



CAMERON COUNTY SALES FOR NOVEMBER 5, 2024

**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: District Court: Judgment Date:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Account Number:
2008-09-4896 103RD DISTRICT COURT 6-Apr-11 & 2015-DCL-00597 404TH DISTRICT COURT 30-Sep-21	CAMERON COUNTY AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. THE KNOWN AND UNKNOWN HEIRS OF JUAN BALLI MARTINEZ (DECEASED), AND ANY OTHER KNOWN OR UNKNOWN PERSON HAVING A CLAIM AND/OR INTEREST TO THE PROPERTY, ET AL	Being a part of the Tahuachalito Banco No. 7, in Cameron County, Texas, said tract described in Volume 1064 Page 316 of the Deed Records of Cameron County, Texas, more particularly described as follows: "Beginning at International Boundary Commission Corner, hereinafter called I.B.C.C. No. 1 of said Tahuachalito Banco No. 7 Thence N. 22 Deg. 20' E. 270.7 feet to I.B.C.C. No. 2 Thence N. 59 Deg. 00' E. 2322.8 ft. to I.B.C.C. No. 3 Thence N. 49 Deg. 30' E. 2021.0 ft. to I.B.C.C. No. 4 Thence N. 63 Deg. 15' E. 899.0 ft. to I.B.C.C. No. 5 Thence S. 63 Deg. 30' E. 794.0 ft. to I.B.C.C. No. 6 Thence S. 9 Deg. 36' E. 103.0 ft. to a corner Thence S. 66 Deg. 02' W. 455.0 ft. to a corner Thence N. 63 Deg. 30' W. 432.0 ft. to a corner Thence S. 69 Deg. 15' W. 462.0 ft. to a corner Thence S. 57 Deg. 30' W. 642 ft. to a corner Thence S. 47 Deg. 43' W. 675 ft. to a corner Thence S. 54 Deg. 13' W. 783.0 ft. to a corner Thence S. 51 Deg. 20' W. 647.0 ft. to a corner Thence S. 61 Deg. 56' W. 898.0 ft. to a corner Thence S. 38 Deg. 54' W. 430.0 ft. to a corner Thence S. 22 Deg. 05' W. 165.0 ft. to a corner on the South line of said Banco No. 7; Thence N. 89 Deg. 53' W. 98 ft. to I.B.C.C. No. 11 Thence S. 22 Deg. 20' W. 141.1 ft. to I.B.C.C. No. 12 Thence N. 67 Deg. 52' W. 569.3 ft. to I.B.C.C. No. 1 the place of beginning, and containing 53.1 acres of land, more or less together with all that certain 5.44 acres more or less land which has accreted to said property by virtue of the meandering of the Rio Grande River.	\$242,735.00	\$242,735.00	7100700070000000 NOTE: The property is approximately 33.12 acres, which accounts for the 9.980 acres taken for the border wall.

Cause No: District Court: Judgment Date:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Account Number:
		<p>SAVE & EXCEPT however, that certain</p> <p>Being 10.00 Acres of land out of a 53.1 Acre Tract out of the Tahuachalito Banco No. 7, in Cameron County, Texas, said 10.00 Acres being more particularly described as follows:</p> <p>BEGINNING at a point on the West Right-of-Way line of U.S. Highway 281 (Military Hwy.), which is S. 63 deg. 30' min. E. 9.59 feet and S. 10 deg. 37 min. E., 272.2 feet from I.B.W.C. Corner No. 5 for the Northeast corner of this tract;</p> <p>THENCE along said West Right-of-Way line, S. 10 deg. 37 min. E., 272.2 feet to a point for the Southeast corner of this tract;</p> <p>THENCE N. 63 deg. 30. min. W., 205.09 feet to a point for a corner of this tract;</p> <p>THENCE S. 69 deg. 15 min. W., 462.00 feet to a point for a corner of this tract;</p> <p>THENCE S. 57 deg. 30 min. W., 642.00 feet to a point for a corner of this tract;</p> <p>THENCE S. 47 deg. 43 min. W., 675.00 feet to a point for a corner of this tract;</p> <p>THENCE S. 54 deg. 13 min. W., 233.10 feet to a point for the Southwest corner of this tract;</p> <p>THENCE N. 35 deg. 47 min. W., 188.08 feet to a point for the Northwest corner of this tract;</p> <p>THENCE N. 54 deg. 13 min. E., 211.67 feet to a point for a corner of this tract;</p> <p>THENCE N. 47 deg. 43 min. E., 707.64 feet to a point for a corner of this tract;</p> <p>THENCE N. 57 deg. 30 min. E., 681.96 feet to a point for a corner of this tract;</p> <p>THENCE N. 69 deg. 15 min. E., 576.21 feet to a point for a corner of this tract;</p> <p>THENCE S. 63 deg. 30 min. E., 107.39 feet to the place of beginning, containing 10.00 Acres, more or less.</p>			

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		<p>Also known as and including an additional SAVE & EXCEPT for property taken by the State after 2008-09-4896-D</p> <p>All that certain tract of land situated in the Tahuachalito Banco #7, Cameron County, Texas, described as 53.10 acres, more or less, in deed dated June 29, 1972, from Cameron County to Juan Balli Martinez, in Volume 936, Page 775, Deed Records of Cameron County, Texas; SAVE & EXCEPT however, that certain</p> <p>A. 10.00 acre tract described in Volume 12849, Page 189, Official Records of Cameron County, Texas</p> <p>B. 9.980 acre tract described in Declaration of Taking in Document Number 2020-43348 recorded on November 23, 2020, Official Records of Cameron County, Texas, Leaving herein a residue of 33.12 acres, more or less accounts for the 9.980 acres taken for the border wall</p>			
<p>2015-DCL-04835</p> <p>404TH DISTRICT COURT</p> <p>6-Jun-18</p>	<p>CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. THE KNOWN AND UNKNOWN HEIRS OF LINWOOD BLAND (DECEASED), AND ANY OTHER KNOW OR UNKNOWN PERSON HAVING A CLAIM AND/OR INTEREST TO THE PROPERTY, ET AL</p>	<p>Tract 1: The North 100 feet of Lot 4, Block 'Z', Brownsville Land and Improvement Company Subdivision, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 642, Page 633, Deed Records of Cameron County, Texas.</p> <p>Tract 2: The North 100.00 feet of Lot 70, Brownsville Land and Improvement Company Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 18, Map Records of Cameron County, Texas; SAVE & EXCEPT however, the Northeast 100.00 feet by 193.00 feet, containing 0.4430 acre tract described in Volume 738, Page 477, Official Records of Cameron County, Texas.</p>	<p>Tract 1: \$21,820.00</p> <p>Tract 2: \$47,644.00</p>	<p>Tract 1 & Tract 2: \$69,464.00</p>	<p>Tract 1: 0193300260004000</p> <p>Tract 2: 0193302010070000</p>

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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.