

RECEIVED\_/ ENTERED

CAUSE NO. 2022-83747 TR# 74206198

IN THE DISTRICT COURT OF

HARRIS COUNTY, TEXAS

129TH JUDICIAL DISTRICT

VS.

**COURTNEY COPA** 

ASSOCIATION, INC.

**EXECUTION AND ORDER OF SALE** 

FILED

THE STATE OF TEXAS, COUNTY OF HARRIS

KINGWOOD ESTATES HOMEOWNERS

TO ANY SHERIFF OR ANY CONSTABLE WITHIN THE STATE OF TEXAS GREETING imeg

WHEREAS, on the 20TH day of APRIL, 2023, KINGWOOD ESTATES HOMEOWNERS ASSOCIATION N, INC., recovered a Judgment in the 129TH Judicial District Court of Harris County, Texas, against COURTNEY COPA for the sum of \$4,453.90 as unpaid assessments and charges that accrued on Defendant's assessment account through February 2023, said amount being charged as a continuing lien in favor of the Plaintiff Association as against the hereinafter described Property; reasonable and necessary attorney's fees for legal services rendered in the amount of \$2,609.00; expenses/costs incurred in the amount of \$952.43, said amounts constituting a continuing lien upon the subject Property running in favor of Plaintiff; interest on all amounts awarded in this Judgment at the rate of 7.5% per annum from the date of this Judgment until paid in full, said amount constituting continuing lien upon the subject Property running in favor of Plaintiff; together with a judgment of foreclosure of lien on/in the property as hereinafter set out in addition to the costs expended in that behalf:

Lot Ten (10), in Block One (1), of Kingwood Estates Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Film Code Number 611100, of the Map Records of Harris County, Texas.

NOW, THEREFORE, YOU ARE HEREBY COMMANDED to proceed according to law and seize and sell the above described property as under execution, and apply the proceeds thereof to the payment and satisfaction of the aforesaid judgment in the sum or sums with interest as shown above plus all cost of said suit as itemized in the attached cost statement, excluding costs due the county.

#### TO SERVING OFFICER:

HEREIN FAIL NOT, return this writ with your return thereon, on or before 90 days from the date of issuance of this Writ, to the District Clerk of Harris County, Texas. FIRS tetain your costs and fees for holding said sale. SECOND, remit the court costs to the District Clerk of Harris County, Texas. THIRD, remit the payment of the remaining monies received to the proper parties as shown in the Judgment. All in accordance with the statutes of the State of Texas.

GIVEN UNDER MY HAND and seal of office in Houston, Texas, on this the 28TH day of AUGUST, 2023, A.D.

Issued at the request of: JOHN CARL JAMISON HOLT TOLLETT PC 9821 KATY FREEWAY SUITE 350 **HOUSTON TX 77024** 

MARILYN BURGESS, District Clerk HARRIS COUNTY, TEXAS

LE ROY SIMMONS

Deputy

RECORDER'S MEMORANDUM This instrument is of poor quality at the time of imaging.

2023 SEP 19 AM 10: 47

## **Constable's Execution Return**

Sale Cancelled Constable and Publication Fee Due

Date. 11/6/2023

Harris County Constable 4, Record Number 1345

Cause Number:

2022-83747

Court 129th Judicial District Court, Harris County

Kingwood Estates Homeowners Association, Inc.,

VS

, Courtney Copa

Received this Execution and Order of Sale on 9/19/2023 at 10:47:00 AM, having made demand of the defendant at 2738 Kings Retreat Cir Kingwood, Texas 77345 in Harris County and having levied on the 19th day of September, 2023 the property described as Lot Ten (10), in Block One (1), of Kingwood Estates Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Film Code Number 611100, of the Map Records of Harris County, Texas. Property Address: 2738 Kings Retreat Cir, Kingwood, Texas 77345, , , , , .

A Notice of Sale was posted, published and mailed within the time prescribed by law stating that a Constable's Sale, on the above listed property, would be held on the 7th day of November, 2023 at The Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas 77045, between the hours of ten o'clock am and four o'clock pm. Prior to the sale, the Plaintiff's Attorney cancelled the sale. Return to Court, Constable and Publication Fee Due.

