CONSTABLE'S SALE

Notice is hereby Given, that by virtue of a certain ORDER OF SALE Issued by the Clerk of the 400TH JUDICIAL DISTRICT COURT Court of FORT BEND County, on the 26TH day of OCTOBER, 2026, in a certain cause number 26-DCV-339504 wherein RIVERWOOD VILLAGE SECTION 4 HOMEOWNERS ASSOCIATION, INC plaintiff , and CARLOS HUMBERTO CHAVEZ AND CATALINA PONCE MARQUEZ, JOINTLY AND SEVERALLY defendant, in which cause a judgment was rendered on the 8TH day of JUNE, 2026, in favor of the said plaintiff RIVERWOOD VILLAGE SECTION 4 HOMEOWNERS ASSOCIATION, INC against said defendant CARLOS HUMBERTO CHAVEZ AND CATALINA PONCE MARQUEZ, JOINTLY AND SEVERALLY, for the sum of $5,038.49 AS PAST- DUE ASSESSMENTS WITH ASSOCIATED INTEREST, LATE FEES AND COSTS, THROUGH MAY 7,2026; THE SUM OF $2,278.15 AS ATTORNEY'S FEES; THE SUM OF $300.00 FOR FINES RELATED TO DEED RESTRICTION ENFORCEMENT PURSUANT TO APPLICABLE PROVISIONS OF THE FINE SCHEDULE FOR RIVERWOOD VILLAGE COMMUNITY ASSOCIATION; HAVE RECOVER ALL COSTS OF COURT; SHALL HAVE AND RECOVER POST-JUDGMENT INTEREST AT THE RATE OF 7.5% PER ANNUM OF THE FULL AMOUNT OF THE JUDGMENT AWARDED HEREIN FROM THE DATE HEREOF UNTIL PAID, with the interest thereon at the rate of 7.5% per annum from date of judgment, together with all costs of suit, I levied upon, and will, on the 10TH day of NOVEMBER, 2026 within legal hours, proceed to sell for cash to the highest bidder, all the right, title and interest of CARLOS HUMBERTO CHAVEZ AND CATALINA PONCE MARQUEZ, JOINTLY AND SEVERALLY in and to the following described REAL property, levied upon as the property of CARLOS HUMBERTO CHAVEZ AND CATALINA PONCE MARQUEZ, JOINTLY AND SEVERALLY to wit:

PROPERTY DESCRIPTION: LOT SIXTEEN(16), IN BLOCK THREE(3), OF RIVERWOOD VILLAGE SEC 5 AMENDING PLAT, A SUBDIVISION OF 49.58 ACRES OF LAND OUT THE J MOORE SURVEY, ABSTRACT 61, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT NO. 20190160 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS(THE PROPERTY")

DATE OF SALE: JANUARY 5 ,2027
TIME OF SALE: APPROXIMATELY 10:00 AM
PLACE OF SALE: 1521 EUGENE HEIMANN CIR RICHMOND, TX 77469
TERMS OF SALE: CASH
CREDIT- $0.00

The above sale to be made by me to satisfy the above described judgment for $5,038.49 AS PAST- DUE ASSESSMENTS WITH ASSOCIATED INTEREST, LATE FEES AND COSTS, THROUGH MAY 7,2026; THE SUM OF $2,278.15 AS ATTORNEY'S FEES; THE SUM OF $300.00 FOR FINES RELATED TO DEED RESTRICTION ENFORCEMENT PURSUANT TO APPLICABLE PROVISIONS OF THE FINE SCHEDULE FOR RIVERWOOD VILLAGE COMMUNITY ASSOCIATION; HAVE RECOVER ALL COSTS OF COURT; SHALL HAVE AND RECOVER POST-JUDGMENT INTEREST AT THE RATE OF 7.5% PER ANNUM OF THE FULL AMOUNT OF THE JUDGMENT AWARDED HEREIN FROM THE DATE HEREOF UNTIL PAID, dollars, in favor of RIVERWOOD VILLAGE SECTION 4 HOMEOWNERS ASSOCIATION, INC together with the costs of said suit, and the proceeds applied to the satisfaction thereof.

Ali Sheikhani
Constable Pct. 3
SUGAR LAND, Texas
By

CONSTABLE'S SALE

RACHEL PATTERSON 1311-DEPUTY
NOVEMBER 10, 2026

Constable Case No. 26-415

Docket No. 26-DCV-339504

RIVERWOOD VILLAGE SECTION 4 HOMEOWNERS ASSOCIATION, INC
Plaintiff

VS.

CARLOS HUMBERTO CHAVEZ AND CATALINA PONCE MARQUEZ, JOINTLY AND SEVERALLY
Defendant

-CONSTABLE'S SALE-

Date of Levy NOVEMBER 10, 2026

Date of Sale JANUARY 5, 2027