

Notice of Constable's Sale

Alias Execution and Order of Sale - 2018-86725

Ted Heap, Constable 5, Harris County

Plaintiff: Southcreek Village Community Association, Inc., Vs Defendant: Katherine Rogge,

Under the authority and by virtue of Alias Execution and Order of Sale, cause number 2018-86725, dated and issued the 17th day of October, 2023 pursuant to the judgment of the 189th 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, 2023, seized and levied upon, and will on the first Tuesday in December, the same being December 5th, 2023, 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 7th day of August, 2019, **Southcreek Village Community Association, Inc.** recovered a judgment in the 189th Judicial District Court of Harris County, Texas against **Katherine Rogge** for the sum of Two Thousand Six Hundred Eighty and 46/100 Dollars (\$2,680.46) as the total amount due on the assessment account of the Property that is secured by the Plaintiff's lien on the Property as of the date the Agreed Judgment was filed; reasonable attorney's fees in the amount of Three Thousand Six Hundred Thirty-Eight and 50/100 Dollars (\$3,638.50); 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 sheriff's sale in order to collect the amounts awarded in this Agreed Final Judgment, Katherine Rogge shall pay to Southcreek Village Community Association, Inc. additional attorney reasonable fees and costs in the amount of \$2,000.00; additional attorney's fees in the amount of \$750.00 should the Defendant file a Motion for New Trial that is subsequently denied or overruled; additional attorney's fees in the amount \$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 \$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 and 00/100 Dollars (\$90.00); post-judgment interest at the rate of five and one half percent (5.5%) per annum on all amounts awarded in this judgment, including attorney fees, from the date this judgment is signed until fully paid; LESS CREDITS IN THE SUM OF \$4,377.90; the sum of \$287.06 for cost of suit, and the further cost of executing the same; 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 Twenty-Two (22), in Block One (1), of a partial replat of Copperfield Southcreek Villager, Section One (1), a subdivision in Harris County, Texas, according to the replat thereof recorded in Volume 342, Page 99 of the Map Records of Harris County, Texas more commonly known as 7751 Spruce Haven Drive, Houston, TX 77095; Appraisal District Number - 1157750010022.

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, Phone: (713) 780 4135.

The Minimum Bid Is: All Costs Of Suit And Sale; Estimated to be: \$6,610.48, Terms: Cash, or Cashier's Check. Additional Terms:

(Real Property being Sold at the Direction of the Plaintiffs Attorney) (Prospective Bidders or Purchaser's Responsibility to Research or Consult with an Attorney) (Made Subject to right of redemption (if any) in accordance to law) (Constables Commission due upon final Bid amount) Published In: The Daily Court Review. SALE TO BE HELD: Sale Number 3, 5th day of December, 2023, 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. Ted Heap, Constable Precinct 5, Harris County, Texas, 17423 Katy Freeway, Houston, Texas 77094, (832) 927-6750. By: R. Bivens, Deputy