

Deed under Execution and Order of Sale

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

(Language pursuant Section 11.008 of the Texas Property Code)

Date: September 7th, 2021
Grantor: Harris County, Texas, Precinct 2 Constable Jerry Garcia
Grantee(s): Ragnar Development LLC
Grantee(s) Mailing Address: 18 Oakmere Place, Sugar Land, Texas 77479
Consideration/High Bid (\$ 1 2 , 0 0 0 . 0 0) Twelve Thousand and 00/100 Dollars.
Constable: Harris County, Texas, Precinct 2 Constable Jerry Garcia

RP-2022-511220
10/17/2022 RP1 \$22.00

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Levy Date: July 7/27/2021, 2021
Newspaper: The Daily Court Review
Date of Sale: September 7th, 2021
Defendant(s): , Roxella LLC

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Land and Premises:

Unit Five (5), in Building Twenty-Two (22), of Glenbrook Townhouses, in Harris County, Texas, a Planned Unit Development, together with the rights and easements attributable to the ownership of said lot in and to the Common Area, according to the map or plat thereof recorded in Volume 183, Page 51 of the Map Records of Harris County, Texas more commonly known as 7827 Leonora Street, Houston, TX 77061 ("Property")

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Execution and Order of Sale:

That an order of sale issued on the June 17th, 2021 out of the 61st Judicial District Court, Harris County, Texas, pursuant to a judgment and decree of sale in Cause No. 2019-78544** Glenbrook Patiohome Owners Association , VS. , Roxella LLC rendered on: June 25th, 2020

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By virtue of that certain Order of Sale described above and further directed and delivered to me as Constable, commanding me to seize and sell the land and premises described in the Order of Sale, on the above stated Levy Date I did advertise for sale the said land and premises described in the Order of Sale, by having a notice of the sale published in the English language once a week for three consecutive weeks preceding the Date of Sale in the above-described Newspaper, a newspaper published in Harris County, Texas, the first publication appearing not less than twenty-one days immediately preceding the day of the sale, containing a statement of the authority by virtue of which the sale is to be made, the time of levy, time and place of sale; also a brief description of the property to be sold by stating the number of acres and the original survey;

if the property was located in a platted subdivision or addition the name by which the land is generally known with reference to that subdivision or addition; or by adopting the description of the land as contained in the judgment. I also mailed a copy of the notice of sale to the last known address of the above named Defendant(s).

On the Date of Sale stated above, between the hours of ten o'clock a.m. and four o'clock p.m., I sold the above described land and premises at public venue in the County of Harris, State of Texas, at the door of the Court House of said Harris County, Texas and said land and premises were struck off to the highest bidder, for the sum stated above and the high bidder being the above-named Grantee(s).

RP-2022-511220

WHEREAS the Grantee(s), Ragnar Development LLC, exhibited to me an unexpired written statement issued to the person in the manner prescribed by Section 34.015, Texas Tax Code, showing that the person has no ad valorem taxes owed by the person to Harris County, or any school district or municipality having territory in Harris County, or in the alternative exhibited to me the written registration statement issued to the person in the manner prescribed by Section 34.011, Tax Code, showing that the person is a registered bidder; and

Accordingly, and in consideration of the payment of the sum described above, the receipt of which is hereby acknowledged, I hereby convey to the Grantee(s) all of the right, title, and interest owned by the Defendant(s) in the property described above.

This deed is given expressly subject to the right of the Defendant's to redeem the land and premises, if allowed, within the time and in the manner provided by law.

IN TESTIMONY WHEREOF, I have hereunto set my hand, this 28TH day of September, 2021.

Jerry Garcia
Constable
Precinct 2 Harris County, Texas

The State Of Texas

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County Of Harris

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Before Me, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Jerry Garcia, Constable Precinct 2 Harris County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration, and in the capacity therein expressed.

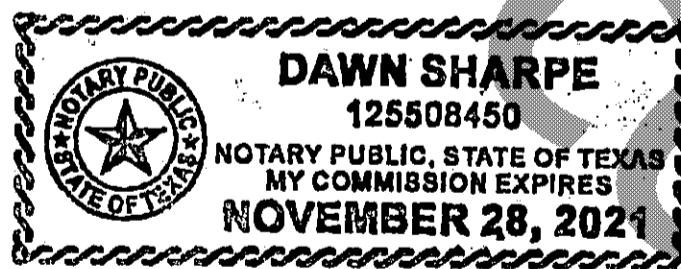
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GIVEN under my hand and seal of office, this 28TH day of September, 2021

Dawn Sharpe
NOTARY PUBLIC, State of Texas

Return to: ✓
Purchaser

Gregory Vaynshteyn
18 Oakmere Place, Sugar Land, Texas 77479



COPY

RP-2022-511220

FILED FOR RECORD

2:53:49 PM

Monday, October 17, 2022

Leneshia Rudolph

COUNTY CLERK, HARRIS COUNTY, TEXAS

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ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Monday, October 17, 2022

Leneshia Rudolph

COUNTY CLERK
HARRIS COUNTY, TEXAS



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