

NOTICE OF SALE

STATE OF TEXAS

§

BY VIRTUE OF AN ORDER OF SALE

CAMERON COUNTY

§

DATED DECEMBER 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 December 30, 2025, seized, levied upon, and will, on the first Tuesday in February, 2026, 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:

SUIT NO.

STYLE OF SUIT AND PROPERTY DESCRIPTION

2024-DCL-01817	CAMERON COUNTY, CITY OF BROWNSVILLE, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. RUBEN GARZA, ET AL Lot 39, Block 50, East Brownsville, Section Six, an addition to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 14, Page 1, Map Records of Cameron County, Texas. (Account No.: 0256100500039000)
2024-DCL-04055	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT, TEXAS SOUTHMOST COLLEGE DISTRICT, LONG ISLAND VILLAGE AND LAGUNA MADRE WATER DISTRICT VS. YVONNE CHAVES Lot 746, Phase IV-A, Long Island Village Formerly Known as outdoor Resort/South Padre, together with an undivided 1/2000th interest in and to the common use elements, as described in deed dated May 31, 2022, from Richard Todd etux to Yvonne Chaves, in Clerk's File #2022-22656, Official Public Records of Cameron County, Texas. (Account No.: 9680050000746000)
2024-DCL-05996	CAMERON COUNTY, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. MICHAEL GASCA, TRUSTEE, ET AL Lot 6, Block 1, Nogalitos Subdivision, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 1646-A, Map Records of Cameron County, Texas. (Acct #7501930010006000) & (Account No.: 7501930010006001)-Bldg
2024-DCL-07040	CAMERON COUNTY, CITY OF BROWNSVILLE, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. JUDY WYNN ANDERSON, NKA JUDY WYNN ANDERSON GUY Lots 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, and 30, Block 8, Magic Valley Subdivision, Section 3, an addition to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 20, Page 9, Map Records of Cameron County, Texas. (Account No.: 7654300080016000)
2021-DCL-05602	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. SANDBAR PROPERTIES, INC All that certain tract of land situated in the Padre Island Unsubdivided, Abstract 260, Cameron County, Texas, described as 77.413 acres, more or less, in deed dated September 25, 2000, from L.M.B. Partnership, Ltd. to Sandbar Properties, Inc., in Volume 6561, Page 289, Official Records of Cameron County, Texas; SAVE & EXCEPT however, that certain 11.173 acre tract described in Cabinet 1, Slots 3986-3989, Plat Records of Cameron County, Texas, leaving herein a residue of 66.24 acres, more or less. (Account No.: 9416300020070202)
2021-DCL-05602	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. SANDBAR PROPERTIES, INC Lot 2, Block 1, Sandbar Estates, an addition to Cameron County, Texas, as described in Volume 6561, Page 289, Official Records of Cameron County, Texas. (Account No.: 9416350000002000)
2021-DCL-05602	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. SANDBAR PROPERTIES, INC Lot 3, Block 1, Sandbar Estates, an addition to Cameron County, Texas, as described in Volume 6561, Page 289, Official Records of Cameron County, Texas. (Account No.: 9416350000003000)
2021-DCL-05602	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. SANDBAR PROPERTIES, INC Lot 4, Block 1, Sandbar Estates, an addition to Cameron County, Texas, as described in Volume 6561, Page 289, Official Records of Cameron County, Texas. (Account No.: 9416350000004000)
2021-DCL-05602	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. SANDBAR PROPERTIES, INC Lot 5, Block 1, Sandbar Estates, an addition to Cameron County, Texas, as described in Volume 6561, Page 289, Official Records of Cameron County, Texas. (Account No.: 9416350000005000)
2021-DCL-05602	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. SANDBAR PROPERTIES, INC Lot 6, Block 1, Sandbar Estates, an addition to Cameron County, Texas, as described in Volume 6561, Page 289, Official Records of Cameron County, Texas. (Account No.: 9416350000006000)
2021-DCL-05602	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. SANDBAR PROPERTIES, INC Lot 7, Block 1, Sandbar Estates, an addition to Cameron County, Texas, as described in Volume 6561, Page 289, Official Records of Cameron County, Texas. (Account No.: 9416350000007000)
2021-DCL-05602	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. SANDBAR PROPERTIES, INC Lot 8, Block 1, Sandbar Estates, an addition to Cameron County, Texas, as described in Volume 6561, Page 289, Official Records of Cameron County, Texas. (Account No.: 9416350000008000)
2021-DCL-05602	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. SANDBAR PROPERTIES, INC Lot 9, Block 1, Sandbar Estates, an addition to Cameron County, Texas, as described in Volume 6561, Page 289, Official Records of Cameron County, Texas. (Account No.: 9416350000009000)
2021-DCL-05602	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. SANDBAR PROPERTIES, INC Lot 10, Block 1, Sandbar Estates, an addition to Cameron County, Texas, as described in Volume 6561, Page 289, Official Records of Cameron County, Texas. (Account No.: 9416350000010000)
2021-DCL-05602	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. SANDBAR PROPERTIES, INC Lot 11, Block 1, Sandbar Estates, an addition to Cameron County, Texas, as described in Volume 6561, Page 289, Official Records of Cameron County, Texas. (Account No.: 9416350000011000)
2021-DCL-05602	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. SANDBAR PROPERTIES, INC Lot 12, Block 1, Sandbar Estates, an addition to Cameron County, Texas, as described in Volume 6561, Page 289, Official Records of Cameron County, Texas. (Account No.: 9416350000012000)
2021-DCL-05602	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. SANDBAR PROPERTIES, INC Lot 13, Block 1, Sandbar Estates, an addition to Cameron County, Texas, as described in Volume 6561, Page 289, Official Records of Cameron County, Texas. (Account No.: 9416350000013000)
2021-DCL-05602	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. SANDBAR PROPERTIES, INC Lot 14, Block 1, Sandbar Estates, an addition to Cameron County, Texas, as described in Volume 6561, Page 289, Official Records of Cameron County, Texas. (Account No.: 9416350000014000)
2021-DCL-05602	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. SANDBAR PROPERTIES, INC Lot 15, Block 1, Sandbar Estates, an addition to Cameron County, Texas, as described in Volume 6561, Page 289, Official Records of Cameron County, Texas. (Account No.: 9416350000015000)
2021-DCL-05602	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. SANDBAR PROPERTIES, INC Lot 16, Block 1, Sandbar Estates, an addition to Cameron County, Texas, as described in Volume 6561, Page 289, Official Records of Cameron County, Texas. (Account No.: 9416350000016000)
2021-DCL-05602	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. SANDBAR PROPERTIES, INC 0.9909 acre, more or less, being Lot 1 of Sandbar Estates Lots 1 - 16, Block 1, an addition to the City of South Padre Island, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slots 3986, 3987, 3988 and 3989, Map Records of Cameron County, Texas. (Account No.: 9416350000001000)

(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 30, 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 FUERE 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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