NOTICE OF CONSTABLES SALE

THE STATE OF TEXAS

COUNTY OF FORT BEND

By virtue of an Order of Sale issued out of the Honorable 268TH DISTRICT COURT of FORT BEND County on April 1st, 2025 by the Clerk thereof, in the case of

FORT BEND COUNTY VS. SENIA ALVAREZ, SENIA KARINA ALVAREZ, ET AL

in Cause # 23-DCV-301447 and to me, as CONSTABLE directed and delivered, I will proceed to sell, at 10:00 O' Clock AM on the 6th day of May, 2025, which is the first Tuesday of said month, at the Fort Bend County Fairgrounds, 4310 Highway 36 South, Rosenberg, Texas 77471 of said FORT BEND County, in the City of ROSENBERG, Texas, the following described property, to wit:

TRACT 1: GEO: 0193000004439907
THE WEST 62.88 FEET OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.0 ACRE, MORE OR LESS, LOCATED IN THE JAMES HODGE LABOR, ABSTRACT NO. 193, IN FORT BEND COUNTY, TEXAS; SAID 1.0 ACRE BEING MORE PARTICUALARLY DESCRIBED BY METES AND BOUNDS IN A DEED FROM YSABEL G. MARTINEZ TO NOE M. CANO AND WIFE, ANGELITA G. CANO DATED MARCH 7, 1986 AND RECORDED IN VOLUME 1858, PAGE 1078 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS; AND BEING THAT SAME PROPERTY IDENTIFIED ON PLAINITFF'S TAX ROLLS AS ACCOUNT NO. 0193-00-000-4439-907.

Levied on April 2, 2025 as the property of

SENIA ALVAREZ
ANDY ZENTENO
MARTIN SILVA
SARA PONCE
LAURO ZENTENO

to satisfy a judgment amounting to $10,166.16, representing delinquent taxes, penalties, interest, and attorney's fees through the date of judgment, plus all costs of court, costs of sale, and post judgment penalties and interest recoverable by law in favor of FORT BEND INDEPENDENT SCHOOL DISTRICT AND FORT BEND COUNTY.

ALL BIDDERS MUST COMPLY WITH SECTION 34.015 OF THE TEXAS PROPERTY TAX CODE.

Order of Sale to be issued by Constable, Precinct 3 - Ali Sheikhani

GIVEN UNDER MY HAND ON 2nd Day of April, 2025

CONSTABLE ALI SHEIKHANI
FORT BEND COUNTY
CONSTABLE PRECINCT 3

CONSTABLE FORT BEND COUNTY, TEXAS

By R-Palter #1311 Deputy

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