

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 27TH day of FEBRUARY, 2025, in a certain cause number 24-DCV-313308 wherein SUGARWOOD COMMUNITY ASSOCIATION, INC plaintiff , and CHARLES GREGORY RENCHER defendant, in which cause a judgment was rendered on the 14TH day of NOVEMBER, 2024, in favor of the said plaintiff SUGAR WOOD COMMUNITY ASSOCIATION, INC against said defendant CHARLES GREGORY RENCHER, for the sum of \$1,430.82 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 THE DATE THE MOTION FOR DEFAULT WAS FILED; REASONABLE ATTORNEY'S FEES IN THE AMOUNT OF \$3,041.50; ADDITIONAL ATTORNEY'S FEES IN THE AMOUNT OF \$1,800.00 TO OBTAIN A WRIT OF EXECUTION/ORDER OF SALE; ALL COST OF COURT IN THE AMOUNT OF \$368.35, PROCESS SERVER FEES IN THE AMOUNT \$120.50, POST-JUDGMENT INTEREST AT THE RATE OF 8.5% PER ANNUM ON THE TOTAL JUDGMENT , INCLUDING ATTORNEY'S FEES AWARDED HEREIN, FROM THE DATE OF 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 MARCH, 2025 within legal hours, proceed to sell for cash to the highest bidder, all the right, title and interest of CHARLES GREGORY RENCHER in and to the following described REAL property, levied upon as the property of CHARLES GREGORY RENCHER to wit:

PROPERTY DESCRIPTION: LOT TWO(2) IN BLOCK ONE(1) OF SUGARWOOD, SECTION TWO(2), AN ADDITION TO THE CITY OF SUGARLAND, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT THEREOF, RECORDED IN VOLUME 26, PAGE 12 OF THE MAP RECORDS OF FORTBEND COUNTY, TEXAS MORE COMMONLY KNOWN AS 1730 HODGE LAKE LANE, SUGAR LAND, TX 77478("PROPERTY");

DATE OF SALE: MAY 6 ,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 \$1,430.82 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 THE DATE THE MOTION FOR DEFAULT WAS FILED; REASONABLE ATTORNEY'S FEES IN THE AMOUNT OF \$3,041.50; ADDITIONAL ATTORNEY'S FEES IN THE AMOUNT OF \$1,800.00 TO OBTAIN A WRIT OF EXECUTION/ORDER OF SALE; ALL COST OF COURT IN THE AMOUNT OF \$368.35, PROCESS SERVER FEES IN THE AMOUNT \$120.50, POST-JUDGMENT INTEREST AT THE RATE OF 8.5% PER ANNUM ON THE TOTAL JUDGMENT , INCLUDING ATTORNEY'S FEES AWARDED HEREIN, FROM THE DATE OF JUDGMENT IS SIGNED UNTIL FULLY PAID; dollars, in favor of SUGARWOOD COMMUNITY 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

**CONSTABLE'S
SALE**

By
RACHEL PATTERSON 1311-
DEPUTY
MARCH 6, 2025

Constable Case No. 25-039

Docket No. 24-DCV-313308

SUGARWOOD COMMUNITY ASSOCIATION, INC
Plaintiff

VS.

CHARLES GREGORY RENCHER
Defendant

-CONSTABLE'S SALE-

Date of Levy MARCH 6,2025

Date of Sale MAY 6 ,2025