

## Legal Notice

### Notice of Constable's Sale

**Cause Number:** 24-CV-2246

Plaintiff: Tuscan Lakes Community Association Inc

Defendant: Shelia Reagan-Tedford

Under the authority and by virtue of an Order of Sale, cause number 24-CV-2246, dated and issued the 15th day of January, 2026, pursuant to the judgment of the 56th Judicial District Court Galveston County, Texas, by the clerk of said court, and to me directed and delivered as Constable in Galveston County, Texas, I have on this 6th day of March, 2026, seized and levied upon, and will on the first Tuesday of the Month, the same being 7th day of April, 2026, at 722 Moody Ave, Galveston, Texas 77550 (Galveston County Courthouse), at the hour of 10:00 a.m., proceed to sell for cash to the highest bidder all of 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 10th day of November, 2025, Tuscan Lakes Community Association Inc, recovered a judgment in the 56th Judicial District Court of Galveston County, Texas, against Shelia Reagan-Tedford for the sum of \$1,739.72 for unpaid assessments, late interest, collection charges and fees incurred by the Association; the reasonable and necessary sum of \$875.00 needed to prepare and draft a Motion of Summary Judgment; Attorney's fees in the amount of \$5,128.00 for legal services rendered and \$1,510.16 in expenses/costs incurred, plus additional attorney's fees in the amount of \$990.00; post-judgment interest on all sums at a rate of 10% per annum from the date of judgment until paid in full; together with the court costs and any additional costs expended in that behalf.

**Property Description:** *Defendant's real property situated at 2815 Scandicci Lane, League City, TX 77573, legally described as: Lot 6, Block 2, of Tuscan Lakes Section SF 50-4-1, an addition in Galveston County, according to the map or plat thereof, recorded in film code no. 2013A, map nos. 84 & 85 of the map and/or plat records, Galveston County, Texas.*

Any properties sold shall be subject to the right of redemption of the Defendant(s), 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 by Constable's Deed and are without warranty as to title or condition, express or implied, as evidenced by Constable's Deed for real property.

For more information, please contact: Holt Tolleff, P.C., Justin Anderson, phone #: 713-510-1000

The minimum bid is all costs of suit and sale, estimated to be: \$12,500.83.

**Terms:** Cash, or cashier's check, certified funds only. Real property being sold at the direction of the Plaintiff's Attorney. Prospective bidders or purchasers are responsible to research or consult with an attorney before bidding. Sale made subject to right of redemption (if any) in accordance to law. Constable's Commission due upon final bid amount.

**Sale to be held:** Sale Number 0426-1 to be held on the 7th day of April, 2026, at the hour of 10:00 a.m., at 722 Moody Ave, Galveston, Texas 77550 (Galveston County Courthouse).

– Constable Justin West, Precinct 4, phone #: 281-316-8711, 174 Calder Dr, Suite 1200, League City, Texas 77573

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