

CONSTABLE'S SALE

Notice is hereby Given, that by virtue of a certain ORDER OF SALE Issued by the Clerk of the 458TH Court of FORT BEND County, on the 11TH day of APRIL, 2024, in a certain cause number 23-DCV-302878 wherein RIVERSTONE HOMEOWNERS ASSOCIATION, INC plaintiff , and NIMESH BHASKER PATEL defendant, in which cause a judgment was rendered on the 21ST day of FEBRUARY, 2024, in favor of the said plaintiff RIVERSTONE HOMEOWNERS ASSOCIATION, INC against said defendant NIMESH BHASKER PATEL, for the sum of \$5,118.74 AS 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 MOTION FOR DEFAULT WAS FILED;; REASONABLE ATTORNEY'S FEES IN THE AMOUNT OF \$3139.50; ADDITIONAL ATTORNEY'S FEES IN THE AMOUNT OF \$1800.00; ALL COSTS OF COURT IN THE AMOUNT OF \$368.35, PROCESS SERVER FEES IN THE AMOUNT OF \$368.50, AND POST- JUDGMENT INTEREST AT THE RATE OF 8.5% PER ANNUM ON THE 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 6TH day of MAY, 2024 within legal hours, proceed to sell for cash to the highest bidder, all the right, title and interest of NIMESH BHASKER PATEL in and to the following described REAL property, levied upon as the property of NIMESH BHASKER PATEL to wit:

PROPERTY DESCRIPTION: LOT TWO(2), IN BLOCK THREE(3) OF AVALON AT RIVERSTONE, SECTION SIXTEEN-A(16-A), A SUBDIVISION OF 15.4653 ACRES LOCATED IN THE WILLIAM LITTLE SURVERY, ABSTRACT NO.54, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO.2016006, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS MORE COMMONLY KNOWN AS 5738 GENOA SPRINGS LANE, SUGAR LAND, TX 77479("PROPERTY")

DATE OF SALE: JUNE 4 , 2024
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 \$5,118.74 AS 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 MOTION FOR DEFAULT WAS FILED;; REASONABLE ATTORNEY'S FEES IN THE AMOUNT OF \$3139.50; ADDITIONAL ATTORNEY'S FEES IN THE AMOUNT OF \$1800.00; ALL COSTS OF COURT IN THE AMOUNT OF \$368.35, PROCESS SERVER FEES IN THE AMOUNT OF \$368.50, AND POST- JUDGMENT INTEREST AT THE RATE OF 8.5% PER ANNUM ON THE 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.

NABIL SHIKE
Constable Pct. 3
SUGAR LAND, Texas
By
RACHEL PATTERSON 1311-
DEPUTY

**CONSTABLE'S
SALE**

MAY 6, 2024

Constable Case No. 24-142

Docket No. 23-DCV-302878

RIVERSTONE HOMEOWNERS ASSOCIATION, INC
Plaintiff

VS.

NIMESH BHAKER PATEL
Defendant

-CONSTABLE'S SALE-

Date of Levy MAY 6, 2024

Date of Sale JUNE 4, 2024