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CONSTABLE TED HEAP  
APR 18 2024 PM 1:59

**ORDER OF SALE IN TAX SUITS**

TR# 74299924

THE STATE OF TEXAS

TO: ANY SHERIFF OR ANY CONSTABLE WITHIN THE STATE OF TEXAS, GREETING:

WHEREAS, in the suit set forth below, the Plaintiff and/or Intervenor taxing units recovered a judgment of foreclosure on delinquent taxes, penalties, interest, costs and expenses of suit and sale, in those amounts and on the date as shown and fully set forth in such judgment, a true & correct copy of which is attached hereto and incorporated by reference;

WHEREAS, the Judgment constituted a foreclosure of the lien for taxes due to the Plaintiff(s) and/or Intervenor(s) upon the property described in such Judgment;

WHEREAS, the suit on which the Judgment is based is identified as follows, such judgment also providing for the recovery of all court costs and expenses of suit as shown:

Suit No. 202131026, HARRIS COUNTY, ET AL VS. KELLY CRAIG TOWNSEND, See attached a true & correct copy of judgment signed on June 17, 2022, recorded in Volume and Page Number and/or Image No. 102605877, of the Minutes of the District Court, for the following matters: a) taxes, penalties, interest, attorney fees, abstractor's fees, attorney ad litem fees and Tax Master fee recovered by said judgment; b) description of the property foreclosed by said judgment; and c) the adjudged market value of said property as fixed in the judgment, all of which matters are incorporated herein by reference. Also see attached Bill of Costs, same being incorporated herein by reference.

THEREFORE, WITH RESPECT TO THE SUIT SHOWN ABOVE, YOU ARE HEREBY COMMANDED to proceed to seize, levy upon, and advertise for sale as under Execution the property described in said judgment and sell the same to the highest bidder (hereinafter called "Purchaser") for cash, pursuant to Sections 34.01 and 33.50 of the Texas Property Tax Code. It is further specified herein that the property may be sold to a taxing unit that is a party to the suit or to any other person, other than a person owning an interest in the property or any party to the suit that is not a taxing unit, for the adjudged value of the property as stated in the judgment or the aggregate amount of the judgments against the property, whichever is less. You are further commanded that the property may not be sold to a person owning an interest in the property or to a person who is a party to the suit other than a taxing unit unless (1) that person is the highest bidder at the tax sale, and (2) the amount bid by that person is equal to or greater than the aggregate amount of the judgments against the property, including all costs of suit and sale. You further are commanded to make such sale subject to the right of the Defendant(s) to redeem the property pursuant to Section 34.21 of the Texas Property Tax Code; and, further, you are commanded to make to the Purchaser, or to the Purchaser's designee, your Deed thereto, subject to said right of redemption. You are further commanded to place the Purchaser, or the Purchaser's designee, in possession of the property so sold in accordance with the provisions of said Judgment, attached hereto.

You are commanded to apply the proceeds of such sale to the payment of the judgment, plus the interest, penalties, costs and expenses of suit, and attorneys' fees as set out in said judgment, and the further costs of executing this Order, including your costs of sale; the remainder of the purchase price, if any there be, shall be paid to the Clerk of the District Court to be retained by said Clerk, subject to the order of said Court, in accordance with the statutes of the State of Texas.

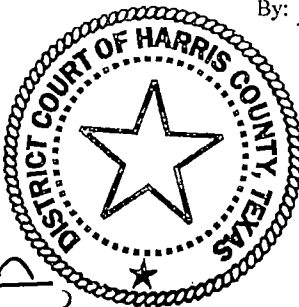
HEREIN FAIL NOT, and make due return of this Writ within 180 days from the date of issuance hereof, with your endorsement thereon showing how you have executed the same.

24 ISSUED UNDER MY HAND and the seal of Office at Houston, Texas this 13<sup>th</sup> day of March, 20

Issued at the request of:  
Anexa Rodriguez, PCT 5  
LINEBARGER GOGGAN  
BLAIR & SAMPSON,  
LLP  
PO Box 3064  
Houston, TX 77253-3064

Marilyn Burgess, District Clerk  
Harris County, Texas  
By: Sheraton, Deputy

FILED  
Marilyn Burgess  
District Clerk



Sophia Newton

JUN 14 2024  
Time: 8:00am  
Harris County, Texas  
By: [Signature]  
Mail Processing Clerk