Additional Information:

Constable Fee \$150 00 Fee Paid ☑

Mark Herman, Constable

Harris County Preginct 4
330 Meadowfern Dr, 2nd Floor

Houston, Texas/77067

b

# TY OF ROLL

#### MARILYN BURGESS DISTRICT CLERK

#### STATEMENT OF ACCRUED COSTS/FEES

#### THIS IS NOT A BILL

KINGWOOD ESTATES HOMEOWNERS ASSOCIATION INC vs COPA, COLDENEY

HOLTTOLLETT, P.C. 9821 KATY FREEWAY, SUITE 350 HOUSTON, TX 77024

Issued at the Request of: HOLTTOLLETT, P.C.

Cause#: 7 - 202283747

Court: 129

Judgment Date: 4/20/2023

Due

\$0.00

\$0.00

				BALANCE DUE ALL FEES		\$0.00
			(0)	TOTAL ALL FEES:	\$366.63	\$366.63
2/29/2022	945510	HOLTTOLLETT, P.C.	ASMT	APPELLANT JUDICIAL FUND	\$5.00	\$5.00
2/29/2022	945510	HOLTTOLLETT, P.C.	ASMT	COUNTY JURY FUND ALLOCATION	\$10.00	\$10.00
2/29/2022	945510	HOLTTOLLETT, P.C.	ASMT	LANGUAGE ACCESS FUND	\$3.00	\$3.00
2/29/2022	945510	HOLTTOLLETT, P.C.	ASMT	COURTHOUSE SECURITY SERVICE	\$20.00	\$20.00
2/29/2022	945510	HOLTTOLLETT, P.C.	ASMT	COURT REPORTER SERVICE	\$25.00	\$25.00
2/29/2022	945510	HOLTTOLLETT, P.C.	ASMT	CLERK RECORDS MANAGEMENT	\$30.00	\$30.00
2/29/2022	945510	HOLTTOLLETT, P.C.	ASMT	CLERK OF THE COURT	\$50.00	\$50.00
2/29/2022	945510	HOLTTOLLETT, P.C.	ASMT	COURT FACILITY FUND ALLOCATION	\$20.00	\$20.00
2/29/2022	945510	HOLTTOLLETT, P.C.	ASMT	DISPUTE RESOLUTION FEE	\$15.00	\$15.00
2/29/2022	945510	HOLTTOLLETT, P.C.	ASMT	LAWEIBRARY	\$35.00	\$35.00
2/29/2022	945510	HOLTTOLLETT, P.C.	ASMT	CITATION WITH I COPY	\$8.00	\$8.00
2/29/2022	945510	HOLTTOLLETT, P.C.	STFEE	STATE CONSOLIDATION FEE	\$137.00	\$137.00
3/8/2023	992553	HOLTTOLLETT, P.C.	ASMT	POSTAGE 01 TOO PAGES	\$0.63	\$0.63
/8/2023	992553	HOLTTOLLETT, P.C.	ASMT	EXECUTION	\$8.00	\$8.00
ATE	RCT/INV	ASSESED TO/COLLECTED FROM	TYPE	ITEM DESCRIPTION	FEES/COSTS	PAID

MARILYN BURGESS Prepared by: SOPHIA NEWTON

AD LITEM FEE:

PAYABLE TO:

Costs

\$366.63

\$366.63

No Cost Allocated: \$0.00

(832) - 927-5740

Summary

HOLTTOLLETT, P.C.

8/14/2023

DEPUTY.

Statement Totals:

MONEY DUE to MARILYN BURGESS DISTRICT CLERK \$0.00

Paid

\$366.63

\$366.63





#### **ATTORNEYS AT LAW**

9821 KATY FREEWAY, SUITE 350 HOUSTON, TEXAS 77024 OFFICE: (713) 510-1000 FAX: (713) 510-1001

September 7, 2023

Constable Mark Herman Harris County Precinct 4 6831 Cypresswood Drive Spring, Texas 77379

Re: Cause No. 2022-83747: Kingwood Estates Homeowners' Association, Inc. vs. COURTNEY COPA; In the 129thJudicial District Court, Harris County, Texas.

