



CAMERON COUNTY SALES FOR MARCH 4, 2025

**LOCATION: Cameron County Courthouse, located at 975 E. Harrison St.,
Brownville, Texas, 78520 (front east doors of the courthouse)**

TIME: 10 AM

Tax Sales Information*

- 1) Tax foreclosure sales are conducted by the Sheriff or Constable of the county where the property is located. These sales are held on the first Tuesday of the month between the hours of 10:00 a.m. and 4:00 p.m. at a place designated by the commissioner's court.
- 2) All sales are without warranty of any kind. **Purchasers receive a Sheriff or Constable's deed that is without warranty.** Bidders should satisfy themselves concerning title and location of the property and improvements on the property including any encroachments *prior* to bidding. **Neither our firm nor our clients can guarantee the title to any property. The tax sale is an "as is," "where is," and "buyer beware" sale. If you have any questions about specific liens or ownership of the property, you may research the title yourself or through a title company. The judgments in these cases list the parties included in the tax suit.**
- 3) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount, **as well as municipal liens and assessments by water districts.** The property is being sold for taxes, and all sales are made subject to the right of the former owner to redeem within the time frame and in the manner provided for in the Texas Property Tax Code.
- 4) As required by the Texas Property Tax Code Section 34.011, IF ADOPTED IN THE COUNTY WHERE THE SALE IS BEING HELD, a bidder must register with the County Tax-Assessor Collector in order to participate in the tax sale of delinquent real properties. This registration must be renewed every 90 days in Cameron County. Contact the officer conducting the sale for more information about this requirement.
- 5) All bidders must comply with section 34.015 of the Texas Property Tax Code.
- 6) For more information regarding any sale listed below, please contact the PBFCM Brownsville Tax Sales Department at (956) 368-1391 or rcantu@pbfc.com.

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER NOR THE SHERIFF'S/CONSTABLE'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 LLEVARÁ A CABO DE CONFORMIDAD CON LOS REQUISITOS LEGALES O JUDICIALES. LOS POSTORES HARÁN UNA OFERTA POR EL TÍTULO, LOS DERECHOS E INTERESES, SI ALGUNO, EN LA PROPIEDAD OFRECIDA.

LA PROPIEDAD SE VENDE COMO ESTÁ, EN EL LUGAR DONDE SE ENCUENTRA, Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL VENDEDOR, NI LA OFICINA DEL ALGUACIL GARANTIZAN O HACEN NINGUNA REPRESENTACIÓN SOBRE EL TÍTULO DE LA PROPIEDAD, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN, O IDONEIDAD PARA UN PROPÓSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

EN ALGUNAS SITUACIONES, UN LOTE DE CINCO HECTÁREAS O MENOS SE PRESUME QUE ES APTO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO TIENE SERVICIOS DE AGUA POTABLE O AGUAS RESIDUALES, LA PROPIEDAD NO PUEDE CALIFICAR PARA EL USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEE MÁS INFORMACIÓN, DEBERÁ HACER ESTUDIOS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO.

Cause No:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Account Number:
2018-DCL-05948 103RD DISTRICT COURT 21-Feb-24	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. ANTONIO FERNANDEZ A/K/A ANTONIO S. FERNANDEZ	The East 1/2 of Lot 8, Block 8, Original Townsite to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 5, Page 13, Map Records of Cameron County, Texas.	\$19,293.00	\$19,293.00	010000080008200
2020-DCL-04482 138TH DISTRICT COURT 29-Jul-24	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT vs. SANDRA VARGAS AKA SANDRA FLORES VARGAS	Lot 2, Block 15, Villa Maria Gardens Addition, an addition to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 16, Map Records of Cameron County, Texas.	\$154,895.00	\$25,803.70	0743500150002000
2020-DCL-04913 103RD DISTRICT COURT 19-Mar-24	CAMERON COUNTY AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT vs. ROSARIO ARREDONDO, ET AL	Lot 20, Block 40, Cameron Park Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 20, Page 1, Map Records of Cameron County, Texas.	\$71,188.00	\$10,698.05	7400200400003100
2022-DCL-02274 444TH DISTRICT COURT 19-Sep-23	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT vs. SABINO YBARRA, ET AL	a 66% undivided interest in Lot 18, Block 10, Garden Park 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.	\$68,044.00	\$11,624.98	0333100100018002

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC.), PLEASE VISIT THE WEBSITE OF THE APPRAISAL DISTRICT WHERE THE PROPERTY IS LOCATED.