

NOTICE OF SALE

STATE OF TEXAS
CAMERON COUNTY

§
§

BY VIRTUE OF AN ORDER OF SALE
DATED JUNE 3, 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 April 29, 2025, seized, levied upon, and will, on the first Tuesday in June, 2025, the same being the 3rd 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:

<u>SUIT NO.</u>	<u>STYLE OF SUIT AND PROPERTY DESCRIPTION</u>
-----------------	---

2021-DCL-06721	CAMERON COUNTY, CITY OF BROWNSVILLE AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. INVESTORS MORTGAGEBANC, INC. Lot 3, Block 2, Magic Valley Farms Sudivision, a subdivision in Cameron County, Texas, being 4.91 acres, more or less, according to the map or plat thereof, recorded in Cabinet 1, Page 298-B, Plat Records of Cameron County, Texas; SAVE & EXCEPT however, 0.99 acre as described in Volume 21077, Page 292, Official Records of Cameron County, Texas, leaving herein a residue of 3.92 acres, more or less. (Account No.: 7654650020003000)
2022-DCL-03945	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. J. M. DEPRIEST, AKA JAMES MARION DEPRIEST (DECEASED), AS TRUSTEE OF THE JAMES MARION DEPRIEST FAMILY TRUST Lot 11, Block 24, Holly Beach Townsite, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 30, Pages 44 and 45, Map Records of Cameron County, Texas. (Account No.: 2700000240011000)
2023-DCL-04729	CAMERON COUNTY, CITY OF BROWNSVILLE, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. HOMBERTO HERNANDEZ (DECEASED) All that certain tract of land out of the Southwest 1/2 of School Block 31, Colonia Victoria Addition, an addition to the City of Brownsville, Cameron County, Texas, described as 125.00 feet by 100.00 feet, containing 0.287 acre, more or less, in deed dated November 14, 1955, from Marcus P. Woodward etux to Porfirio Hernandez etux, in Volume 606, Page 143 Deed Records of Cameron County, Texas; SAVE & EXCEPT however thereof, 50.00 feet by 100.00 feet, containing 0.1148 acre, as described in Volume 684, Page 35, Deed Records of Cameron County, Texas; leaving herein a residue of 0.1722 acre, more or less. (Account No.: 0729300000808500)
2024-DCL-00632	CAMERON COUNTY, CITY OF BROWNSVILLE, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. JOSE LUIS BETANCOURT, ET AL Lot 24, Block 4, Portofino Subdivision, Phase 2, an addition to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 2573-A, Map Records of Cameron County, Texas. (Account No.: 7919610040024000)
2024-DCL-01191	CAMERON COUNTY, CITY OF BROWNSVILLE, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. KYRIOS GROUP LLC Lot 20, Block 6, The Woodlands Subdivision No. 2-B, a subdivision in the City Of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slots 3733 and 3734, Map Records of Cameron County, Texas. (Account No.: 7896370060020000)
2024-DCL-01424	CAMERON COUNTY, CITY OF BROWNSVILLE, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. SUNSET VIEW INC Lot 17, Block 1, Sunset View Subdivision, City of Brownsville, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slots 2884-B & 2885-A, Map Records of Cameron County, Texas. (Account No.: 0279050010017000)
2024-DCL-03420	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. JOSEPH FIEDOR (DECEASED), ET AL Lot 27, Block 77, Laguna Madre Beach Subdivision, an addition to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 20, Page 11, Map Records of Cameron County, Texas. (Account No.: 8240000770027000)
2022-DCL-04370	CAMERON COUNTY, CITY OF BROWNSVILLE AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. JESUS GARZA, ET AL Lot 2, Block 16, Los Vecinos Subdivision, Section 7, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 3152, Map Records of Cameron County, Texas. (Account No.: 7912700160002000)

(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 April 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, COMERCIALIZACIÓN 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

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
(956) 546-1216