

# NOTICE OF SALE

STATE OF TEXAS

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BY VIRTUE OF AN ORDER OF SALE

CAMERON COUNTY

§

DATED SEPTEMBER 2, 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 July 29, 2025, seized, levied upon, and will, on the first Tuesday in September, 2025, the same being the 2nd 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

2024-DCL-00455	CAMERON COUNTY, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND SANTA MARIA INDEPENDENT SCHOOL DISTRICT VS. ELOY RODRIGUEZ Private Area Adjacent to Lot 17, Santa Maria North Subdivision, Phase 1, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 2333-B, Map Records of Cameron County, Texas. (Account No.: 8600400030100000)
2023-DCL-04982	CAMERON COUNTY, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND LA FERIA INDEPENDENT SCHOOL DISTRICT VS. ANN ELIZABETH PRESAS, ET AL Lot 20, Block “H”, Potter and Watson Addition, an addition to the City of La Feria, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 27, Map Records of Cameron County, Texas. (Account No.: 2966000080020000)
2022-DCL-05052	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. PABLO PENA, ET AL Lot 15, Block 5, Bonnaville Terrace Subdivision, a subdivision in the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 37, Map Records of Cameron County, Texas; SAVE & EXCEPT however, that certain 0.0064 acre tract described in Volume 781, Page 291, Deed Records of Cameron County, Texas, leaving herein a residue of 0.1600 of an acre, more or less. (Account No.: 9712200050015000)
2022-DCL-02609	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. GUADALUPE YANEZ (DECEASED), ET AL Lot 14, Block 10, Southwest Harlingen Addition, an addition to the City of Harlingen, Cameron County, Texas, as described in Volume 897, Page 393, Deed Records of Cameron County, Texas. (Account No.: 2369700100014000)
2020-DCL-06266	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ALEJANDRA MARTIN CERVANTES Lot 19, Block 11, Bent Tree Subdivision, Section II, an addition to the City of San Benito, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 2859-A, Map Records of Cameron County, Texas. (Account No.: 9090110110019000)
2021-DCL-00575	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. JOSE MANUEL BENAVIDES JR LA triangular section of Lot 22, Unit II, Esparza Subdivision, measuring 32.79 feet x 103.39 feet x 101.03 feet, a subdivision in Cameron County, Texas, as described in Volume 9445, Page 121, Official Records of Cameron County, Texas. (Account No.: 9021510000022100)

(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 29, 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, COMERCIALIZABILIDAD 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.