

## Notice To Bidders

Notice of Constable Sale

Cause Number: 24-CV-1258

Blake Patton Constable Precinct 1

Plaintiff: The Wharf at Clear Lake Slip Maintenance Association, Inc.

Defendant: Birdfox, LLC

Under the authority and by virtue of an Order of Sale dated and issued pursuant to the judgment of the 10th Judicial District Court GALVESTON County, Texas by the clerk of said courts as shown in the following schedule of cases, and to me directed and delivered as Constable in Galveston County, Texas, I have on the date indicated below seized and levied upon, and will on the first Tuesday of the Month, the same being the 7th day of April, 2026, at the Galveston County Court House- 722 21st Street, Galveston, Texas 77550, at 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 19th day of March, 2025, The Wharf at Clear Lake Slip Maintenance Association, Inc., recovered a judgment in the 10th Judicial District Court of GALVESTON County, Texas against Birdfox, LLC for the sum of \$2,224.64 , representing unpaid assessments; electricity charges, costs of collection, and other charges assessed or incurred pursuant to the recorded dedicatory instruments of Plaintiff as follows: Dock 22, Slip 10: \$750.08 for unpaid assessments, \$-0- for unpaid electricity, Dock 11, Slip 1: \$750.24 for unpaid assessments, \$724.32 for unpaid electricity; Plus Attorney Fees in the amount of \$ 10,709.83 ; PLUS all costs of court in the amount of \$390.00; PLUS 6% percent interest per annum on the entire amount until paid in full together with any additional costs expended in that behalf.

- Boat Slip One (1), Dock Eleven (11) of the replat of a replat of PHASE 11 of THE WHARF AT CLEAR LAKE, according to the map or plat thereof, recorded in Volume 15, page 168 of the Map Records of Galveston County, Texas, more commonly known as 793 Davis Road, Slip 1, Dock 11, League City, Texas 77573

- Slip 10, Dock Twenty-Two (22), PHASE 11-A OF THE WHARF AT CLEAR LAKE, a subdivision in Galveston County, Texas, according to the map thereof recorded in Volume 17, Page 35 of the Map Records, in the Office of the County Clerk of Galveston County, Texas and more commonly known as 793 Davis Road, Slip 10, Dock 22, League City, Texas 77573. 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 of their interest therein if allowed, within the time and in the manner provided by the law. ALL SALES SHALL BE BY CONSTABLE'S DEED AND ARE WITHOUT WARRANTY AS TO TITLE OR CONDITION, EXPRES OR IMPLIED, AS EVIDENCED BY CONSTABLE'S DEED. For More Information, Contact: Mitchell Katine with Katine Nechman McLaurin LLP at Phone No. 713-808-1009

Estimated Minimum Bid: \$14,394.80

Terms: Cashier's Check or Cash Only (Certified Funds) (Real Property being Sold pursuant to the Writ and at the Direction of the Plaintiff's Attorney) (Prospective Bidders or Purchaser's Responsibility to Research or Consult with an Attorney) (Made Subject to right of redemption (if any) in accordance to law) Constable's Commission due upon final bid amount. Published in The Galveston Daily News SALE TO BE HELD ; on the 7 th day of April, 2026. Sale starts at 10:00 AM. at the Galveston County Court House located at: 722 21 st Street, Galveston, Texas 77550. Blake Patton, Constable Precinct, 1, Galveston County, Texas, 4500 10th Street, Bacliff, Texas 77518, (281) 316-8816.

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