Dear Mr. Herman;

Please find enclosed the Order of Sale and a Statement of Accrued Costs/Fees issued for cases referenced above. Please forward a Notice of Constable's Sale to the undersigned attorney. Additionally, please send a Notice of Constable's Sale to:

Courtney Copa 2738 Kings Retreat Circle Kingwood, Texas 77345

Also enclosed is a firm's check in the amount of \$150.00 to cover costs. Please contact me at \$13-510-1000 should you need any additional assistance. Thank you for your prompt attention to this matter.

Sincerely,

HOLT & YOUNG, P.C.

Justin Anderson Paralegal

JMA/ey



### HARRIS COUNTY, TEXAS **COMMUNICATIONS & COMMUNITY OUT**

#### Official Receipt

**DATE:** 09/20/2023

HOLT TOLLETT PC

**RECEIPT: 000000178714** 

GC

Case# 2022-83747

**TOTAL AMOUNT: \$ 150** 

**Description:** 

<u>ITEM ID</u> DESCRIPTION

NUMBER LINE TOTAL

<u>OF UNITS</u>

107530

EXECUTION AND ORDER OF

\$150

\$150

SALE

100030401100425141

2022-83747

**TOTAL PAYMENT DUE: \$150** 

**AMOUNT** 

Desc/Check/MO/Auth No

**METHOD** 

CHCK

43692

**PAYMENT TOTAL: \$ 150** 

**CHANGE DUE:** 

\$0

USER ID:

140294

2023-SEP-20 08.28.35,000000 AM



### Mark Herman, Constable

Harris County, Precinct 4
330 Meadowfern Dr, 2nd Floor
Houston, Texas 77067
(832) 927-6139



10/5/2023

Constable Record Number: 1345

9489 0090 0027 6173 1583 08

Courtney Copa 2738 Kings Retreat Cir Kingwood, Texas 77345

RE: Cause Number:

2022-83747

COURT 129th Judicial District Court, Harris County

Kingwood Estates Homeowners Association, Inc,

VS

, Courtney Copa

#### Payment Made To: Harris County Constable

Dear, Courtney Copa,

This is to inform you that an Execution and Order of Sale was received by this Department on 9/19/2023. The writ was filed against you by the above named business or individual and requires immediate response. DEMAND IS HEREBY MADE for the total amount due and must be paid by either Cash or Cashier's Check, payable to Harris County Constable.

Unless the total amount due is received by our office by 11/6/2023, We will proceed with the Writ and sell the personal/real property described as follows:

Property Description: Lot Ten (10), in Block One (1), of Kingwood Estates Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Film Code Number 611100, of the Map Records of Harris County, Texas. Property Address: 2738 Kings Retreat Cir, Kingwood, Texas 77345

#### THE SALE HAS BEEN TENTATIVELY SET FOR 11/7/2023.

Please call between the hours of 9:00am and 4:00pm Monday through Friday (832) 927-6139 to resolve this matter.

To assure proper credit(s) of this judgment through the record of the 129th Judicial District Court of Harris County, PAYMENT IN FULL MUST BE MADE TO the Harris County 4 Constable's Office

Thank you for your cooperation,

Writ Division

## DAILY COURT REVIEW

PUBLIC NOTICES. BUSINESS LEADS.

To:

Constable Mark Herman, Precinct 4

330 Meadowfern Houston TX 77067 October 17, 2023

Invoice: 10334161

Attention

Martha Jones

Amount Due upon Receipt:

\$175.00

Category:

Constable, Precinct 4

Cause No-

2022-83747

Publication Date(s)

10/17/23, 10/24/23, 10/31/23

Description	Item Cost
Kingwood Estates HOA, Inc., Vs Courtney Copa	\$175.00
Total Cost	\$175.00

Thank you for choosing the Daily Court Review for your publishing needs. If you have any questions concerning this invoice, please call 713-869-5434 for assistance. We appreciate your business

