

Cause No. 202214409

FEAGAN STREET CASITAS
HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

VS.

HUGH P. SHANNONHOUSE,
Defendant,

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IN THE DISTRICT COURT OF

HARRIS COUNTY, TEXAS

125TH JUDICIAL DISTRICT

AGREED FINAL JUDGMENT

On this date, the Court considered the disposition of this lawsuit. The Plaintiff, Feagan Street Casitas Homeowners Association, Inc. ("Association"), and the Defendant, Hugh P. Shannonhouse, announced that they have reached an agreement and requested that the Court enter this judgment.

The parties to this lawsuit stipulate that the Defendant, Hugh P. Shannonhouse, is the owner of the property at LOT 26, IN BLOCK 1 OF FEAGAN STREET CASITAS, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 588263 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS ("Property"). The street address of the Property is 3930 Feagan Street, Houston, TX 77007.

The Plaintiff and the Defendant have agreed to the following terms and conditions to resolve this lawsuit. Therefore, the Court **ORDERS** that:

1. Defendant, Hugh P. Shannonhouse, shall pay to the Plaintiff, Feagan Street Casitas Homeowners Association, Inc., One Thousand Six Hundred Eighty-Three Dollars and Twenty Cents (\$1,683.20) 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 Agreed Judgment was filed;
2. Defendant, Hugh P. Shannonhouse, shall pay to the Plaintiff, Feagan Street Casitas Homeowners Association, Inc., its reasonable attorney's fees in

the amount of Two Thousand Eight Hundred Eighteen Dollars and Fifty Cents (\$2,818.50);

3. Plaintiff, Feagan Street Casitas Homeowners Association, Inc., have **FORECLOSURE** of its lien created by the provisions of the *restrictive covenants* (Restrictions) on the amounts awarded in numbers 1 and 2 above (and on post-judgment attorney fees, if applicable) on the following described property owned by the Defendant:

LOT 26, IN BLOCK 1 OF FEAGAN STREET CASITAS, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILM CODE NO. 588263 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS more commonly known as 3930 Feagan Street, Houston, TX 77007;

4. An *Order of Sale* shall issue to any sheriff or any constable within the State of Texas, directing the sheriff or constable to seize and sell the Property the same as under execution, in satisfaction of this *Agreed Final Judgment* subject to any superior liens provided for in the Restrictions or at law, if any; and, if the property cannot be found, or if the proceeds of such sale be insufficient to satisfy the judgment, then to take the money or any balance thereof remaining unpaid, out of any other property of the Defendant, as in the case of ordinary executions. If any surplus remains after the payment of the sums adjudged to be due, it shall be paid to Defendant, Hugh P. Shannonhouse;
5. In the event it becomes necessary for the Plaintiff to obtain a writ of execution and/or an order of sale and have the Property posted for a constable's sale or sheriff's sale in order to collect the amounts awarded in this *Agreed Final Judgment*, Hugh P. Shannonhouse shall pay to Feagan Street Casitas Homeowners Association, Inc. additional attorney fees and costs in the amount of one thousand eight hundred and 00/100 dollars (\$1,800.00);
6. Defendant, Hugh P. Shannonhouse, shall pay to the Plaintiff, Feagan Street Casitas Homeowners Association, Inc., additional attorney's fees in the amount of nine hundred and 00/100 dollars (\$900.00) should the Defendant file a *Motion for New Trial* that is subsequently denied or overruled;
7. Defendant, Hugh P. Shannonhouse, shall pay to the Plaintiff, Feagan Street Casitas Homeowners Association, Inc., additional attorney's fees in

the amount of five thousand five hundred and 00/100 dollars (\$5,500.00) should the final judgment in this case be unsuccessfully appealed to a State of Texas Appeals Court;

8. Defendant, Hugh P. Shannonhouse, shall pay to the Plaintiff, Feagan Street Casitas Homeowners Association, Inc., additional attorney's fees in the amount of five thousand five hundred and 00/100 dollars (\$5,500.00) should the final judgment in this case be unsuccessfully appealed to the Texas Supreme Court; and,
9. Defendant, Hugh P. Shannonhouse, shall pay to the Feagan Street Casitas Homeowners Association, Inc. costs of court in the amount of \$368.35 and post-judgment interest at the rate of five percent (5%) per annum on all amounts awarded in this judgment, including attorney fees, from the date this judgment is signed until fully paid.

The Court finds that this *Agreed Final Judgment* is binding on the Defendant, Hugh P. Shannonhouse, and the Defendant's agents, servants, tenants, employees and any other persons in active concert or participation with the Defendant who receive actual or constructive notice of this judgment.

It is further **ORDERED** that the Plaintiff is further allowed all such writs and processes as may be necessary to enforce and collect this judgment.

For all of which let execution issue.

This judgment finally disposes of all parties and claims and is appealable.

SIGNED on this the _____ day of _____, 2022.

Signed:
4/1/2022



JUDGE PRESIDING

APPROVED AS TO FORM AND SUBSTANCE:

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Hugh P. Shannonhouse

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Defendant