

# CONSTABLE'S SALE

Notice is hereby Given, that by virtue of a certain ORDER OF SALE Issued by the Clerk of the 240<sup>TH</sup> Court of FORT BEND County, on the 27<sup>TH</sup> day of OCTOBER, 2023, in a certain cause number 23-DCV-303395 wherein ALIANA HOMEOWNER ASSOCIATION, INC. plaintiff , and SHARIF MAREDIA AND SHAMIM MAREDIA defendant, in which cause a judgment was rendered on the 1<sup>ST</sup> day of AUGUST, 2023, in favor of the said plaintiff ALIANA HOMEOWNER ASSOCIATION, INC. against said defendant SHARIF MAREDIA AND SHAMIM MAREDIA, for the sum of \$2,774.32 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 DATE THE MOTION FOR DEFAULT WAS FILED;; REASONABLE ATTORNEY'S FEES IN THE AMOUNT OF \$2,791.50; ADDITIONAL ATTORNEY'S FEES IN THE AMOUNT OF \$1,800.00; ALL COSTS OF COURT IN THE AMOUNT OF \$376.58; PROCESS SERVER FEES IN THE AMOUNT OF \$241.00 AND POST-JUDGMENT INTEREST AT THE RATE OF 8% 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% per annum from date of judgment, together with all costs of suit, I levied upon, and will, on the 1<sup>TH</sup> day of DECEMBER, 2023 within legal hours, proceed to sell for cash to the highest bidder, all the right, title and interest of SHARIF MAREDIA AND SHAMIM MAREDIA in and to the following described REAL property, levied upon as the property of SHARIF MAREDIA AND SHAMIM MAREDIA to wit:

PROPERTY DESCRIPTION: LOT TEN (10), IN BLOCK ONE(1) OF ALIANA SECTION 70, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/ UNDER PLAT NO OF THE PLAT NO. 20200074 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS MORE COMMONLY KNOW AS 12411 LEUCHARS LANE, RICHMOND, TX 77407("PROPERTY")

DATE OF SALE: JANUARY 2, 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 \$2,774.32 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 DATE THE MOTION FOR DEFAULT WAS FILED;; REASONABLE ATTORNEY'S FEES IN THE AMOUNT OF \$2,791.50; ADDITIONAL ATTORNEY'S FEES IN THE AMOUNT OF \$1,800.00; ALL COSTS OF COURT IN THE AMOUNT OF \$376.58; PROCESS SERVER FEES IN THE AMOUNT OF \$241.00 AND POST-JUDGMENT INTEREST AT THE RATE OF 8% 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 ALIANA HOMEOWNER 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**  
DECEMBER 1, 2023

**CONSTABLE'S  
SALE**

Constable Case No. 23-437

Docket No. 23-DCV-303395

ALIANA HOMEOWNER ASSOCIATION, INC  
Plaintiff

VS.

SHARIF MAREDIA AND SHAMIM MAREDIA  
Defendant

-CONSTABLE'S SALE-

Date of Levy DECEMBER 1, 2023

Date of Sale JANUARY 2, 2024