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 11TH day of APRIL , 2025, in a certain cause number 23-DCV-305182 wherein ALIANA HOMEOWNERS ASSOCIATION INC plaintiff , and SAUMEL GRIFFIN II defendant, in which cause a judgment was rendered on the 2ND day of JANUARY , 2024, in favor of the said plaintiff ALIANA HOMEOWNERS ASSOCIATION INC against said defendant SAMUEL GRIFFIN II, for the sum of $5,167.60 AS THE TOTAL AMOUNT DUE ON THE ASSESSMENT ACCOUNT OF THE PROPERTY THAT IS SECURED BY THE PLAINTIFF'S LIEN ON THE PROPERTY THAT IS SECURED BY THE PLAINTIFF'S LIEN ON THE PROPERTY AS OF THE DATE THE AGREED JUDGMENT WAS FILED; REASONABLE ATTORNEY'S FEES IN THE THE AMOUNT OF $3,936.50, ADDITIONAL ATTORNEY FEES AND COSTS IN THE AMOUNT OF $1800.00; COSTS 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 ALL AMOUNTS AWARDED IN THIS JUDGMENT, INCLUDING ATTORNEY FEES, FROM THE DATE THIS JUDGMENT 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 21ST day of APRIL , 2025 within legal hours, proceed to sell for cash to the highest bidder, all the right, title and interest of SAMUEL GRIFFIN II in and to the following described REAL property, levied upon as the property of SAMUEL GRIFFIN II to wit:

PROPERTY DESCRIPTION:LOT 15, BLOCK 1, ALIANA, SEC 10, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20070273, PLAT RECORDS, FORT BEND COUNTY, TEXAS MORE COMMONLY KNOWN AS 10407 SHANLEY TRACE LANE, RICHMOND TX 77407

DATE OF SALE: JUNE 3,2025
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 $5,167.60 AS THE TOTAL AMOUNT DUE ON THE ASSESSMENT ACCOUNT OF THE PROPERTY THAT IS SECURED BY THE PLAINTIFF'S LIEN ON THE PROPERTY THAT IS SECURED BY THE PLAINTIFF'S LIEN ON THE PROPERTY AS OF THE DATE THE AGREED JUDGMENT WAS FILED; REASONABLE ATTORNEY'S FEES IN THE THE AMOUNT OF $3,936.50, ADDITIONAL ATTORNEY FEES AND COSTS IN THE AMOUNT OF $1800.00; COSTS 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 ALL AMOUNTS AWARDED IN THIS JUDGMENT, INCLUDING ATTORNEY FEES, FROM THE DATE THIS JUDGMENT SIGNED UNTIL FULLY PAID; 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 21, 2025

CONSTABLE'S SALE

Constable Case No. 25-085

Docket No. 23-DCV-305182

ALIANA HOMEOWNERS ASSOCIATION, INC
Plaintiff

VS.

SAMUEL GRIFFIN II
Defendant

-CONSTABLE'S SALE-

Date of Levy APRIL 21, 2025

Date of Sale JUNE 3, 2025