NOTICE OF CONSTABLE SALE

THE STATE OF TEXAS

COUNTY OF CAMERON

By virtue of Orders of Sale issued out of the Courts of Cameron County in the following cases on the 23rd day of October, 2025, and to me, as Constable, directed and delivered, I will proceed to sell at I0:00 AM on the 2nd day of December, 2025, which is the first Tuesday of said month, at the Official Door of the Courthouse of said Cameron County, in the City of Brownsville, Texas, the following described property, to wit:

Cause No: 2011-DCL-01186 BROWNSVILLE INDEPENDENT SCHOOL DISTRICT vs. ROBERTO GARCIA, A/K/A ROBERTO GARCIA, JR., ET AL

TRACT 1: GEO: 7475403090241000

0.548 ACRE, MORE OR LESS, SITUATED IN THE SOUTHWEST PORTION OF LOT 24, BLOCK 309, EL JARDIN RESUBDIVISION, IN CAMERON COUNTY, TEXAS, AS DESCRIBED IN DEED DATED JULY 21, 1998, FROM ROBERTO GARCIA, ETA UX, TO ROBERTO GARCIA, JR., IN VOLUME 5067, PAGE 328, OFFICIAL RECORDS

OF CAMERON COUNTY, TEXAS.

Cause No: 2021-DCL- 06715

BROWNSVILLE INDEPENDENT SCHOOL DISTRICT vs. ZARATE FAMILY REVOCABLE TRUST, TRUSTEE ISMAEL ZARATE, ET AL.

CAMERON COUNTY, CITY OF BROWNSVILLE AND

TRACT 6: GEO:7912460040022000

Lot 22, Block 4, Heritage Place Subdivision, Section 1, a subdivision in the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet I, Page 2693-A, Map Records of Cameron County, Texas.

Cause No: 2023-DCL-05388 CAMERON COUNTY, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND LA FERIA INDEPENDENT SCHOOL DISTRICT VS. JESUS RAMON CARREON-ZUNIGA, ET AL

TRACT 1: GEO: 2900000290018000

Lots 18 and 19, Block 29, Original Town of La Feria, Cameron County, Texas, according to the map or plat thereof, recorded in Volume I, Page 30, Map Records of Cameron County, Texas.

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

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER

EXPRESS OR IMPLIED. NEITHER THE SELLER NOR THE SHERIFF'S/CONSTABLE'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE

0 JUDICIALES. LOS POSTORES HARAN UNA OFERTA POR EL TITULO, LOS DERECHOS E INTERESES, SI ALGUNO, EN LA PROPIEDAD OFRECIDA. LA PROPIEDAD SE VENDE COMO ESTA, EN EL LUGAR DONDE SE ENCUENTRA, Y

ESTA VENTA SE LLEVARA A CABO DE CONFORMIDAD CON LOS REQUISITOS LEGALES

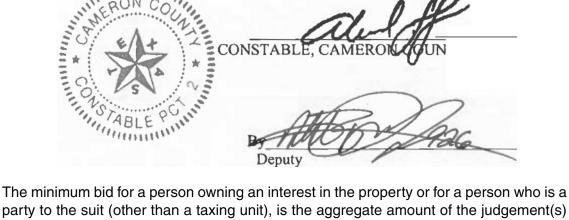
SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR, NI LA OFICINA DEL ALGUACIL GARANTIZAN 0 HACEN NINGUNA REPRESENTACION SOBRE EL TITULO DE LA PROPIEDAD, CONDICION, HABITABILIDAD, COMERCIABILIDAD, 0 IDONEIDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN **TODOS LOS RIESGOS.** EN ALGUNAS SITUACIONES, UN LOTE DE CINCO HECTAREAS 0 MENOS SE PRESUME

SERVICIOS DE AGUA POTABLE 0 AGUAS RESIDUALES, LA PROPIEDAD NO PUEDE CALIFICAR PARA EL USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEE MAS INFORMACION, DEBERA HACER ESTUDIOS ADICIONALES 0 CONSULTAR CON UN ABOGADO PRIVADO. Levied on the 23rd day of October, 2025, as the property of said Defendants to satisfy the

judgments rendered in the above styled and numbered causes, plus all taxes, penalties, interest, and attorney fees accrued to the date of sale and all costs recoverable by law in favor of

QUE ES APTO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO TIENE

GIVEN UNDER MY HAND ON October 23, 2025



against the property plus all costs of suit and sale. THERE MAY BE ADDITIONAL TAXES DUE ON THE PROPERTY WHICH HAVE BEEN ASSESSED SINCE THE DATE OF JUDGMENT. For more information, contact your attorney or the tax collector. For additional information:

each jurisdiction.



Vistit us at www.pbfcm.com (956) 368-1391