

4/495W 2-14-25 320P

S-19

CONSTABLE FEES IN THE AMOUNT OF \$155.00 WERE PAID ON RECEIPT #1019945 TO MARILYN BURGESS, HARRIS COUNTY DISTRICT CLERK

CAUSE NO. 2024-00038  
TR# 74429440

P-4

SVETLANA A. PESTOVA and LUIS ESCOBEDO,  
VS.  
LJC FINANCIAL, LLC

IN THE DISTRICT COURT OF  
HARRIS COUNTY, T E X A S  
129th JUDICIAL DISTRICT

CONSTABLE PRECINCT #1  
HARRIS COUNTY, TEXAS  
25 FEB 13 AM 8:20

WRIT OF POSSESSION

THE STATE OF TEXAS

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

WHEREAS, on the 18TH day of DECEMBER A.D. 2024, LJC FINANCIAL, LLC Plaintiff(s) recovered a judgment in the 129TH Judicial District Court of Harris County, Texas against SVETLANA A. PESTOVA and LUIS ESCOBEDO, Defendant(s) for the possession of certain property or properties, described as follows, to-wit; Lot Twenty-Eight (28), in Block Two Hundred Fifty-Three (253) of MAGNOLIA PARK, SECTION 2, an addition in Harris County, Texas, according to the Map or Plat thereof, recorded in Volume 4, Page 69 of the Map Records of Harris County, Texas, commonly known as 7802 Ford Street, Houston, Texas 77012; and all costs of suit;

THEREFORE, YOU ARE HEREBY COMMANDED TO SEIZE AND DELIVER to the said LJC FINANCIAL, LLC the possession of said property or properties hereinbefore described, as against the said SVETLANA A. PESTOVA and LUIS ESCOBEDO, and all persons claiming under or through them since the institution of this suit.

HEREIN FAIL NOT, but of this writ make due return on or before the 30th day from date of issuance hereof, with your endorsement thereon, showing how you have executed the same.

WITNESS my hand officially, and the seal of said Court hereto affixed, at office in the City of Houston, Texas, this 7TH day of FEBRUARY, 2025 A.D.

Issued at request of:  
ALICIA MATSUSHIMA  
INVICTA LAW FIRM  
1923 WASHINGTON AVE STE 2275  
HOUSTON TX 77007

MARILYN BURGESS, District Clerk  
HARRIS COUNTY, T E X A S

Bar No.: 24002546



By Berrie Denson Deputy  
BERRIE DENSON

Mr. Whiteing  
(prop. mgr)

713-824-2806

**FILED**

Marilyn Burgess  
District Clerk

FEB 24 2025

Time: 8:00 am  
Harris County, Texas

By R. TICKE  
Mail Processing Clerk

MM

# Writ of Possession

Cause #: 202400038

Tracking #: 74429440

Received this writ on 13 February, 2025 at 11:54AM and Executed on 20 February, 2025 at 10:15AM.  
After the posting of a final notice to vacate the within described premises on 14 February, 2025 at 3:20PM.  
7802 FORD ST, HOUSTON, TX, 77012, HARRIS COUNTY To Wit:

X SUPERVISING THE PLAINTIFF/PLAINTIFF REPRESENTATIVE REMOVING THE DEFENDANTS  
PERSONAL PROPERTY TO A NEARBY LOCATION NOT BLOCKING A PUBLIC SIDEWALK,  
PASSAGEWAY, OR STREET AND NOT WHILE IT WAS RAINING, SLEETING, OR SNOWING THEN  
TURNING PROPERTY OVER TO PESTOVA, SVETLANA A

Notes: THIS DEPUTY MET WITH PLAINTIFF AT THE ABOVE ADDRESS. PLAINTIFF HAD  
PERSONNEL REMOVE ALL OF THE DEFENDANT'S PROPERTY. PLAINTIFF TOOK  
POSSESSION OF HIS PROPERTY AND CHANGED DOOR LOCKS.

THIS DEPUTY POSTED A COPY OF THIS WRIT ON THE DOOR LOCATED AT 7802 FORD,  
HOUSTON, TEXAS.

