

Notice of Constable's Sale

Execution and Order of Sale - 2017-21244

Mark Herman, Constable Precinct 4, Harris County

Plaintiff: Foxwood Homeowners Association. Vs Defendant: Jose Arreguin

Under the authority and by virtue of Execution and Order of Sale, cause number 2017-21244, dated and issued the 4th day of October, 2022 pursuant to the judgment of the 113th 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 27th day of October, 2022, seized and levied upon, and will on the first Tuesday in December, the same being December 6th, 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 9th day of July, 2018, Foxwood Homeowners Association, recovered a judgment in the 113th Judicial District Court of Harris County, Texas against Jose Arreguin for the sum of TWO THOUSAND FOUR HUNDRED NINETY-NINE AND 57/100 DOLLARS (\$2,499.57) as the principal sum due; interest on such indebtedness from the 1st day of January, 2018 at the rate of Ten Percent (10%) per annum until date of Judgment; attorney's fees in the amount of \$1,200.00; the entire Judgment shall bear interest at the rate of Ten Percent (10%) per annum from the date of Judgment until paid; conditional appellate attorney's fees of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00) in the event of an unsuccessful appeal by the Defendant to the Court of Appeals; additional conditional appellate attorney's fees of TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00) in the event of an unsuccessful appeal by the Defendant to the Texas Supreme Court; appellate attorney's fees shall bear interest at the rate of Ten Percent (10%) per annum from the date of any such unsuccessful appeal by Defendant until paid; if any surplus remains after the sums adjudged to be due, it shall be paid to the Defendant; LESS CREDITS IN THE SUM OF \$1,500.00; 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 Fifty-Four (54), in Block One (1), FOXWOOD, SECTION FOUR (4), a subdivision of Harris County, Texas, according to the map or plat thereof recorded in Volume 288, Page 42 of the Map Records of Harris County, Texas, more commonly known as 6904 Fox Mesa Lane, Humble, Texas (the "Property" including the real property and all improvements situated thereon). Appraisal District Number - 1144180010054.

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: Michael T Gainer, Attorney At Law, Phone: (713) 622 6440.

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: Daily Court Review. SALE TO BE HELD: 6th day of December, 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