Notice of Constable's Sale

Execution and Order of Sale - 2024-75719

Mark Herman, Constable Precinct 4, Harris County

Plaintiff: IMPERIAL GREEN HOMEOWNER ASSOCIATION, INC., Vs Defendant: SALVADOR CERVANTES AND DAFNE GIRON, JOINTLY AND SEVERALLY

Under the authority and by virtue of Execution and Order of Sale, cause number 2024-75719, dated and issued the 2ND day of January, 2026 pursuant to the judgment of the 215th 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 16TH day of January, 2026, seized and levied upon, and will on the first Tuesday in March, the same being March 3RD, 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 12TH day of February, 2025, **IMPERIAL GREEN HOMEOWNER ASSOCIATION, INC.,** recovered a judgment in the 215th Judicial District Court of HARRIS County, Texas against **, SALVADOR CERVANTES AND DAFNE GIRON, JOINTLY AND SEVERALLY** for the sum of $1,981.00 in unpaid assessments and charges that accrued on Defendants' assessment account through December 12, 2024, said amount being charged as a continuing lien in favor of Plaintiff as against the hereinafter described Property; reasonable and necessary attorney's fees for legal services rendered in the amount of $3,504.00 and expenses/costs incurred in the amount of $1,221.77, said amounts constituting a continuing lien upon the subject Property running in favor of Plaintiff; interest on all amounts awarded in this Judgment at the rate of 7.50% per annum from the date of this Judgment until paid in full, said amounts constituting a continuing lien upon the subject Property running in favor of Plaintiff; LESS CREDITS IN THE SUM OF $1,500.0; 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 12, Block 02, of Imperial Green, Section Two (2), an addition in Harris County, Texas according to the map or plat thereof recorded in the Map Records of Harris County, Texas, under Film Code No.685825, as modified by any supplements thereto or replats thereof, MORE COMMONLY KNOWN AS 19803 WHITE PEARL CT, HOUSTON, TX 77073, Appraisal District Number - 1400610020012.

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: Holt Tollett PC, Phone: (713) 510 1000.

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: 3RD day of March, 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