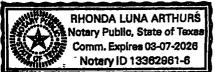
Please remit to
Daily Court Review
PO Box 1889
Houston, Texas 77251-1889
www dailycourtreview.com

Amount Due upon Receipt: \$175.00

PUBLISHER'S AFFIDAVIT: I solemnly swear that the attached notice was published in the DAILY COURT REVIEW, a daily newspaper published at Houston, Harris County, Texas, on the following date(s): October 17, 2023, October 24, 2023; October 31, 2023. A printed copy of the notice is hereto affixed. The Daily Court Review, Inc. is a daily newspaper circulated in Harris, Montgomery, Galveston, Brazoria, Matagorda, Waller, Chambers, Liberty and Fort Bend Counties. TOM M. MORIN, Publisher of the DAILY COURT REVIEW, INC., P.O. BOX 1889, HOUSTON, TEXAS 77251-1889, certifies the affixed document to be true and correct Subscribed and sworn before the said Notary Public, this October 17, 2023.

home Mr Mione

NOTARY PUBLIC, HARRIS COUNTY, TEXAS



PUBLISHER'S SIGNATURE

#### Constable Mark Herman Precinct 4

Sale held on November 7, 2023
Plaintiff: Kingwood Estates Homeowners
Association, Inc., Vs Defendant: Courtney
Copa

Under the authority and by virtue of Execution and Order of Sale, cause number 2022-83747, dated and issued the 28th day of August, 2023 pursuant to the judgment of the 129th Judicial District Court of Harris County, Texas, by the clerk of said court, and to me directed and delivered as Constable in Harris County, I have on this 19th day of September, 2023, seized and levied upon, and will on the first Tuesday in November, the same being November 7th, 2023, at The Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas 77045, between the hours of 10:00 A.M. and 4:00 P.M., proceed to sell for cash to the highest bidder all the right, title and interest of the defendant(s) in the real property as described below in order to satisfy said judgment, interest, penalties, costs, and further costs of executing this writ. Whereas on the 20th day of April, 2023, Kingwood Estates Homeowners Association. Inc., recovered a judgment in the 129th Judicial District Court of Harris County, Texas against Courtney Copa for the sum of \$4,453.90 as unpaid assessments and charges that accrued on Defendant's assessment account through February 17, 2023, said amount being charged as a continuing lien in favor of the Plaintiff Association as against the hereinafter described Property; reasonable and necessary attorney's fees for legal services rendered in the amount of \$2,609.00; expenses/ costs incurred in the amount of \$952.43, said amounts constituting a continuing lien upon the subject Property running in favor of Plaintiff; interest on all amounts awarded in this Judgment at the rate of 7.5% per annum from the date of this Judgment until paid in full, said amount constituting a continuing lien upon the subject Property running in favor of Plaintiff, together with a judgment of foreclosure of lien on/in the property as hereinafter set out in addition to the costs expended in that behalf.

Property Description Lot Ten (10). in Block One (1). of Kingwood Estates Subdivision, a subdivision in Harris County. Texas, according to the map or plat thereof, recorded in Film Code Number 611100. of the Map Records of Harris County. Texas, Property Address: 2738 Kings Retreat Cir. Kingwood, Texas 77345, Appraisal District Number 1295050010010.

Any properties sold shall be subject to the right of redemption of the defendants or any person having an interest therein, to redeem the property or their interest therein if allowed, within the time and in the manner provided by law. All Sales Shall be Without Warranty as to Title or Condition, Express or Implied, as Evidenced by Constable's Deed for Property.

For More Information Contacts Holt Tollett PC, Phones (713)510-1000.

The Minimum Bid Is. All Costs Of Suit And Sale. Terms. Cash, or Cashier's Check. Additional Terms: Real Property being Sold at the Direction of the Plaintiff's Attorney. It is the Prospective Bidder's or Purchaser's Responsibility to Research or Consult with an Attorney. Made Subject to the right of redemption (if any) in accordance to law. (Constables Commission due upon the final Bid amount.)

