

# CONSTABLE'S SALE

Notice is hereby Given, that by virtue of a certain ORDER OF SALE Issued by the Clerk of the 240TH Court of FORT BEND County, on the 5<sup>TH</sup> day of FEBRUARY, 2025, in a certain cause number 23-DCV-302873 wherein RIVERSTONE HOMEOWNER ASSOCIATION, INC plaintiff , and SUSAN MATHEW defendant, in which cause a judgment was rendered on the 30<sup>TH</sup> day of JANUARY, 2024, in favor of the said plaintiff RIVERSTONE HOMEOWNERS ASSOCIATION, INC against said defendant SUSAN MATHEW, for the sum of \$4,967 AS THE TOTAL AMOUNT DUE ON THE ASSESSMENT ACCOUNT OF THE PROPERTY THAT SECURED BY THE PLAINTIFF'S LIEN ON THE PROPERTY AS OF THE DATE THE MOTION FOR DEFAULT WAS FILLED;; REASONABLE ATTORNEY'S FEE IN THE AMOUNT OF \$3,172.73; ADDITIONAL ATTORNEY'S FEE IN THE AMOUNT OF \$1,800.00; ALL COST OF COURT IN THE AMOUNT OF \$368.35, PROCESS SERVER FEES IN THE AMOUNT OF \$120.50; AND POST-JUDGMENT INTEREST AT THE RATE OF 8.5% PER ANNUM ON THE TOTAL TOTAL JUDGMENT INCLUDING ATTORNEY'S FEES AWARDED HEREIN, FROM THE DATE THIS JUDGMENT IS SIGNED UNTIL FULLY PAID; 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 18<sup>TH</sup> day of FEBRUARY, 2025 within legal hours, proceed to sell for cash to the highest bidder, all the right, title and interest of SUSAN MATHEW in and to the following described REAL property, levied upon as the property of SUSAN MATHEW to wit:

PROPERTY DESCRIPTION:LOT THREE(3),IN BLOCK TWO(2) OF HARTFORD LANDING AT RIVERSTONE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO.20070188 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS MORE COMMONLY KNOWN AS 35 SUNSET PARK LANE, SUGAR LAND, TX 77479

DATE OF SALE: APRIL 1,2025  
TIME OF SALE: APPROXIMATELY 10:00 AM  
PLACE OF SALE: 4310 HWY 36 SOUTH, ROSENBERG, TEXAS 77471  
TERMS OF SALE: CASH  
CREDIT- \$0.00

The above sale to be made by me to satisfy the above described judgment for 4,967 AS THE TOTAL AMOUNT DUE ON THE ASSESSMENT ACCOUNT OF THE PROPERTY THAT SECURED BY THE PLAINTIFF'S LIEN ON THE PROPERTY AS OF THE DATE THE MOTION FOR DEFAULT WAS FILLED;; REASONABLE ATTORNEY'S FEE IN THE AMOUNT OF \$3,172.73; ADDITIONAL ATTORNEY'S FEE IN THE AMOUNT OF \$1,800.00; ALL COST OF COURT IN THE AMOUNT OF \$368.35, PROCESS SERVER FEES IN THE AMOUNT OF \$120.50; AND POST-JUDGMENT INTEREST AT THE RATE OF 8.5% PER ANNUM ON THE TOTAL TOTAL JUDGMENT INCLUDING ATTORNEY'S FEES AWARDED HEREIN, FROM THE DATE THIS JUDGMENT IS SIGNED UNTIL FULLY PAID; dollars, in favor of RIVERSTONE 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

**CONSTABLE'S  
SALE**

RACHEL PATTERSON 1311-

DEPUTY

FEBRUARY 18, 2025

Constable Case No. 25-023

Docket No. 23-DCV-302873

RIVERSTONE HOMEOWNERS ASSOCIATION, INC  
Plaintiff

VS.

SUSAN MATHEW  
Defendant

-CONSTABLE'S SALE-

Date of Levy FEBRUARY 18,2025

Date of Sale APRIL 1,2025