

CONSTABLE'S SALE

Notice is hereby Given, that by virtue of a certain ORDER OF SALE Issued by the Clerk of the 434TH Court of FORT BEND County, on the 23RD day of APRIL, 2025, in a certain cause number 20-DCV-272979 wherein ALIANA HOMEOWNERS ASSOCIATION INC plaintiff, and MERCY GRANT defendant, in which cause a judgment was rendered on the 11TH day of APRIL, 2024, in favor of the said plaintiff ALIANA HOMEOWNERS ASSOCIATION INC against said defendant MERCY GRANT, for the sum of \$17,563.89 AS THE AMOUNT DUE FOR DELINQUENT ASSESSMENTS, LATE FEES, INTEREST AND COLLECTIONS COSTS THROUGH DATE OF JUDGMENT;\$9,034.42 AS REASONABLE ATTORNEY'S FEES AND COST THROUGH DATE OF JUDGMENT; ALL TAXABLE COSTS OF COURT; INTEREST ON THE TOTAL JUDGMENT FROM THE DATE OF JUDGMENT AT THE RATE OF 8.5% PER ANNUM COMPOUNDED ANNUALLY UNTIL PAID; INCLUDING ADDITIONAL ATTORNEY FEES IN THE AMOUNT OF \$1,500.00; with the interest thereon at the rate of 8.5% per annum from date of judgment, together with all costs of suit, I levied upon, and will, on the 29TH day of APRIL, 2025 within legal hours, proceed to sell for cash to the highest bidder, all the right, title and interest of MERCY GRANT in and to the following described REAL property, levied upon as the property of MERCY GRANT to wit:

PROPERTY DESCRIPTION:LOT THIRTY-FOUR(34), IN BLOCK ONE(1), OF ALIANA, SECTION TWO(2)REPLAT NO. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER PLAT NO.20080198 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS

DATE OF SALE: JULY 1,2025
TIME OF SALE: APPROXIMATELY 10:00 AM
PLACE OF SALE: 4310 HWY 36 SOUTH, ROSENBERG, TEXAS 77471
TERMS OF SALE: CASH
CREDIT- \$7,109.23

The above sale to be made by me to satisfy the above described judgment for \$17,563.89 AS THE AMOUNT DUE FOR DELINQUENT ASSESSMENTS, LATE FEES, INTEREST AND COLLECTIONS COSTS THROUGH DATE OF JUDGMENT;\$9,034.42 AS REASONABLE ATTORNEY'S FEES AND COST THROUGH DATE OF JUDGMENT; ALL TAXABLE COSTS OF COURT; INTEREST ON THE TOTAL JUDGMENT FROM THE DATE OF JUDGMENT AT THE RATE OF 8.5% PER ANNUM COMPOUNDED ANNUALLY UNTIL PAID; INCLUDING ADDITIONAL ATTORNEY FEES IN THE AMOUNT OF \$1,500.00; dollars, in favor of ALIANA HOMEOWNERS ASSOCIATION INC together with the costs of said suit, and the proceeds applied to the satisfaction thereof.

Ali Sheikhani
Constable Pct. 3
SUGAR LAND, Texas
By
RACHEL PATTERSON 1311-
DEPUTY
APRIL 29, 2025

**CONSTABLE'S
SALE**

Constable Case No. 25-093

Docket No. 20-DCV-272979

ALIANA HOMEOWNERS ASSOCIATION, INC
Plaintiff

VS.

MERCY GRANT
Defendant

-CONSTABLE'S SALE-

Date of Levy APRIL 29, 2025

Date of Sale JULY 1, 2025