

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 10:00 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: BROWNSVILLE INDEPENDENT SCHOOL DISTRICT
2011-DCL-01186 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: CAMERON COUNTY, CITY OF BROWNSVILLE AND
2021-DCL- 06715 BROWNSVILLE INDEPENDENT SCHOOL DISTRICT
vs. ZARATE FAMILY REVOCABLE TRUST, TRUSTEE
ISMAEL ZARATE, ET AL.

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: CAMERON COUNTY, SOUTH TEXAS INDEPENDENT
2023-DCL-05388 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.

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

ESTA VENTA SE LLEVARA A CABO DE CONFORMIDAD CON LOS REQUISITOS LEGALES O 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 SIN NINGUNA GARANTIA, YA SEA EXPRESA O IMPLICITA. NI EL VENDEDOR, NI LA OFICINA DEL ALGUACIL GARANTIZAN O HACEN NINGUNA REPRESENTACION SOBRE EL TITULO DE LA PROPIEDAD, CONDICION, HABITABILIDAD, COMERCIALIZACION, O IDONEIDAD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

EN ALGUNAS SITUACIONES, UN LOTE DE CINCO HECTAREAS O MENOS SE PRESUME QUE ES APTO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO TIENE SERVICIOS DE AGUA POTABLE O AGUAS RESIDUALES, LA PROPIEDAD NO PUEDE CALIFICAR PARA EL USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEE MAS INFORMACION, DEBERA HACER ESTUDIOS ADICIONALES O 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 each jurisdiction.

GIVEN UNDER MY HAND ON October 23, 2025



CONSTABLE, CAMERON COUNTY

By _____
Deputy

The minimum bid for a person owning an interest in the property or for a person who is a party to the suit (other than a taxing unit), is the aggregate amount of the judgement(s) 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:

PB | **PERDUE BRANDON**
ATTORNEYS AT LAW



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