

# Notice of Constable's Sale

Execution and Order of Sale - 2016-46901

Mark Herman, Constable Precinct 4, Harris County

**Plaintiff: Atascocita Forest Community Association, Vs Defendant: Cornell L. Galentine and Sallie Galentine**

Under the authority and by virtue of Execution and Order of Sale, cause number 2016-46901, dated and issued the 27th day of January, 2023 pursuant to the judgment of the 190th 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 30th day of January, 2023, seized and levied upon, and will on the first Tuesday in April, the same being April 4th, 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 4th day of August, 2021, Atascocita Forest Community Association, recovered a judgment in the 190th Judicial District Court of Harris County, Texas against Cornell L. Galentine and Sallie Galentine for the sum of Four Thousand Seven Hundred Thirty Seven and 68/100 dollars (\$4,737.68) 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; reasonable attorney's fees in the amount of Ten Thousand Seven Hundred Ninety-Four and 31/100 dollars (\$10,794.31); 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 Defendants 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 Defendants 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 Defendants to the Texas Supreme Court; process server fees in the amount of six hundred fifty four and 62/100 dollars; post-judgment interest at the rate of five percent (5%) per annum on the total judgment, including attorney's fees awarded herein, from the date this judgment is signed until fully paid; LESS CREDITS IN THE SUM OF \$400.00; 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 47, in Block 3, of Atascocita Forest, Section Eighteen (18), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded at Film Code No. 497083 of the Map Records of Harris County, Texas more commonly known as 16442 Sylvan Dale Drive, Humble, TX. 77346 ("Property"), Appraisal District Number-1224300030047.**

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 Contact:** Roberts, Markel, Weinberg, Butler & Hailey PC, Phone: (713) 780-4135.

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.)

Published In The Daily Court Review. SALE TO BE HELD: 4th day of April, 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