

NOTICE OF SALE

STATE OF TEXAS

§

BY VIRTUE OF AN ORDER OF SALE

CAMERON COUNTY

§

DATED July 1, 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 Constableof said County, I have on July 1, 2025, seized, levied upon, and will, on the first Tuesday in July, 2025, the same being the 1st 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
2021-DCL-00464	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. DOMINGO GOMEZ Lot 12, Block “G”, Frontier Addition, an addition to the City of Brownsville, Cameron County, Texas, as described in Volume 783, Page 797, Deed Records of Cameron County, Texas. (Account No.: 0311100070012000)
2023-DCL-04481	CAMERON COUNTY, CITY OF BROWNSVILLE, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. DOROTHEA L. VANDER STOEP, AS INDEPENDENT EXECUTOR OF ESTATE OF DEAN M VANDER STOEP Tract 70, Valley Sound Addition, an addition in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet1, Slot 349-B through 360-B, Map Records of Cameron County, Texas. (Account No.: 7851750120070000)
2023-DCL-04481	CAMERON COUNTY, CITY OF BROWNSVILLE, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. DOROTHEA L. VANDER STOEP, AS INDEPENDENT EXECUTOR OF ESTATE OF DEAN M VANDER STOEP Tract 63, Valley Sound Addition, an addition in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1 , Slot 349-B through 360-B Map Records of Cameron County, Texas. (Account No.: 7851750130063000)
2021-DCL-02946	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. WLADYSLAWA BUCZYNSKI, ET AL Lot 12, Block 9, Johnson Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 19, Page 60, Map Records of Cameron County, Texas. (Account No.: 9372100090012000)
2021-DCL-02946	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. WLADYSLAWA BUCZYNSKI, ET AL Lot 13, Block 9, Johnson Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 19, Page 60, Map Records of Cameron County, Texas. (Account No.: 9372100090013000)
2021-DCL-04309	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. JORGE DE LA FUENTE (DECEASED), ET AL Lot 12, Linda Vista Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 19, Page 47, Map Records of Cameron County, Texas. (Account No.: 0464900010012000)
2022-DCL-05049	CAMERON COUNTY, TOWN OF RANCHO VIEJO, BROWNSVILLE INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. JUAN ZURITA Lot 208, Rancho Viejo Subdivision, Section 10, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 26, Page 33, Map Records of Cameron County, Texas. (Account No.: 5201000000208000)
2023-DCL-05570	CAMERON COUNTY, TOWN OF SOUTH PADRE ISLAND, POINT ISABEL INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT, TEXAS SOUTHMOST COLLEGE DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. RPV REAL ESTATE LLC Unit 2, Wild Wind Condominiums, Phase III, a condominium regime in the Town of South Padre Island, Cameron County, Texas, as described in Volume 23881, Page 303 Official Public Records of Cameron County, Texas. (Account No.: 6764500000002000)
2023-DCL-05658	CAMERON COUNTY, CITY OF BROWNSVILLE, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. JUAN JOSE RODRIGUEZ JR Lot 7, Block 1, The Woodlands No. 1 Subdivision, an additiion to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 2655-A, Map Records of Cameron County, Texas. (Account No.: 7896510010007000)
2024-DCL-00460	CAMERON COUNTY, CITY OF BROWNSVILLE, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. ANNABEL VELE Lot 4, Block 9, El Naranjal Subdivision, Section I, a subdivision in Cameron County, Texas, according to the map or plat thereof recorded in Cabinet 1, Slot 1503-B, Map Records of Cameron County, Texas. (Account No.: 7475510090004000)
2024-DCL-00460	CAMERON COUNTY, CITY OF BROWNSVILLE, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. ANNABEL VELEZ Lot 49, Linda Vista Subdivision, Section II, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 19, Page 66, Map Records of Cameron County, Texas. (Account No.: 0464900020049000)
2024-DCL-00442	CAMERON COUNTY, CITY OF BROWNSVILLE, SOUTH TEXAS INEDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. JOSE HERNANDEZ, AKA JOSE FRANCISCO HERNANDEZ GONZALEZ, ET AL Lot 18, Block 1, Austin Court Estates, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 171-B, Map Records of Cameron County, Texas. (Account No.: 7330050010018000)
2017-DCL-08329	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. LLESICA CRAFTS, AKA LLESICA MIROSLAVA CRAFTS Lot 14, Block 16, Garden Parks 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. (Account No.: 0333100160014000)

(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 July 1, 2025

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, COMERCIALIZADIDAD 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.

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