

AFFIDAVIT CONCERNING SALE OF PROPERTY

THE STATE OF TEXAS *
COUNTY OF HARRIS *

NOTICE is hereby given of a right to redemption after sale by PONDEROSA FOREST MAINTENANCE ASSOCIATION against the following property, to-wit:

PRIOR OWNER'S NAME: Taylor Michael L.L.C. and Michael Perez or Juan Diaz

PURCHASER'S NAME: 1717 Norfolk, LLC

LEGAL DESCRIPTION: LOT FORTY (40) AND FORTY-THREE (43) IN BLOCK TWENTY-NINE (29), OF PONDEROSA FOREST SECTION 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 168 PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

This affidavit is filed in accordance with Property Code Section 209.010. Notice is hereby given that 1717 Norfolk, LLC purchased the above described property at a Constable's Sale on October 3, 2023. In accordance with the statute, notice of redemption was given to the prior owner, Taylor Michael L.L.C. and Michael Perez or Juan Diaz, by certified and regular mail on October 11, 2023, of their right to redeem within 180 days of the date of the notice. The Constable's sale was held according to an order entered in Ponderosa Forest Maintenance Association v. Taylor Michael L.L.C. and Michael Perez; Cause No. 2019-13386; in the 215th Judicial District Court of Harris County, Texas for unpaid fees.

EXECUTED this 11th day of October, 2023.

PONDEROSA FOREST MAINTENANCE ASSOCIATION

By: Kathy Ann Terry

Typed Name: Kathy Ann Terry

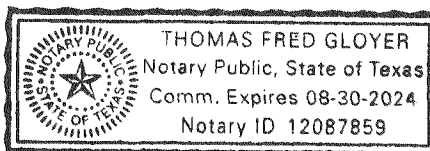
Title: Attorney for Ponderosa Forest Maintenance Association

THE STATE OF TEXAS *
COUNTY OF HARRIS *

The foregoing instrument was acknowledged before me on this 11th day of October, 2023 by Kathy Ann Terry, attorney for PONDEROSA FOREST MAINTENANCE ASSOCIATION on behalf of said Association

Thomas Fred Gloyer
Notary Public, State of Texas

Return to:
Kathy Ann Terry
PO Box 690141
Houston, TX 77269-0141



RP-2023-399137

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Pages 2
10/17/2023 03:53 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$18.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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