

NOTICE OF SALE

STATE OF TEXAS

§ BY VIRTUE OF AN ORDER OF SALE

CAMERON COUNTY

§
§ DATED FEBRUARY 4, 2025

and issued pursuant to judgment decree(s) of the District Court of Cameron County, Texas, by the Clerk of said Court on said date, in the hereinafter numbered and styled suit(s) and to me directed and delivered as Sheriff or Constable of said County, I have on December 31, 2024, seized, levied upon, and will, on the first Tuesday in February, 2025, the same being the 4th day of said month, Pursuant to Texas Tax Code 34.01, and as further provided in the Resolution To Allow Online Auctions For Tax Foreclosure Sales And To Adopt Rules Governing Online Auctions adopted by vote of Commissioners Court of Cameron County, Texas, on June 25, 2019, and recorded as instrument number 20191108000078 in the Official Real Property Records of Cameron County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://cameron.texas.sheriffsaleauctions.com>, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 10:30 AM, proceed to sell for cash to the highest bidder all the right, title, and interest of the defendants in such suit(s) in and to the following described real estate levied upon as the property of said defendants, the same lying and being situated in the County of Cameron and the State of Texas, to-wit:

SUIT NO. STYLE OF SUIT AND PROPERTY DESCRIPTION

2020-DCL-02782 2008-07-003866	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. ESPERANZA MENDIETA Lot 804 and the Northwest 20.00 feet of 805, Block 31, Colonia Victoria, Second Section, an addition to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 6, Map Records of Cameron County, Texas. (Account No.: 0729300000804000)
2020-DCL-06090	CAMERON COUNTY, CITY OF BROWNSVILLE AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ELIZABETH D BERGSTROM, AKA ELIZABETH DANIELLE BERGSTROM 6.13 acres, more or less, out of Share 32, Espiritu Santo Grant, Cameron County, Texas, being Lot 73, Block "D", Rio Grande, an unrecorded subdivision in Cameron County, Texas; said 6.13 acres as described in deed dated April 6, 2007, from N.R.L.L. East LLC to Elizabeth D. Bergstrom, in Volume 13755, Page 253, Official Records of Cameron County, Texas. (Account No.: 7801500040073000)
2022-DCL-00108	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ARROYO AQUACULTURE ASSOCIATION, INC. 7.121 acres, more or less being Lot 26, Taiwan Shrimp Farm Development Subdivision No. 1, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 910-B, Map Records of Cameron County, Texas. (Account No.: 791920000026000)
022-DCL-00108	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ARROYO AQUACULTURE ASSOCIATION, INC. 6.3930 acres, more or less, being Lot 27, Taiwan Shrimp Farm Development Subdivision No. 1, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 910-B, Map Records of Cameron County, Texas. (Account No.: 791920000027000)
022-DCL-00108	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ARROYO AQUACULTURE ASSOCIATION, INC. Lot 69, Taiwan Shrimp Farm Development Subdivision No. 1, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 910-B, Map records of Cameron County, Texas. (Account No.: 7919200000069000)
022-DCL-00108	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ARROYO AQUACULTURE ASSOCIATION, INC. Lot "C", Taiwan Shrimp Farm Development Subdivision No. 1, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 910-B, Map Records of Cameron County, Texas. (Account No.: 7919200000088000)
022-DCL-00108	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ARROYO AQUACULTURE ASSOCIATION, INC. 0.622 acre, more or less, being Lot 1, Block 1, BHB Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 2628B, Map Records of Cameron County, Texas. Combined Acct #791962001001000 & Acct #7919620010001001-bldg
2022-DCL-02926	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. CRISTINA MONTOYA Lot 12, Block 43, East Brownsville, 5th Section, an addition to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 12, Page 67, Map Records of Cameron County, Texas. (Account No.: 0256100430012000)
2022-DCL-05636	CAMERON COUNTY, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. JOSE ARTURO LOZANO, ET AL Lot 2, Block 1, Ranchito Acres No. 3, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 225-B, Map Records of Cameron County, Texas. Combined-Two Bldg Accts #775545000002001 & #775545000002002 & (Account No.: 775545000002000)
2024-DCL-01381	CAMERON COUNTY, CITY OF BROWNSVILLE, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. ERIC GARCIA Lot 25, Block 4, El Valle Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 789-B, Map Records of Cameron County, Texas. (Account No.: 0286100040025000)
021-DCL-02455	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. RUBEN GONZALEZ, ET AL The West 1/2 of Lot 6, Medrano Subdivision, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 14, Page 67, Map Records of Cameron County, Texas. (Account No.: 7672300000006100)
2023-DCL-04873	CAMERON COUNTY, CITY OF BROWNSVILLE, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. MARIA DEL CARMEN LONGORIA Lot 5, Block 14, Bella Vista, Third Addition, an addition to the City of Brownsville, Cameron County, Texas, as described in Volume 969, Page 653, Deed Records of Cameron County, Texas. (Account No.: 0162100140005000)
2021-DCL-06720	CAMERON COUNTY AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. SARAY HERNANDEZ, ET AL Lot 23, Block 39, Cameron Park Addition, Second Installment, 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. Acct #7400200390023000-Combined Bldg Acct #7400200390023001
2021-DCL-06720	CAMERON COUNTY AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. SARAY HERNANDEZ, ET AL Lot 24, Block 39, Cameron Park Addition, Second Installment, 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. (Account No.: 7400200390024000)
2023-DCL-05335	CAMERON COUNTY, CITY OF BROWNSVILLE, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. RAFAEL CARDENAS RODRIGUEZ Lot 6, International Industrial Park Section 2, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 1520-B, Map Records of Cameron County, Texas. (Account No.: 0607310000006000)
2023-DCL-06027	CAMERON COUNTY, CITY OF BROWNSVILLE, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. FRANCISCO GARZA, AKA FRANK GARZA, FRANCISCO RODRIGUEZ GARZA 4.00 acres, more or less, out of Block 130, El Jardin Subdivision, an addition to Cameron County, Texas, as described in deed dated January 13, 2006, from David Anguiano to Francisco Garcia, in Volume 12219, Page 242, Official Public Records of Cameron County, Texas. (Account No.: 7479601300020000)