SALE TO BE HELD: 7th day of November, 2023, between the hours of 10 a.m. and 4 p.m. at The Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas 77045. Mark Herman, Constable Precinct 4, Harris County, Texas, 330 Meadowfern Dr, 2nd Floor, Houston, Texas 77067, (832) 927-6139. By: Writ Division Published in The Daily Court Review 10-17-23, 10-24-23, 10-31-23, LP

Type of Writ: Execution and Order of Sale

## **BID RECORD**

## FOR PERSONAL / REAL PROPERTY SALE

Sale Date: 11/7/2	2023	Sale Time:		Purchase	ar Name		
Department Record N	umber 1345				\$\frac{1}{2} \cdot \frac{1}{2}	The state of the	
Cause Number: 2022-83747 Court 129th Judicial District Court, Harris County			Court, Harris	Purchaser Address			
Kingwood Estates Homeowners Association, Inc.				Purchase Price			
ν	ß			Purchas	e Date/Time		
Courtney Copa							
COSTS				d	ommission C	Calculated On Total Costs	
Constable Fee	\$150 00 T	otal Court Cost	\$0 00	F-		\$167.16	
Posting	\$90 00	Publication	\$175 00		Min	imum Bid	
Postage:	40.00	ttorney Ad Litem:	\$0 00 \$0 00	L		\$641.69	
Bill of Sale/Deed ConstStateCharge:	\$50 00 \$0 00		\$0.00	Pla	intiff Reg	uests Minimum Bid	
State Charge Court C	\$0 00	Total Costs	\$474.53	of_	•	8,982.67	
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#### **Notice Of Constable Sale**

Cause Number: 2022-83747

#### Mark Herman Constable Precinct 4

Under the authority and by virtue of an Execution and Order of Sale dated and issued pursuant to the judgment of the 129th Judicial District Court Harris County, Texas by the clerk of said courts as shown in the following schedule of cases, and to me directed and delivered as Constable in Harris County, I have on the date indicated below seized and levied upon, and will on the first Tuesday in November, the same being November 7th, 2023, at The Bayou City Event Center, 9401 Knight Road, Houston, Harris County, Texas 77045, between the hours of 10 00 and and 4 00 p.m., proceed to sell for cash to the highest bidder all of the right, title and interest of the defendant(s) in the real property as described below in order to satisfy said judgment, interest, penalties, costs, and further costs of executing this writ

Whereas on the 20th day of April, 2023, Kingwood Estates Homeowners Association, Inc., recovered a judgment in the 129th Judicial District Court of Harris County, Texas against, Courtney Copa for the sum of \$4,453.90 as unpaid assessments and charges that accrued on Defendant's assessment account through February 17, 2023, said amount being charged as a continuing lien in favor of the Plaintiff Association as against the hereinafter described Property, reasonable and necessary attorney's fees for legal services rendered in the amount of \$2,609,00, expenses/costs incurred in the amount of \$952 43, said amounts constituting a continuing lien upon the subject Property running in favor of Plaintiff, interest on all amounts awarded in this Judgment at the rate of Plaintiff, together with a judgment of foreclosure of lien on/in the property as hereinafter set out in addition to the costs expended in that behalf

Any properties sold shall be subject to the right of redemption of the defendants or any person having an interest therein, to redeem the property or their interest therein if allowed, within the time and in the manner provided by law

ALL SALES SHALL BE BY CONSTABLE'S DEED AND ARE WITHOUT WARRANTY AS TO TITLE OR CONDITION, EXPRESS OR IMPLIED, AS EVIDENCED BY CONSTABLE'S DEED.

Sale #	Cause Number	Court .	Judgment Date	Order Issue Date	Levy Date	Other Account #
··=_1	2022-83747	129th Judicial District	4/20/2023	8/28/2023	September	.,1295050010010
		Court			19th; 2023	- 19 y

Plaintiff: Kingwood Estates Homeowners Association, Inc.,

VS

VS

Defendant: , Courtney Copa

#### **Property Description:**

Lot Ten (10), in Block One (1), of Kingwood Estates Subdivision, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Film Code Number 611100, of the Map Records of Harris County, Texas Property Address: 2738 Kings Retreat Cir, Kingwood, Texas 77345

#### For More Information, Contact: Holt Tollett PC, Phone: 7135101000

The Minimum Bid Is All Costs Of Suit And Sale.

