

NOTICE OF SALE

STATE OF TEXAS § BY VIRTUE OF AN ORDER OF SALE
CAMERON COUNTY § DATED AUGUST 5, 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 1, 2025, seized, levied upon, and will, on the first Tuesday in August, 2025, the same being the 5th 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

2016-DCL-06633	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MARIA DE JESUS ARREOLA Lots 13 and 14, Block 3, Naranja Vista Addition, addition to the Olmito, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 8, Page 10, Map Records of Cameron County, Texas. (Account No.: 4564000030013000)
2020-DCL-05770	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. TOM M HOANG, ET AL Lots 18, 19, and 20, Block 17, Holly Beach Townsite, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 7, Page 11, Map Records of Cameron County, Texas. (Account No.: 2700000170018000)
2020-DCL-05770	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. TOM M HOANG, ET AL Lot 3 , Block “D”, Shoreline Addition, Holly Beach, an addition in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 8, Page 80, Map Records of Cameron County, Texas. (Account No.: 2780000040003000)
2020-DCL-05770	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. TOM M HOANG, ET AL Lot 7, Block “K”, Shoreline Addition, Holly Beach, an addition to Cameron County, according to the map or plat thereof, recorded in Volume 8, Page 80, Map Records of Cameron County, Texas (Account No.: 2780000110001600)
2020-DCL-05770	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. TOM M HOANG, ET AL Lot 8, Block “K”, Shoreline Addition, Holly Beach, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 8, Page 80, Map Records of Cameron County, Texas. (Account No.: 2780000110008000)
2021-DCL-03563	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. JOSEFA GONZALEZ, AKA JOSEFA GONZALEZ FLORES 0.28 acre, more or less, out ot Tract 1-B in Share No. 1, Espiritu Santo Grant, an addition to Cameron County, Texas, as described in deed dated March 24, 1965, from Benito Cavazos to Josefa Gonzales, in Volume 779, Page 327, Deed Records of Cameron County, Texas. (Account no.: 7901100800160000)
2022-DCL-00159	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. RICHARD CARLTON BURNS JR Lot 13, Block 14, Amended Map of Holly Beach Townsite, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 7, Page 11, Map Records of Cameron County, Texas. (Account No.: 2700000140013000)
2022-DCL-00159	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. RICHARD CARLTON BURNS JR Lot 14, Block 14, Amended Map of Holly Beach Townsite, Cameron County, Texas, according to the map or plat thereof recorded in Volume 7, Page 11, Map Records of Cameron County, Texas. (Account No.: 2700000140014000)
2022-DCL-01808	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. DIVERSIFIED INVESTORS, INC, ET AL Lot 4, Block 30, Holly Beach Townsite, Amended, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 7, Page 11, Map Records of Cameron County, Texas. (Account No.: 2700000300004000)
2022-DCL-04138	CAMERON COUNTY, CITY OF BROWNSVILLE AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. GREAT AMERICAN DEVELOPMENT COMPANY, ET AL Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, and 19, Block 9, Padre Valley Estates, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 19, Page 67, Map Records of Cameron County, Texas. (Account No.: 7712200090001000)
2023-DCL-04792	CAMERON COUNTY, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. EUGENIO GARZA, ET AL 4.04 acres, more or less, out of Block 211, Fresnos Land and Irrigation Company Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 9, Map Records of Cameron County, Texas. (Account No.: 7502110000010100)
2024-DCL-00884	CAMERON COUNTY, BROWNVILLE INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. CECILIA TAPIA ALVARADO, AKA CECILIA 0.36 acre, more or less, out of Lot 6, Block 1, Cardoza Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 1273-A, Map Records of Cameron County, Texas. (Account No.: 7400720010006100)
2024-DCL-01379	CAMERON COUNTY, CITY OF BROWNSVILLE, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT, BROWNSVILLE INDEPENDENT SCHOOL DISTRICT, AND TEXAS Lot 26, Block 5, Villa Del Rey Subdivision, Section II, a subdivision in the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 1740-B, Map Records of Cameron County, Texas. (Account No.: 0279240050026000)
2023-DCL-03551	CAMERON COUNTY, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. WILLIAM TEMPLETON 5.131 acres, more or less, out of Share 15, Espiritu Santo Grant, Abstract 2, Cameron County, Texas, as described in deed dated September 2, 2007, from Kent Thompson, Independent Executor of the Estate of Clara B. Thompson, Deceased to William Dale Templeton, in Volume 14378, Page 146, Official Records of Cameron County, Texas. (Account No.: 7915100050002100)
2023-DCL-03551	CAMERON COUNTY, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. WILLIAM TEMPLETON All that certain tract of land out of the West 5.00 acres of Blocks 31 and 32, Stuart Place Subdivision, Survey 42, an addition to the City of Harlingen, Cameron County, Texas, described 2.27 acres, more or less, as Tracts One and Two, in deed dated November 21, 1989, from Robert L. Goetz et ux to William Templeton, in Volume 1007, Page 307, Official Records of Cameron County, Texas; SAVE & EXCEPT however, 0.056 acre as described in Volume 6670, Page 169, Official Records of Cameron County, Texas; leaving herein a residue of 2.214 acres, more or less. (Acct #9841700310050000) & (Account No.: 9841700310040000)
2020-DCL-04485	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. ROSA LIA GONZALEZ, F.K.A. ROSA LIA MENDIOLA 1.44 acre, more or less, situated in Share 27, Espiritu Santo Grant, Cameron County, Texas, as described in deed dated April 25, 2011, from Rosalinda S. Gonzalez et al to Rosa Lia Gonzalez, in Clerk’s File #2014-00007598, Official Public Records of Cameron County, Texas. (Account No.: 7927000270014000)
2020-DCL-04485	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. ROSA LIA GONZALEZ, F.K.A. ROSA LIA MENDIOLA 0.263 acre, more or less, out of Share 27, Espiritu Santo Grant, Cameron County, Texas, as described in deed dated January 28 2014, from Erika Gonzalez to Rose Lia Gonzalez, in Volume 20008, Page 215, Official Records of Cameron County, Texas. (Account No.: 7927000270014001)

(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, 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.