Two Cents (\$3,953.82) as reasonable attorney's fees; three thousand and 00/100 dollars (\$3,000.00) in civil damages in accordance with §202.004 (C) of the Texas Property Code, which represents only fifteen (15) days of damages, despite the fact that conditions on the Property were in violation of the Restrictions for a period of more than fifteen days; additional attorney's fees in the amount of nine hundred and 00/100 dollars (\$900.00) should either Defendant file a Motion for New Trial that is subsequently denied or overruled; additional attorney's fees in the amount of five thousand five hundred and 00/100 dollars (\$5,500.00) should the final judgment in this case be unsuccessfully appealed to a State of Texas Appeals Court; additional attorney's fees in the amount of five thousand five hundred and 00/100 dollars (\$5,500.00) should an Application for Writ of Error be filed with the Texas Supreme Court; additional attorney's fees in the amount of five thousand five hundred and 00/100 dollars (\$5,500.00) should an Application for Writ of Error be granted by the Texas Supreme Court; process server fees in the amount of Two Hundred Ninety-One Dollars and Fifty Cents (\$291.50); post-judgment interest at the rate of five percent (5%) per annum on the total judgment, including attorney's fees awarded herein, from the date this judgment is signed until fully paid; plus all cost of said suit (as itemized in the attached cost statement, excluding cost due to the County); which said judgment debtor ought now to pay..

Property Description: LOT SEVEN (7) IN BLOCK SIX (6) OF CANTERBURY FOREST, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 255, PAGE 102, MAP RECORDS, HARRIS COUNTY, TEXAS, MORE COMMONLY KNOWN AS 15527 BALDSWELLE DRIVE, TOMBALL, TX 77377, Appraisal District Number - 1082420000007.

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, 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: 4TH day of November, 2025, 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: J.L. Montgomery #04371