



**Mike Beard
Constable**

**CONSTABLE
PRECINCT 4**

**301 Jackson
Richmond, TX 77469
(281) 341-4536**

**NOTICE OF CONSTABLE SALE
NOTICE OF LEVY
REAL PROPERTY**

Under and by virtue of a Writ of Execution/Order of Sale issued on the 2nd day of **May, 2023** by the **268th Judicial District Court** of Fort Bend County, Texas in cause # **21-DCV-282861** in favor of the Plaintiff – **New Territory Residential Community Association, Inc.**, for the sum of \$ **24,855.12** ++++costs as taxed on said Execution and further the sum of executing the same. Therefore, on the 17th day of **May, 2023**, I, Constable Mike Beard of Precinct Four Fort Bend County, have levied on and have seized all rights, title, interest, and claim to which the said Defendant(s) – **Roshiela L. Abayari and George Fernandez** had of, in, or to the following described real property, and will offer for sale on the 5th day of **July, 2023** at the **Fort Bend County Fairgrounds-4310 Highway 36 South, Rosenberg, Texas 77471** of said Fort Bend County between the hours of **ten o'clock a.m. and four o'clock p.m.**, any and all rights, title, interests and claims which the above defendant had of, in, or to the following described real property situated in Fort Bend County, Texas; viz:

LEGAL DESCRIPTION:

LOT TWENTY-FOUR (24), IN BLOCK TWO (2) OF NEW TERRITORY PARCEL SF-35, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO. 1463/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. MORE COMMONLY KNOWN AS 4306 INNSBROOK PLACE, SUGAR LAND, TEXAS 77479

ADJUDGED/MARKET VALUE: \$298,584.00

Property is sold with all encumbrances and liens affixed thereto. All sales are final.

Terms: Cash, Cashier's Check or Money Order
Sale to be held at or
about 10:00 A.M.

Mike Beard, Constable
Precinct Four
Fort Bend County, Texas

BY: M. Scheibel
M. Scheibel
Deputy Constable #1420