

Notice of Constable's Sale

Execution and Order of Sale - 2025-24141

Mark Herman, Constable Precinct 4, Harris County

Plaintiff: OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION, INC. Vs Defendant: VICTOR DANIEL LEIJA LEAL

Under the authority and by virtue of Execution and Order of Sale, cause number 2025-24141, dated and issued the 5TH day of June, 2026 pursuant to the judgment of the 151st 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 29TH day of June, 2026, seized and levied upon, and will on the first Tuesday in September, the same being September 1ST, 2026, 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 21ST day of July, 2025, OLDE OAKS COMMUNITY IMPROVEMENT ASSOCIATION, INC., recovered a judgment in the 151st Judicial District Court of HARRIS County, Texas against VICTOR DANIEL LEIJA LEAL for the sum of Two Thousand Six Hundred Eighty-Four and 18/100 Dollars (\$2,684.18) as the total amount due on the assessment account of the Property that is secured by the Plaintiffs lien on the Property as of the date the Agreed Judgment was filed; Four Thousand Eight Hundred and Three and 50/100 Dollars (\$4,803.50); In the event it becomes necessary for the Plaintiff to obtain a writ of execution and/or an order of sale and have the Property posted for a constable's sale or sheriffs sale in order to collect the amounts awarded in this Agreed Final Judgment, Victor Daniel Leija Leal shall pay to Olde Oaks Community Improvement Association, Inc. additional attorney fees and costs in the amount of one thousand eight hundred and 00/100 dollar (\$1,800.00); additional attorney's fees in the amount of nine hundred and 00/100 dollars (\$900.00) should the 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 the final judgment in this case be unsuccessfully appealed to the Texas Supreme Court; process server fees in the amount of Ninety-Four and 00/100 Dollars (\$94.00); Post-judgment interest at the rate of seven and one-half percent (7.5%) per annum on all amounts awarded in this judgment, including attorney fees, from the date this judgment is signed until fully paid; LESS CREDITS FOR THE SUM OF \$3,330.00; together with a judgment of foreclosure of lien on/in the property as hereinafter set out in addition to the costs expended in that behalf.

Property Description: LOT THREE (3), IN BLOCK TWO (2), OF OLDE OAKS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 224, PAGE 125 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS MORE COMMONLY KNOWN AS 3611 WINDBRIAR COURT, HOUSTON, TX 77068, Appraisal District Number - 1085620000003.

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: 1ST day of September, 2026, 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