

**THE LAW OFFICES OF SAL MOMIN, P.L.L.C.**

ATTORNEY AT LAW

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August 8, 2023

LCW Realty, LLC  
150 Gessner Road, Unit 5D  
Houston, TX 77024

*Via USPS CMRRR: 7022 1670 0001 1723 1893*

Re: GF #23-24011198; 150 Gessner Road, Unit 5D, Houston, TX 77024

Good afternoon Mr. Lui,

I represent MKHH, LLC regarding the above described transaction and underlying earnest money contract concerning the condominium located at 150 Gessner Rd. Unit 5D, Houston, TX 77024 in Harris County.

As you are aware, the Buyer has fully tendered performance of the above-described transaction and underlying earnest money contract between yourself, as Seller, and my client, as Buyer. Specifically, the Buyer wired all amounts due from it, executed all documents required of it, and fully performed all other conditions of underlying earnest money contract. However, it appears you have failed to completed perform under the contract and specifically you failed to pay the amounts required of you to close the transaction. My client has not been able to obtain possession or title to the property due to your breach to its detriment. My client's damages include storage fees for furniture, hotel costs, attorney fees, as well as other expenses and costs related to the amounts that were borrowed to purchase the property.

My client is hereby demanding that you fully perform your obligations under the contract, cure the default, and complete the sale by tendering the amounts required of you to the Tradition Title Company by August 14, 2023 to complete the transaction. If you do not my client has instructed me to file suit for specific performance as well as claims for additional damages it has suffered and will continue to suffer due to your breach, including but not limited to attorneys fees, court costs, storage related expenses, alternative housing, and other delay related expenses. Additionally my client will be filing a lis pendens along with the suit. My client is not interested in cancelling or terminating the contract and has no intention of releasing you from the obligations to close.

A copy of this demand for specific performance has also been e-mailed to you with a copy to your realtor. I truly hope you will choose to resolve this issue and complete the closing without the need for further communications or formal legal proceedings.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sal Momin', written over a horizontal line.

Sal Momin

7022 1670 0001 1723 1893

**U.S. Postal Service®**  
**CERTIFIED MAIL® RECEIPT**  
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Certified Mail Fee

\$ \_\_\_\_\_

Extra Services & Fees (check box; add fee as appropriate)

- Return Receipt (hardcopy) \$ \_\_\_\_\_
- Return Receipt (electronic) \$ \_\_\_\_\_
- Certified Mail Restricted Delivery \$ \_\_\_\_\_
- Adult Signature Required \$ \_\_\_\_\_
- Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

\$ \_\_\_\_\_

Total Postage and Fees

\$ \_\_\_\_\_

Sent To LCW Realty LLC

Street and Apt. No., or PO Box No.  
150 Gessner Rd. Unit 5D

City, State, ZIP+4®  
Houston, TX 77024

PS Form 3800, April 2015 Issue See Reverse for Instructions



SUGAR LAND  
215 MATLAGE WAY  
SUGAR LAND, TX 77478-9998  
(800)275-8777

18/08/2023 06:25 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.66
HOUSTON, TX 77024			
Weight: 0.50 oz			
Estimated Delivery Date			
Thu 08/10/2023			
Tracking #:			
9514 8065 7791 3220 9004 55			
Certified Mail®			\$4.35
Tracking #:			
70221670000117231893			
e-Return Receipt			\$2.20
<b>Total</b>			<b>\$7.21</b>

Grand Total: \$7.21

Credit Card Remit \$7.21

Card Name: AMEX  
 Account #: XXXXXXXXXXX7402  
 Approval #: 866150  
 Transaction #: 304  
 Receipt #: 000504  
 AID: A00000025011001 Contactless  
 AL: AMERICAN EXPRESS  
 PIN: Not Required

Use label # for inquiry on  
Return Receipt (Electronic).

For Return Receipt (by email), visit  
USPS.com, click on Track & Manage and  
enter Tracking number; click on drop-down  
arrow under Return Receipt Electronic;  
enter name and email address and click on  
Request Email.