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

APR 18 2024

TXS \$450 Dwe



# CONSTABLE TED HEAP HARRIS COUNTY PRECINCT 5

17423 Katy Freeway, Houston TX 77094 (832) 927-6700

www.constablepct5.com

## CONSTABLE'S WRIT RETURN-TAX SALE CANCELLED ORDER OF SALE IN TAX SUITS

Date: 05-31-2024

Case Number: 2021-31026

Tracking Number: 74299924

Court: 334th Judicial District Court

STYLE OF CASE: Harris County, Et Al VS. Kelly Craig Townsend

Writ came to hand on April 18th, 2024, at 01:59 PM and executed May 31st, 2024, by cancelling the defendant's real property sale located at: 10907 Wickersham Ln. Houston, Texas 77042. As prescribed by law the defendant's real property was posted for sale to be held on June 4<sup>th</sup>, 2024 at the Bayou City Event Center located at 9401 Knight Road, Houston, Harris County, Texas between the hours of 10:00 AM and 4:00 PM with all parties being notified by certified and first-class mail. On May 31st, 2024, I received an email notice from the Plaintiff's attorney's office directing me to **CANCEL** the real property sale, reason given; "Payment Plan". The STATE CHARGE of (\$450.00) has not been paid according to the Harris County District Clerk's statement of accrued costs. The property was posted and published in the Daily Court Review prior to being cancelled. This writ is being returned to court as Executed.

**By Serving 1 copy: \$450.00**

**Total Due: \$450.00**

**Ted Heap, Constable Precinct 5**

17423 Katy Freeway

Houston, Texas 77094

By: 

Investigator Hernandez, Sergio (unit 5W25)

Writs Phone: 832-927-6738

Unofficial Copy Office of Harris County District Clerk



MARILYN BURGESS  
DISTRICT CLERK

STATEMENT OF ACCRUED COSTS/FEEES

THIS IS NOT A BILL

HARRIS COUNTY vs TOWNSEND, KELLY CRAIG

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON  
4828 LOOP CENTRAL DRIVE 600  
HOUSTON, TX 77253

Cause#: 7 - 202131026  
Court: 334  
Judgment Date: 6/17/2022

Issued at the Request of: LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON

DATE	RCT/INV	ASSESED TO/COLLECTED FROM	TYPE	ITEM DESCRIPTION	FEES/COSTS	PAID
3/12/2024	1012687	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	ORDER OF SALE	\$8.00	\$0.00
3/12/2024	1012687	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	CONST-TAX SALE OR WARRANT	\$450.00	\$0.00
7/20/2022	936265	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	ORDER OF SALE	\$8.00	\$0.00
7/20/2022	936265	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	CONST-TAX SALE OR WARRANT	\$450.00	\$0.00
10/8/2021	903005	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	CITATION 2 COPIES	\$12.00	\$0.00
10/8/2021	903005	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	SERVICE COPIES	\$3.75	\$0.00
5/24/2021	936428	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	FILING NEW CASE	\$50.00	\$0.00
5/24/2021	936428	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	CITATION WITH 1 COPY	\$8.00	\$0.00
5/24/2021	936428	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	DISTRICT COURT RECORDS ARCHIVE	\$10.00	\$0.00
5/24/2021	936428	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	DIGITAL REC PRESERVATION FEE	\$10.00	\$0.00
5/24/2021	936428	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	ELECTRONIC FILING FEE - STATE	\$30.00	\$0.00
5/24/2021	936428	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	JUDICIAL AND COURT PERSONNEL	\$5.00	\$0.00
5/24/2021	936428	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	SECURITY SERVICE FEE	\$5.00	\$0.00
5/24/2021	936428	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	DIST CLK RECORDS MGMT / PRES FEE	\$5.00	\$0.00
5/24/2021	936428	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	RECORD PRESERVATION FEE	\$5.00	\$0.00
5/24/2021	936428	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	SERVICE COPIES	\$2.00	\$0.00
5/24/2021	936428	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	JUDICIAL FILING FEE - CIVIL	\$50.00	\$0.00
5/24/2021	936428	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	LEGAL SRVCS FEE-CIVIL/DIST	\$10.00	\$0.00
5/24/2021	936428	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	SUPPORT OF JUDICIARY FEE	\$42.00	\$0.00
5/24/2021	936429	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	ASMT	JUDGE SHARON MCCALLY - TAX	\$50.00	\$0.00
TOTAL ALL FEES:					\$1,213.75	\$0.00
BALANCE DUE ALL FEES:						\$1,213.75

Summary	Costs	Paid	Due
LINEBARGER GOGGAN BLAIR & SAMPSON, LLP - HOUSTON	\$1,213.75	\$0.00	\$1,213.75
Statement Totals:	\$1,213.75	\$0.00	\$1,213.75