Published In The Daily Court Review

Terms: Cash, or Cashier's Check.

#### **Additional Terms:**

Real Property is being Sold at the Direction of the Plaintiff's Attorney It is the prospective bidder's or purchaser's responsibility to Research or Consult with an Attorney Made Subject to right of redemption (if any) in accordance to law Constable's Commission due upon the final Bid amount

SALE TO BE HELD

7th day of November, 2023
Between the hours of 10 00 AM and 4 00 PM
The Bayou City Event Center, 9401 Knight
Road, Houston, Harris County, Texas 77045

Mark Herman, Constable

Harris County Precinct 4 330 Meadowfern Dr, 2nd Floor Houston, Texas 77067 (832) 927-6139

## **URGENT!**



9821 KATY FREEWAY, SUITE 350 HOUSTON, TEXAS 77024 OFFICE: (713) 510-1000 FAX: (713) 510-1001

Fax Transmittal Letter

Date:

November 6, 2023

Number of Pages

**Including Cover Page: 1** 

Attention:

Constable Mark Herman – Harris Pct. 4

Fax Number:

(713) 437-8508

From:

Justin Anderson, Paralegal

Direct Fax Number: (713) 510-1001

Re:

Cause No. 2022-83747: Kingwood Estates Homeowners' Association, Inc. VS COURFNEY COPA; In the 129th Judicial District Court, Harris County,

Texas

**Property:** 

Kings Retreat Circle, 2738

This message is intended only for the use of the individual to whom it is addressed and contains information that is privileged, confidential, and exempt from disclosure under applicable law. If you are not the intended recipient or the employee or the agent responsible for delivering this message to the intended recipient, you are hereby notified that any unauthorized disclosure, is strictly prohibited If you have received this communication in error, please notify us immediately by telephone, and return the original message to us at the address below via the US Postal service Thank you

Note: Please CANCEL the Constable's sale for this property scheduled for November 7, 2023. Please also fax a confirmation of receipt of this request and fees owed to the above number.

Thank you very much.

Justin Anderson Paralegal

Tel: (713) 510-1000

Fax: (713) 510-1001

janderson@holttollett.com

22201322

SOS3 MOP - 6 PH 2: 55

**URGENT!** 

## **CONSTABLE'S INVOICE FOR COSTS**

**Cause Number:** 2022-83747 **Record Number: 1345** Date: 11/6/2023 Plaintiff: Kingwood Estates Homeowners Association, Inc.,

VS

Constable Record No. 1345

Defendant, Courtney	Copa		
How Executed: S	Sale Cancelle	ed S	
Constable's Fee:		<b>☑</b> Fee Paid	\$0.00
Posting:	Due Mark Herman	n (Three Posting @ \$30.00 each	\$90.00
Bill of Sale/Deed:			\$0.00
Commission:			\$0.00
Certified Mail	And Regul	lar Mail Fees Due Mark Herman	\$9.53
Publication Costs	Daily Court	t Review/Mark Herman Will Pay	\$175.00
Additional Costs _			\$0.00
Begin Time: 12:00 AM  Number of Deputies: 0	End Time: <u>12:00 AM</u> 	Pouty For Executing Writ Beyond 2 Hours  (Note Does Not Include the first 2 hours)  Cotal Additional Hours:  Ours @ \$65.00 - Hr. With 0 Deputies Assigned	\$0.00
_		Total Amount _	\$274.53
Please Remit		s Now Due and Payable.  To: Mark Herman, Constable	
Cause Number: 202 Plaintiff: Kingwood I VS  Defendant, Courtney	Estates Homeowner	s Association, Inc.,	
Amount Due	\$274.53		
Amount Collected	so.00		
Balance Owed	l: \$274.53		
9821 Katy Freeway, Suite 350 Houston, Texas 77024		Mark Herman, Constable Harns County Precinct 4 330 Meadowfern/Dr, 2nd F Houston//Texas/77067	
i i vustori, reads //UZ4		By ////	

P Marsh #04054