

THE STATE OF TEXAS

**2024-DCL-07649**

The Bank of New York Mellon FKA § IN THE 107TH DISTRICT COURT  
The Bank of New York, As Trustee  
for The Certificateholders Cwalt,  
Inc., Alternative Loan Trust 2006-  
15CB, Mortgage Pass-Through § OF  
Certificates, Series 2006-15CB  
vs

Julian Garcia and Marla D. Garcia § CAMERON COUNTY, TEXAS  
AJKJA Marla Della Garcia and  
The Heirs at Law of Marla D.  
Garcia AJKJA Marla Della Garcia,  
Deceased

**TO: The Unknown Heirs At Law Of Marla D. Garcia AJKJA Maria Delia Garcia, Deceased**

**NOTICE TO DEFENDANT: "You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 am on the Monday next following the expiration of 42 days after the date this citation was issued, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at [TexasLawHelp.org](https://www.texaslawhelp.org)."**

You are hereby commanded to appear by filing a written answer to the **Plaintiff's Original Petition** at or before 10:00 o'clock A.M. on the Monday next after the expiration of 42 days after the date of issuance of this citation before the Honorable 107th District Court of Cameron County, at the Courthouse in said County in Brownsville, Texas. Said Plaintiffs Original Petition was filed in said court on the 27th day of December, 2024 in the above entitled cause.

A brief statement of the nature of this suit is as follows, to-wit:

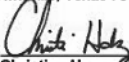
**The Petition seeks an order to foreclose the lien on the property and assert a claim to the property located at 23309 Cragon Road, Primera, TX 78552 and legally described as: Lot Six (6), Block One (1 ), Mlrasol Subdlvislon, Cameron County, Texas, According To Map Thereof Recorded In Cabinet 1, Page 1371-A of the Map Records, Cameron County, Texas as is more fully shown by Plaintiff's Original Petition on file in this suit.**

Issued and given under my hand and seal of said Court at Brownsville, Texas, on this the 27th day of February, 2025.

ATTORNEY:  
Ronny George  
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704-333-8107  
13105 NW FWY Suite 960  
Houston TX 77040



Laura Perez-Reyes  
District Clerk of Cameron County  
974 E Harrison Street  
Brownsville, Texas 78520

By:   
Christina Hernandez, Deputy Clerk