(any volume and page references, unless otherwise indicated, being to the Deed Records, Cameron County, Texas, to which instruments reference may be made for a more complete description of each respective tract.)

or, upon the written request of said defendants or their attorney, a sufficient portion of the property described above shall be sold to satisfy said judgment(s), interest, penalties, and cost; and any property sold shall be subject to the right of redemption of the defendants or any person having an interest therein, to redeem the said property, or their interest therein, within the time and in the manner provided by law, and shall be subject to any other and further rights to which the defendants or anyone interested therein may be entitled, under the provisions of law. Said sale to be made by me to satisfy the judgment(s) rendered in the above styled and numbered cause(s), together with interest, penalties, and costs of suit, and the proceeds of said sales to be applied to the satisfaction thereof, and the remainder, if any, to be applied as the law directs.

Dated at Brownsville, Texas, on December 31, 2024

Sheriff Manuel Trevino
Cameron County, Texas

By _____
Deputy

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, OWNED BY THE DEFENDANT(S) IN SUCH SUIT(S) IN AND TO THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'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 REALIZA CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS POSTORES LICITARÁN POR LOS DERECHOS, TÍTULOS E INTERESES, SI FUESE EL CASO, DE LA PROPIEDAD INMUEBLE QUE SE OFRECE.

LA PROPIEDAD SE VENDE TAL CUAL, DONDE SE ENCUENTRE Y SIN NINGUNA GARANTÍA EXPRESA O IMPLÍCITA. NI EL CONDADO NI EL DEPARTAMENTO DEL ALGUACIL GARANTIZAN O REALIZAN ALGUNA DECLARACIÓN RESPECTO AL TÍTULO, CONDICIÓN, ABITABILIDAD, COMERCIABILIDAD O APTITUD PARA UN PROPÓSITO PARTICULAR. LOS COMPRADORES SE RESPONSABILIZAN POR TODOS LOS RIESGOS.

EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE SE DESTINA PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIOS DE AGUA POTABLE O ALCANTARILLADO, LA PROPIEDAD PUEDE NO CALIFICAR PARA USO RESIDENCIAL. SI UN COMPRADOR POTENCIAL DESEA MÁS INFORMACIÓN DEBE PREGUNTAR O CONSULTAR A UN ASESOR PRIVADO.

NOTES

For North Properties see
The Valley Morning Star

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