

**ABSTRACT OF JUDGMENT**

**CAUSE NO. 2022-83599**

**RECEIPT NO. 984986**

**TRAILWOOD VILLAGE COMMUNITY  
ASSOCIATION, INC.,**

**VS**

**BRETT GRABNER,**

**IN THE DISTRICT COURT  
OF HARRIS COUNTY, TEXAS  
151ST JUDICIAL DISTRICT**

I, **MARILYN BURGESS, DISTRICT CLERK** of Harris County, Texas, do hereby certify that the following and foregoing is a true and correct Abstract of the Judgment rendered in the 151ST DISTRICT COURT on the 10TH day of APRIL, 2023 In Cause No. 2022-83599 in favor of **TRAILWOOD VILLAGE COMMUNITY ASSOCIATION, INC.,** Judgment Creditor(s), in Judgment, vs.

JUDGMENT DEBTOR(S)

**BRETT GRABNER**  
1918 LAUREL HILL DR  
KINGWOOD TX 77339

DOB                      TDL                      SS#  
UNKNOWN                      UNKNOWN                      UNKNOWN

Judgment debtor(s) in said Judgment, as appears of record in my office in Image No. 107532705 for the 151ST Judicial District Court of Harris County, Texas.

Amount of Judgment:                      Ninety Five Dollars and No Cents (\$95.00) as the total amount due on the assessment account of the 1918 Laurel Hill Drive, Kingwood, TX. 77339 ("Property") that is not secured by the Plaintiff's lien on the Property as of the date the Motion for Default was filed: Two Thousand Three Hundred Sixty Seven Dollars and Twenty Two Cents (\$2,367.22) 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: process server fees in the amount of Ninety Eight Dollars and Zero Cents (\$98.00);

Amount of Attorney Fees:                      One Thousand Nine Hundred Eight-Six Dollars and Zero Cents (\$1,986.00); additional attorney's fees in the amount of one thousand eight hundred and 00/100 dollars (\$1,800.00) in the event it becomes necessary for Plaintiff to obtain a writ of execution and/or an order of sale and have the Property posted for a constable or sheriff's sale in order to collect the amounts awarded in this judgment; 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; 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 by Defendant to a State of Texas Appeals Court; 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 by Defendant to the Texas Supreme Court;

Rate of Interest:                      Post judgment interest at the rate of seven and 3/4th percent (7.75%) per annum on the total judgment, including attorney's fees awarded herein, from the date this judgment is signed until fully paid;

Amount of Cost:                      Plaintiff's Recoverable Costs: \$368.35 as per judgment;

Amount of Credits:                      NONE;

Amount Due:                      FULL AMOUNT;

Given under my hand and seal of said Court at Houston, Texas this 31ST day of MAY, 2023, A.D.

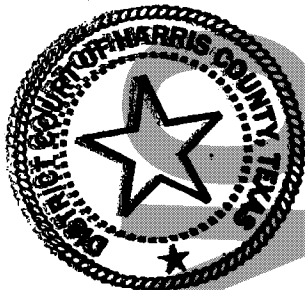
MARILYN BURGESS, District Clerk  
HARRIS COUNTY, TEXAS

Issued at the request of:  
MELISSA MCLAIN  
ROBERTS MARKEL WEINBERG BUTLER HAILEY PC  
2800 POST OAK BLVD SUITE 5777  
HOUSTON TX 77056

Bar No.: 24032731

BY  Deputy  
LE ROY SIMMONS

Judgment Creditor(s) Address:  
2800 POST OAK BLVD SUITE 5777  
HOUSTON TX 77056



DK

RP-2023-217530  
# Pages 2  
06/13/2023 01:24 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$18.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2023-217530

COPY UNOFFICIAL