Fee Due \$ 0.00

**Silvia Trevino , Constable Precinct #6**

**Harris County Texas**

5900 Canal Street  
Houston Texas 77011  
7132743400

BY DEPUTY: JAMES SMEJKAL  
Printed

Unofficial Copy Office of Meagan Blum District Clerk



MARILYN BURGESS  
DISTRICT CLERK

STATEMENT OF ACCRUED COSTS/FEEs

THIS IS NOT A BILL

PESTOVA, SVETLANA A vs LJC FINANCIAL LLC

Invicta Law Firm  
2525 Robinhood St., Ste. 208  
Houston, TX 77005

Cause#: 7 - 202400038  
Court: 129  
Judgment Date: 12/18/2024

Issued at the Request of: Invicta Law Firm

DATE	RCT/INV	ASSESSED TO/COLLECTED FROM	TYPE	ITEM DESCRIPTION	FEES/COSTS	PAID
1/22/2025	1019945	Invicta Law Firm	ASMT	WRIT	\$8.00	\$8.00
1/22/2025	1019945	Invicta Law Firm	ASMT	CONST-WRIT OF POSSESSION	\$155.00	\$155.00
3/20/2024	992189	Invicta Law Firm	STFEE	STATE CONSOLIDATION ACTION FUND	\$45.00	\$45.00
3/20/2024	992189	Invicta Law Firm	ASMT	CLERK BASIC FILING FEE	\$15.00	\$15.00
3/20/2024	992189	Invicta Law Firm	ASMT	CLERK RECORDS MANAGEMENT	\$20.00	\$20.00
1/2/2024	12909	PESTOVA, SVETLANA A	ASMT	COURTHOUSE SECURITY SERVICE	\$20.00	\$20.00
1/2/2024	12909	PESTOVA, SVETLANA A	ASMT	LANGUAGE ACCESS FUND	\$3.00	\$3.00
1/2/2024	12909	PESTOVA, SVETLANA A	ASMT	COUNTY JURY FUND ALLOCATION	\$10.00	\$10.00
1/2/2024	12909	PESTOVA, SVETLANA A	ASMT	STATE CONSOLIDATION FEE	\$137.00	\$137.00
1/2/2024	12909	PESTOVA, SVETLANA A	ASMT	APPELLANT JUDICIAL FUND	\$5.00	\$5.00
1/2/2024	12909	PESTOVA, SVETLANA A	ASMT	LAW LIBRARY	\$35.00	\$35.00
1/2/2024	12909	PESTOVA, SVETLANA A	ASMT	DISPUTE RESOLUTION FEE	\$15.00	\$15.00
1/2/2024	12909	PESTOVA, SVETLANA A	ASMT	COURT FACILITY FUND ALLOCATION	\$20.00	\$20.00
1/2/2024	12909	PESTOVA, SVETLANA A	ASMT	CLERK OF THE COURT	\$50.00	\$50.00
1/2/2024	12909	PESTOVA, SVETLANA A	ASMT	CLERK RECORDS MANAGEMENT	\$30.00	\$30.00
1/2/2024	12909	PESTOVA, SVETLANA A	ASMT	COURT REPORTER SERVICE	\$25.00	\$25.00
TOTAL ALL FEES:					\$593.00	\$593.00
BALANCE DUE ALL FEES:						\$0.00

Summary	Costs	Paid	Due
Invicta Law Firm	\$243.00	\$243.00	\$0.00
PESTOVA, SVETLANA A	\$350.00	\$350.00	\$0.00
<b>Statement Totals:</b>	<b>\$593.00</b>	<b>\$593.00</b>	<b>\$0.00</b>

MARILYN BURGESS Prepared by: VINCENT PEREZ

(832) - 927-5740  
1/30/2025

DEPUTY.

AD LITEM FEE:  
PAYABLE TO:

Each Pay Own Costs: \$0.00

MONEY DUE to MARILYN BURGESS DISTRICT CLERK \$0.00

Unofficial Copy Office of Marilyn Burgess District Clerk

**REQUEST FOR CIVIL/FAMILY POST JUDGMENT WRITS**

Please process this request for the following:

Date: January 22, 2025

WRIT OF EXECUTION

WRIT FOR TURNOVER

EXECUTION AND ORDER OF SALE

RECEIVER'S WRIT FOR TURNOVER

ORDER OF SALE IN TAX SUIT

EXECUTION FOR COSTS

WRIT OF POSSESSION

WRIT OF SUPERSEDEAS

RECEIVER'S WRIT OF POSSESSION

WRIT OF VENDITIONI EXPONAS

Returnable in:  30 days  60 days  90 days

CAUSE NUMBER: 202400038 JUDICIAL DISTRICT COURT 129th

STYLE: Svetlana Pestova et al v. LJC Financial; In the 129th Judicial District Court of Harris County, Texas  
VS.

Name Of Judgment Debtor Or Party To Be Served: Svetlana Pestova and Luis Escobedo

Date of Order/Judgment: December 18, 2024

Amount of Judgment: \_\_\_\_\_

Judgment Credits, if any: \_\_\_\_\_

Requested by:

Law Firm: Invicta Law Firm

Attorney: Alicia Matsushima

Bar Number: 24002546

Address: 1923 Washington Ave. Ste 2275  
Houston, Texas 77007

City State Zip  
Phone Number: 832-457-0559

HOLD FOR PICKUP  CONSTABLE FEE PAID (Send directly to Constable's Office)  RETURN BY MAIL

Please submit this request along with an \$8.00 fee plus postage to MARILYN BURGESS Clerk; (P.O. Box 4651 Houston, Texas 77210-4651) Pro Se Filers only. No personal checks.

According to The Supreme Court of Texas, an order was signed adopting Texas Rule of Civil Procedure 21c and Amendments to Texas Rules of Civil Procedure 4, 21, 21a, and 502.1, Texas Rules of Appellate Procedure 6 and 9, and the Supreme court Order Directing the Form of the Appellate Record in Civil Cases to be effective January 1, 2014 for Harris County. This order mandates electronic filing in all Civil Courts and restricts us from accepting paper filing from any filer other than Pro Se filers.

This form can be found on our website at [www.hcdistrictclerk.com](http://www.hcdistrictclerk.com)