MARILYN BURGESS Prepared by: SOPHIA NEWTON

AD LITEM FEE:  
PAYABLE TO:  
Plaintiff's Recoverable Costs: \$292.75

  
DEPUTY.  
(832) - 921-5741  
3/12/2024

MONEY DUE to MARILYN BURGESS DISTRICT CLERK \$1,213.75

**SUIT NO. 202131026**

<b>HARRIS COUNTY, ET AL</b>	§	<b>IN THE DISTRICT COURT</b>
	§	
<b>VS.</b>	§	<b>334TH JUDICIAL DISTRICT</b>
	§	
<b>KELLY CRAIG TOWNSEND</b>	§	<b>HARRIS COUNTY, TEXAS</b>

**DEFAULT JUDGMENT**

On the 13th day of June, 2022, this cause being called in its regular order, came the Plaintiff Taxing Unit(s) whether Plaintiff(s), Intervenor(s) or Impleaded Plaintiff(s), as follows:

**Plaintiff(s):**

**HARRIS COUNTY for itself and for the other county wide taxing authorities named herein below**

**CITY OF HOUSTON**

**HOUSTON INDEPENDENT SCHOOL DISTRICT**

**HOUSTON COMMUNITY COLLEGE SYSTEM (hereinafter (HCCS))**

Harris County collects on behalf of itself and certain county-wide taxing authorities which are the Harris County Department of Education, the Port of Houston Authority of Harris County, the Harris County Flood Control District, and the Harris County Hospital District, all of which are included within the references to Harris County made herein.

The Defendant(s) are as follows:

**Kelly Craig Townsend** who was duly served with citation which has been returned to this court and has been on file for more than ten (10) days, failed to appear or answer and wholly made default.

All matters of controversy, both of fact and of law, were submitted to the Court. The Court, after considering the pleadings, evidence, and arguments of counsel, grants judgment as follows:

IT IS ORDERED that Plaintiff Taxing Unit(s) shall not be granted any monetary relief against any defendant identified as IN REM ONLY.

IT IS ORDERED that the Plaintiff Taxing Unit(s) recover of and from the Defendant(s), as indicated above, the total sums of money set out below, which claims are secured by tax liens against the property hereinafter described as follows:

**ACCOUNT NUMBER: 1011120000009**

**LEGAL DESCRIPTION: LOT 9 IN BLOCK 2 OF LAKESIDE ESTATES, SECTION 1, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 152, PAGE 97 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.**

**HCAD DESCRIPTION: LT 9 BLK 2 LAKESIDE ESTATES SEC 1**

**ADJUDGED MARKET VALUE: \$364,215.00**

	Tax Years	Delinquent Base Tax	Penalty & Interest	33.48 Atty Fees	Total
HARRIS COUNTY	2017 - 2021	\$11,450.89	\$7,209.01	\$368.39	\$19,028.29
CITY OF HOUSTON	2017 - 2021	\$10,614.66	\$6,933.42	\$346.07	\$17,894.15
HOUSTON ISD	2017 - 2021	\$21,502.07	\$14,123.84	\$687.58	\$36,313.49
HCCS	2017 - 2021	\$1,859.78	\$1,204.89	\$62.26	\$3,126.93
<b>TOTAL:</b>					<b>\$76,362.86</b>

IT IS ORDERED, ADJUDGED, AND DECREED that the Plaintiff taxing units, do have and recover from the Defendant(s), as indicated above, the total sum of money due for taxes, penalties, interest, and attorney fees with penalty and interest continuing to accrue at the rates set forth in Tex. Prop. Tax Code Sec. 33.01, 33.07 and 33.08 from the date of trial until paid or sold, plus all costs of court, for which let execution issue.

IT IS ORDERED that title research fees incurred herein by LINEBARGER GOGGAN BLAIR & SAMPSON, LLP (hereinafter Linebarger), attorneys for certain Plaintiff Taxing Unit(s), for determining the name, identity and location of necessary parties and in procuring the legal description of the subject property in the amount of \$300.00 be paid by the Defendant(s), for which let execution issue.

IT IS ORDERED that certain costs incurred by Linebarger as attorneys for certain Plaintiff Taxing Units(s) in this matter for service of process, including publication cost, and Secretary of State and/or out of county service of process fees in the amount of \$135.00 be recovered from the Defendant(s), for which let execution issue.

