

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 5TH day of NOVEMBER, 2024, in a certain cause number 21-DCV-284869 wherein TOWNS OF GRANT LAKE ASSOCIATION,INC plaintiff , and TOUSIF MAREDIA defendant, in which cause a judgment was rendered on the 18TH day of OCTOBER, 2022, in favor of the said plaintiff TOWNS OF GRANTS LAKE ASSOCIATION,INC against said defendant TOUSIF MAREDIA, for the sum of \$12,156.03 FOR UNPAID ASSESSMENTS AND CHARGES THAT ACCRUED ON DEFENDANT'S ASSESSMENT ACCOUNT THROUGH MAY 31,2022; REASONABLE AND NECESSARY ATTORNEY'S FEES FOR LEGAL SERVICE RENDERED IN THE AMOUNT OF \$3,709.00 AND EXPENSES/ COST INCURRED IN THE AMOUNT OF \$960.54; REASONABLE AND NECESSARY ATTORNEY'S FEES OF \$290.00 TO PREPARE FOR AND ATTEND THE ORAL HEARING REQUIRED BY THE COURT; INTEREST ON ALL AMOUNTS AWARDED IN THIS JUDGMENT AT THE RATE OF 5% PER ANNUM FROM THE DATE OF THIS JUDGMENT UNTIL PAID IN FULL; with the interest thereon at the rate of 5% per annum from date of judgment, together with all costs of suit, I levied upon, and will, on the 6TH day of JANUARY, 2025 within legal hours, proceed to sell for cash to the highest bidder, all the right, title and interest of TOUSIF MAREDIA in and to the following described REAL property, levied upon as the property of TOUSIF MAREDIA to wit:

PROPERTY DESCRIPTION: DESCRIPTION OF 855 SQUARE FEET(0.020 ACRE) (PORTION OF LOT 1506, BLOCK 15, THE TOWNS OF GRANTS LAKE SECTION TWO)

BEING 855 SQUARE FEET(0.020 ACRE) OF LAND LOCATED IN THE ELIJAH ALCORN LEAGUE, ABSTRACT 1, FORT BEND COUNTY, TEXAS, MORE PARTICULARLY BEING A PORTION OF LOT 1506, BLOCK 15 OF THE TOWNS OF GRANTS LAKE, SECTION TWO, A SUBDIVISION OF RECORD IN SLIDE NO. 6948 AND 695A, PLAT RECORDS, FORT BEND COUNTY, TEXAS AND SAID 855 SQUARE FEET(0.020 ACRE) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE):

BEGINNING AT THE COMMON SOUTHWEST CORNER OF AFOREMENTIONED BLOCK 15 AND LOT 1506;

THENCE, WITH THE COMMON WESTERLY LINE OF SAID BLOCK 15 AND LOT 1506, NORTH 20° 45'14" EAST, 46.00 FEET TO A POINT FOR CORNER:

THENCE, LEAVING SAID COMMON WESTERLY LINE OF SAID BLOCK 15 AND LOT 1506. SOUTH 69° 14' 46" EAST, 18.58 FEET TO A POINT FOR CORNER IN THE COMMON LINE OF LOT 1505 AND SAID LOT 1506;

THENCE, WITH SAID COMMON LINE OF LOTS 1505 AND 1506, SOUTH 20° 45' 14" WEST, 46.00 FEET TO A POINT FOR CORNER IN THE SOUTHERLY LINE OF AFOREMENTIONED BLOCK 15, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1506;

THENCE, LEAVING SAID COMMON LINE OF LOTS 1505 AND 1506, WITH THE COMMON SOUTHERLY LINE OF SAID BLOCK 15 AND LOT 1506 NORTH 69° 14'46" WEST, 18.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 855 SQUARE FEET(0.020 ACRE) OF LAND.

DATE OF SALE: FEBRUARY 4, 2025

TIME OF SALE: APPROXIMATELY 10:00 AM

PLACE OF SALE: 4310 HWY 36 SOUTH, ROSENBERG, TEXAS 77471

CONSTABLE'S SALE

TERMS OF SALE: CASH
CREDIT- \$15,060.00

The above sale to be made by me to satisfy the above described judgment for \$12,156.03 FOR UNPAID ASSESSMENTS AND CHARGES THAT ACCRUED ON DEFENDANT'S ASSESSMENT ACCOUNT THROUGH MAY 31,2022; REASONABLE AND NECESSARY ATTORNEY'S FEES FOR LEGAL SERVICE RENDERED IN THE AMOUNT OF \$3,709.00 AND EXPENSES/ COST INCURRED IN THE AMOUNT OF \$960.54; REASONABLE AND NECESSARY ATTORNEY'S FEES OF \$290.00 TO PREPARE FOR AND ATTEND THE ORAL HEARING REQUIRED BY THE COURT; INTEREST ON ALL AMOUNTS AWARDED IN THIS JUDGMENT AT THE RATE OF 5% PER ANNUM FROM THE DATE OF THIS JUDGMENT UNTIL PAID IN FULL.; dollars, in favor of TOWNS OF GRANTS LAKE ASSOCIATION,INC together with the costs of said suit, and the proceeds applied to the satisfaction thereof.

Ail Shekhani
Constable Pct. 3
SUGAR LAND, Texas

By
RACHEL PATTERSON #1311-
DEPUTY
JANUARY 6,2025

Constable Case No. 24-409

Docket No. 21-DCV-284869

TOWNS OF GRANTS LAKE ASSOCIATION,INC
Plaintiff

VS.

TOUSIF MAREDIA
Defendant

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SALE**
-CONSTABLE'S SALE-

Date of Levy JANUARY 6,2025

Date of Sale FEBRUARY 4 ,2025