

NOTICE OF CONSTABLE RESALE

THE STATE OF TEXAS
COUNTY OF CAMERON

Pursuant to an order of its governing body under Section 34.05(c), Property Tax Code, the Brownsville Independent School District has requested a public resale by my office of certain properties previously foreclosed and bid off to the taxing units in the suits described below. Therefore, I will on March 3, 2026, at the Official Door of the Courthouse of said Cameron County, in the City of Brownsville, Texas, beginning at 10:00 a.m., proceed to sell for cash to the highest bidder, and in the manner provided by Section 34.05(d), Property Tax Code, all of the right, title and interest of the taxing units, acquired through each of the suits listed below, in and to the following described real estate being situated in Cameron County, Texas, to wit:

Cause No: 2008-09-4896-D & 2015-DCL-00597

CAMERON COUNTY AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. THE KNOWN AND UNKNOWN HEIRS OF JUAN BALLI MARTINEZ (DECEASED), AND ANY OTHER KNOWN OR UNKNOWN PERSON HAVING A CLAIM AND/OR INTEREST TO THE PROPERTY, ET AL

TRACT 1: GEO: 7100700070000000

Being a part of the Tahuachalito Banco No. 7, in Cameron County, Texas, said tract described in Volume 1064 Page 316 of the Deed Records of Cameron County, Texas, more particularly described as follows:

"Beginning at International Boundary Commission Corner, hereinafter called I.B.C.C. No. 1 of said Tahuachalito Banco No. 7
Thence N. 22 Deg. 20' E. 270.7 feet to I.B.C.C. No.2
Thence N. 59 Deg. 00' E. 2322.8 ft. to I.B.C.C. No.3
Thence N. 49 Deg. 30' E. 2021.0 ft. to I.B.C.C. No.4
Thence N. 63 Deg. 15' E. 899.0 ft. to I.B.C.C. No.5
Thence S. 63 Deg. 30' E. 794.0 ft. to I.B.C.C. No. 6
Thence S. 9 Deg. 36' E. 103.0 ft. to a corner
Thence S. 66 Deg. 02' W. 455.0 ft. to a corner
Thence N. 63 Deg. 30' W. 432.0 ft. to a corner
Thence S. 69 Deg. 15' W. 462.0 ft. to a corner
Thence S. 57 Deg. 30' W. 642 ft. to a corner
Thence S. 47 Deg. 43' W. 675ft. to a corner
Thence S. 54 Deg. 13' W. 783.0 ft. to a corner
Thence S. 51 Deg. 20' W. 647.0 ft. to a corner
Thence S. 61 Deg. 56' W. 898.0 ft. to a corner
Thence S. 38 Deg. 54' W. 430.0 ft. to a corner
Thence S. 22 Deg. 05' W. 165,0 ft. to a corner
on the South line of said Banco No. 7;
Thence N. 89 Deg. 53' W. 98ft. to I.B.C.C. No. 11
Thence S. 22 Deg. 20' W. 141.1 ft. to I.B.C.C. No. 12
Thence N. 67 Deg. 52' W. 569.3 ft. to I.B.C.C. No. 1
the place of beginning, and containing 53.1 acres of land, more or less together with all that certain 5.44 acres more or less land which has accreted to said property by virtue of the meandering of the Rio Grande River.

SAVE & EXCEPT however, that certain

Being 10.00 Acres of land out of a 53.1 Acre Tract out of the Tahuachalito Banco No. 7, in Cameron County, Texas, said 10.00 Acres being more particularly described as follows:

BEGINNING at a point on the West Right-of-Way line of U.S. Highway 281 (Military Hwy.), which is S. 63 deg. 30' min. E. 9.59 feet and S. 10 deg. 37 min. E., 272.2 feet from I.B.W.C. Corner No. 5 for the Northeast corner of this tract;

THENCE along said West Right-of-Way line, S. 10 deg. 37 min. E., 272.2 feet to a point for the Southeast corner of this tract;

THENCE N. 63 deg. 30. min. W., 205.09 feet to a point for a corner of this tract;

THENCE S. 69 deg. 15 min. W., 462.00 feet to a point for a corner of this tract;

THENCE S. 57 deg. 30 min. W., 642.00 feet to a point for a corner of this tract;

THENCE S. 47 deg. 43 min. W., 675.00 feet to a point for a corner of this tract;

THENCE S. 54 deg. 13 min. W., 233.10 feet to a point for the Southwest corner of this tract;

THENCE N. 35 deg. 47 min. W., 188.08 feet to a point for the Northwest corner of this tract;

THENCE N. 54 deg. 13 min. E., 211.67 feet to a point for a corner of this tract;

THENCE N. 47 deg. 43 min. E., 707.64 feet to a point for a corner of this tract;

THENCE N. 57 deg. 30 min. E., 681.96 feet to a point for a corner of this tract;

THENCE N. 69 deg. 15 min. E., 576.21 feet to a point for a corner of this tract;

THENCE S. 63 deg. 30 min. E., 107.39 feet to the place of beginning, containing 10.00 Acres, more or less.

Also known as and including an additional SAVE & EXCEPT for property taken by the State after 2008-09-4896-D

All that certain tract of land situated in the Tahuachalito Banco #7, Cameron County, Texas, described as 53.10 acres, more or less, in deed dated June 29, 1972, from Cameron County to Juan Balli Martinez, in Volume 936, Page 775, Deed Records of Cameron County, Texas; SAVE & EXCEPT however, that certain

A. 10.00 acre tract described in Volume 12849, Page 189, Official Records of Cameron County, Texas

B. 9.980 acre tract described in Declaration of Taking in Document Number 2020- 43348 recorded on November 23, 2020, Official Records of Cameron County, Texas,

Leaving herein a residue of 33.12 acres, more or less accounts for the 9.980 acres taken for the border wall

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: 01000000800008200

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: 2022-DCL-02168

CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT vs. RAMON CISNEROS JR, ET AL

TRACT 1: GEO: 7728601010013000

PALM PARK SUBDIVISION 10.777 AC OUT OF 10.89 AC OUT OF 11.9799 ACS OF LOT 13 BLK 101 (VOL 5 PG 29 CCMR)

All volume and page references in the legal description refer to the records of the County Clerk of Cameron County. All prospective bidders should make their own investigation of the title held by the taxing entities and the value of the property. Prospective bidders are encouraged to consult their attorneys. Prospective bidders should not rely on the "Adjudged Value" as representing the actual value of the property or any information regarding the property contained in the records of the Cameron County Appraisal District.

THE PROPERTY MAY BE SUBJECT TO CLAIMS BY THE TAXING ENTITIES FOR POST-JUDGMENT TAXES. TAX SALE PURCHASERS ARE ENCOURAGED TO CHECK WITH THE TAXING ENTITIES FOR OTHER TAXES THAT MAY BE DUE ON THE PROPERTY, AS WELL AS MOWING LIENS AND ASSESSMENTS BY WATER DISTRICTS.

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 16th day of December 2025 for the Brownsville Independent School District, 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 15, 2026



[Signature]
CONSTABLE, CAMERON COUNTY, TEXAS

By *[Signature]*
Deputy

For additional information:

PERDUE BRANDON
ATTORNEYS AT LAW



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