IT IS ORDERED that the Plaintiff Taxing Unit(s) do have and recover from the Defendant(s) all court costs that have been and will be incurred in the prosecution of this cause. All costs of court shall be paid by the Defendant(s), for which let execution issue.

IT IS ORDERED that **Judge Sharon McCally**, Tax Master, be awarded \$50.00 as a Tax Master Fee and that such amount be taxed as costs in this cause.

IT IS ORDERED that Plaintiff Taxing Unit(s) shall have foreclosure of said tax lien(s) on each of said tracts of land against Defendant(s) or any person(s) claiming under said Defendant(s) by any right, title or interest acquired during the pendency of this suit. Further, said property is ORDERED SOLD in execution of this judgment.

IT IS ORDERED that the property may be sold to a taxing unit that is a party to the suit or any other person, other than a person owning an interest in the property or any party to the suit that is not a taxing unit, for the adjudged market value of the property stated in the judgment or the aggregate amount of the judgments against the property, whichever is less.

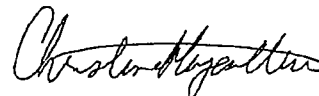
IT IS ORDERED that the clerk of this court shall issue a writ of possession as authorized by law, to the purchaser at the foreclosure sale or his heir(s), executor(s), administrator(s) or assigns pursuant to the Texas Property Tax Code.

IT IS ORDERED that for all the above recovery, let execution issue.

Any other relief previously requested and not herein granted is expressly denied. This judgment finally disposes of all parties and all claims and is appealable.

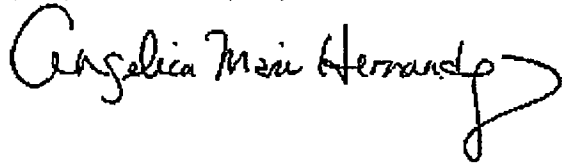
Signed this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signed:  
6/17/2022



\_\_\_\_\_  
JUDGE PRESIDING

Submitted by:  
LINEBARGER GOGGAN BLAIR &  
SAMPSON, LLP  
PO Box 3064  
Houston, TX 77253-3064  
(713) 844-3580, (713) 844-3502 - Fax



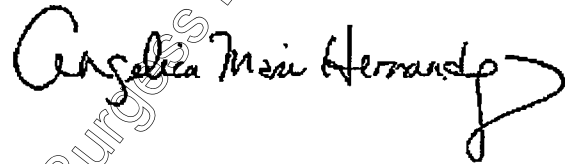
Angelica M. Hernandez  
State Bar No. 00797872  
angelica.hernandez@lgbs.com  
Attorney for Plaintiff(s)

Unofficial Copy Office of Marilyn Burgess District Clerk

**CERTIFICATE OF SERVICE**

I do hereby certify that a true and correct copy of the foregoing Final Judgment was mailed, faxed or hand-delivered to all opposing counsel and other parties listed below who have made an appearance in this suit pursuant to rule 21(a) T.R.C.P. on the 13th day of June, 2022.

Kelly Craig Townsend  
517 Rice Hope Dr.  
Mount Pleasant, SC 29464



Angelica M. Hernandez  
State Bar No. 00797872  
angelica.hernandez@lgbs.com  
Attorney Certifying

Unofficial Copy Office of Marionburg's District Clerk



**CERTIFICATE OF LAST KNOWN MAILING ADDRESS**

Pursuant to rule 239(a), T.R.C.P., I do hereby certify that the address of any defaulting defendant named below is the last known address for that defendant as of the 13th day of June, 2022.

Kelly Craig Townsend  
517 Rice Hope Dr.  
Mount Pleasant, SC 29464



Angelica M. Hernandez  
State Bar No. 00797872  
angelica.hernandez@lgbs.com  
Attorney Certifying

Unofficial Copy Office of Marilyn B. Press District Clerk



I, Marilyn Burgess, District Clerk of Harris County, Texas certify that this is a true and correct copy of the original record filed and or recorded in my office, electronically or hard copy, as it appears on this date.

Witness my official hand and seal of office this March 12, 2024

Certified Document Number: 102605877 Total Pages: 16

*Marilyn Burgess*

Marilyn Burgess, DISTRICT CLERK  
HARRIS COUNTY, TEXAS

Unofficial Copy Office of Marilyn Burgess District Clerk

**In accordance with Texas Government Code 51.301 and 406.013 electronically transmitted authenticated documents are valid. If there is a question regarding the validity of this document and or seal please e-mail [support@hcdistrictclerk.com](mailto:support@hcdistrictclerk.com)**