

CONSTABLES DEED

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY § KNOW ALL MEN BY THESE PRESENTS:

NOTICE OF CONFIDENTIALITY RIGHTS:
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY
OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT
BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL
SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WHEREAS, by virtue of an Order of Sale out of the District Court of MONTGOMERY
County, Texas, for the 457th Judicial District in Cause No. 21-12-16394CV in favor of

APRIL SOUND PROPERTY OWNERS' ASSOCIATION, INC.

as Plaintiff:

RUSSELL S. BATES

as Defendant therein, on a certain Judgment and decree of sale rendered in said Court on the 11th
day of August 2022, which Order of Sale was issued on the 24th day of February, 2023 and
delivered to me as Constable of the County and State aforesaid, commanding any sheriff or
constable of the State of Texas to seize and sell as under execution the premises described in said
Order of Sale, I, Constable as aforesaid, did upon the 4th day of April, 2023 in obedience to said
Order of Sale, seize and levy upon all the estate, right, title, claim and interest which the said
Defendant, on the 4th day of April 2023 so had of, in and to, and since said time had of, in and to
the premises hereinafter described, and on the 2nd day of May, 2023 the sale being the 1st
Tuesday of said month, between the hours of 10:00 a.m. and 4:00 p.m. as prescribed by law, did
sell said premises at public auction in the County of MONTGOMERY at 301 N. Main Street,
Conroe, Texas 77301 (west side court steps), thereof, in the City of CONROE, Texas, having first
given public notice of the authority by virtue of which sale was to be made, the time of levy, the
time and place of sale and a description of the property that was to be sold, together with the
other information required by law, by causing an advertisement thereof to be published in the
English language once a week for three consecutive weeks immediately preceding the date of
such sale in the MONTGOMERY COUNTY NEWS a newspaper for such purpose, and having
transmitted all such notice as required by law.

WHEREAS, at said sale, the property was sold to ABC Investment Group, LLC
hereinafter referred to as GRANTEE, for the sum of \$2,199.25, that being the highest bid, and
said sale being duly conducted; and,

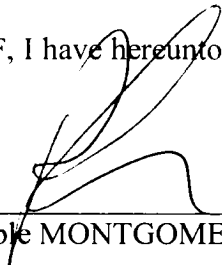
WHEREAS, GRANTEE has paid to me the said sum of \$2,199.25, receipt of which is hereby acknowledged;

NOW, WHEREAS, in consideration of the premises, said judgment and Order of Sale and the provisions of Section 34.01, Texas Property Tax Code, I, Philip Cash, Constable of MONTGOMERY County, Texas aforesaid, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY, unto the said GRANTEE, all the estate, right, title, interest and claim which the said Defendants had on the 2<sup>nd</sup> day of May, 2023, or at any time afterwards, in and to the premises described in said Order of Sale, viz; the lot, tract or parcel of land lying and situated in MONTGOMERY County, Texas and described as follows, to wit;

**LOT NUMBER TWENTY-SEVEN (27)M IN THE BLOCK NUMBER THREE (3) OF APRIL SOUND SUBDIVISION, SECTION 1, IN THE W.C. CLARK SURVEY, ABSTRACT 6, AND THE JOHN VINCE SURVEY, ABSTRACT 41, MONTGOMERY COUNTY, TEXAS, AS PER MAP OR PLAT OF SAID SUBDIVISION FORMERLY RECORD IN VOLUME 10, PAGE 72, AND NOW OF RECORD IN PLAT CABINET A, SHEET 88, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS MORE COMMONLY KNOWN AS 149 SPRINGS EDGE, MONTGOMERY, TX 77356 (“PROPERTY”).**

to have and to hold the above described property unto ABC Investment Group, LLC its successors and assigns forever, as fully and absolutely as I, Constable as aforesaid, can convey by virtue of said Judgment, Order of Sale, and the provisions of Section 34.01, Texas Property Tax Code, and subject to Defendants right of redemption, if any, as set out in said Section.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this the 5<sup>th</sup> day of May, 2023.

  
\_\_\_\_\_  
Constable MONTGOMERY County, Texas

THE STATE OF TEXAS

§  
§  
§

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Constable Philip Cash, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and in the capacity as therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 5<sup>th</sup> of May 2023.



Jammy Sweet  
NOTARY PUBLIC in and for the State Of Texas  
My Commission Expires: July 10<sup>th</sup>, 2024

Mail to GRANTEE:

ABC Investment Group, LLC  
6315 B FM 1488 #221  
Magnolia, Texas 77354

FILED FOR RECORD  
05/08/2023 11:30AM



*L. Brandon Steinmann*

County Clerk  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number sequence on the date and time stamped herein by me and was duly RECORDED in the Official Public Records of Montgomery County, Texas.

05/08/2023



*L. Brandon Steinmann*

County Clerk  
Montgomery County, Texas