

# 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 31st day of January, 2025, and to me, as Constable, directed and delivered, I will proceed to sell at 10:00 AM on the 4th DAY OF March, 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: 2018-DCL-05948**

CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. ANTONIO FERNANDEZ A/K/A ANTONIO S. FERNANDEZ

TRACT 1: GEO: 0100000080008200

The East 1/2 of Lot 8, Block 8, Original Townsite to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 5, Page 13, Map Records of Cameron County, Texas.

**Cause No: 2020-DCL-04482**

CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT vs. SANDRA VARGAS AKA SANDRA FLORES VARGAS

TRACT 1: GEO: 0743500150002000

Lot 2, Block 15, Villa Maria Gardens Addition, an addition to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 16, Map Records of Cameron County, Texas.

**Cause No: 2020-DCL-04913**

CAMERON COUNTY AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT vs. ROSARIO ARREDONDO, ET AL

TRACT 1: GEO: 7400200400003100

Lot 20, Block 40, Cameron Park Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 20, Page 1, Map Records of Cameron County, Texas.

**Cause No: 2022-DCL-02274**

CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT vs. SABINO YBARRA, ET AL

TRACT 1: GEO: 0333100100018002

a 66% undivided interest in Lot 18, Block 10, Garden Park Subdivision, a subdivision in the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 7, Page 13, 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 LLEVARÁ A CABO DE CONFORMIDAD CON LOS REQUISITOS LEGALES O JUDICIALES. LOS POSTORES HARÁN UNA OFERTA POR EL TÍTULO, LOS DERECHOS E INTERESES, SI ALGUNO, EN LA PROPIEDAD OFRECIDA.**

**LA PROPIEDAD SE VENDE COMO ESTÁ, EN EL LUGAR DONDE SE ENCUENTRA, Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR, NI LA OFICINA DEL ALGUACIL GARANTIZAN O HACEN NINGUNA REPRESENTACIÓN SOBRE EL TÍTULO DE LA PROPIEDAD, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN, O IDONEIDAD PARA UN PROPÓSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.**

**EN ALGUNAS SITUACIONES, UN LOTE DE CINCO HECTÁREAS 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 MÁS INFORMACIÓN, DEBERÁ HACER ESTUDIOS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO.**

Levied on the 31st day of January, 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 January 31, 2025.



A handwritten signature in blue ink, appearing to be 'A. J. Off', is written over a horizontal line.

CONSTABLE, CAMERON COUNTY, TEXAS

By #926 / 926  
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 judgment(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:

**PERDUE BRANDON**  
ATTORNEYS AT LAW



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