



Brownsville Independent School District

Agenda Category: General Function Board of Education Meeting: 08/04/2026

Item Title: Resolution # 019/2026-2027 X Action
Resale of Foreclosed Real Estate Information
Properties Discussion

BACKGROUND:

WHEREAS, by Sheriff's Sale conducted on 3rd day of March, 2026, the property described below was struck-off to Cameron County, Trustee, pursuant to a delinquent tax foreclosure decree of the 138th Judicial District Court, Cameron County, Texas.

FISCAL IMPLICATIONS:

RECOMMENDATION:

Discussion and possible action on a Resolution #019/2026-2027 authorizing the Resale of Foreclosed Real Estate Properties for failure to pay ad valorem taxes.

Lyzeth Alaffa

Submitted by: Principal/Program Director

Rosario Peña
Rosario Peña, RTSBA

Recommended by: Executive Director

Rosario Peña
Rosario Peña, RTSBA

Approved by: Assistant Superintendent

Approved for Submission to Board of Education:

Dr. Timothy E. Cuff
Dr. Timothy E. Cuff, Superintendent

When Necessary, Additional Background May Follow This.



PERDUE BRANDON
FIELDER COLLINS & MOTT LLP
ATTORNEYS AT LAW

BROWNSVILLE ISD

Proposed Tax Resale Bids

August 2026
www.pbfcmm.com

When Experience, Reputation, and Performance Matter

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RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on 3rd day of March, 2026, the property described below was struck-off to Cameron County, Trustee, pursuant to a delinquent tax foreclosure decree of the 138th Judicial District Court, Cameron County, Texas, and

WHEREAS, the sum of \$11,700.00 has been tendered by Marco A Sanchez of Cameron County for the purchase of said property pursuant to Section 34.05, Texas Tax Code Ann. (Vernon, 1982);

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees for Brownsville Independent School District, that its President, Carlos A. Elizondo, be and that they are hereby authorized to execute a tax resale deed on behalf of this district conveying to Marco A Sanchez all of the right, title, and interest of the district, and all other taxing units interested in the tax foreclosure judgment in the following described real property located in Cameron County, Texas

**0.299 acre, more or less, out of Block 29, Brownell Tract, Share 28, Espiritu Santo Grant, Cameron County, Texas, as described in deed dated April 3, 1991 from The Resolution Trust Corporation, as Receiver of Padre Federal Savings and Loan Association to Guadalupe Perez, Jr. etux, in Volume 1514, Page 235, Official Records of Cameron County, Texas.
(Account #73867002900510000)**

PASSED AND APPROVED this _____ day of _____, 20_____.

Carlos A. Elizondo
President

ATTEST:

Minerva Pena
Board Secretary



Property No. 1

2016-DCL-01293

This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. No reader should rely on, act, or refrain from acting on the basis of any information contained in this notice and the materials provided herein without seeking their own legal or other professional advice. Perdue, Brandon, Fielder, Collins, & Mott, L.L.P. [DOES NOT WARRANT](#) the quality or completeness of the information provided herein.

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW
35 Providencia Court
Brownsville, TX 78526-0218

(956) 546-1216
(956) 546-1624 - FAX

April 24, 2026

ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

SUIT: No. 2016-DCL-01293

STYLE: Cameron County, City Of Brownsville And Brownsville Independent School District vs. Guadalupe Perez Jr, Et Al

LEGAL DESCRIPTION: 0.299 acre, more or less, out of Block 29, Brownell Tract, Share 28, Espiritu Santo Grant, Cameron County, Texas, as described in deed dated April 3, 1991 from The Resolution Trust Corporation, as Receiver of Padre Federal Savings and Loan Association to Guadalupe Perez, Jr. etux, in Volume 1514, Page 235, Official Records of Cameron County, Texas.
(ACCT. NO. 7386700290051000)

PROPERTY LOCATION: 5209 Austin (Rear) Rd. Only access is beside the drainage canal.

JUDGMENT DATE: June 17, 2025

DATE OF TAX SALE: September 2, 2025

DATE OF TAX RESALE: March 3, 2026

AMOUNT OF JUDGMENT: \$19,165.24

Years INCLUDED IN TAX RESALE: 2000 - 2024

COSTS OF SALE: \$2,783.00

AMOUNT OF BID: \$11,700.00

DISBURSEMENT AMOUNT: \$8,917.00

CURRENT APPRAISED VALUE: \$94,102.00

VALUE AT JUDGMENT: \$94,102.00

Entity Name	Judgment Amount Due Each Entity	Percentage To Be Received	Amount You Will Receive
CAMERON COUNTY	\$5,063.31	27%	\$2,407.59
CITY OF BROWNSVILLE	\$5,018.00	27%	\$2,407.59
BROWNSVILLE ISD	\$9,083.93	46%	\$4,101.82
Totals	\$19,165.24	100%	\$8,917.00

This property is being conveyed subject to the following tax year(s): 2025

Prospective Buyer: Marco A Sanchez
9145 Los Olmos, Los Fresnos, TX 78566

GENERAL INFO

ACCOUNT		OWNER	
Property ID:	122710	Name:	CAMERON COUNTY TRUSTEE
Geographic ID:	73-8670-0290-0510-00	Secondary Name:	
Type:	R	Mailing Address:	835 E Levee St Brownsville TX US 78520-5101
Zoning:	A-C	Owner ID:	32488
Agent:		% Ownership:	100.000000
Legal Description:	ABST 2- BROWNELL PT BLK 29, 0.2990 ACRES	Exemptions:	EX-XV - Other Exemptions (including public property, religious organizations,
Property Use:			
LOCATION			
Address:	5209 AUSTIN (REAR) RD		
Market Area:			
Market Area CD:	738670		
Map ID:	09-15-01		
Zoning:	A-C		
PROTEST			
Protest Status:			
Informal Date:			
Formal Date:			

VALUES

CURRENT VALUES		VALUE HISTORY	
Land Homesite:	\$0		
Land Non-Homesite:	\$99,637		
Special Use Land Market:	\$0		
Total Land:	\$99,637		
Improvement Homesite:	\$0		
Improvement Non-Homesite:	\$0		
Total Improvement:	\$0		
Market:	\$99,637		
Special Use Exclusion (-):	\$0		
Appraised:	\$99,637		
Value Limitation Adjustment (-):	\$0		
Net Appraised:	\$99,637		

Values for the current year are preliminary and are subject to change.

VALUE HISTORY						
Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$99,637	\$0	\$0	\$99,637	\$0	\$99,637
2025	\$94,102	\$0	\$0	\$94,102	\$0	\$94,102
2024	\$94,102	\$0	\$0	\$94,102	\$0	\$94,102
2023	\$115,983	\$0	\$0	\$115,983	\$0	\$115,983
2022	\$6,452	\$0	\$0	\$6,452	\$0	\$6,452

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
TBN1	SBN - TAX INCREMENT ZONE 1	0.000000	\$99,637	\$0
STS	TEXAS SOUTHMOST COLLEGE	0.111809	\$99,637	\$0
SBN	BROWNSVILLE NAVIGATION	0.025589	\$99,637	\$0
CBR	CITY OF BROWNSVILLE	0.603504	\$99,637	\$0
GCC	CAMERON COUNTY	0.424393	\$99,637	\$0
SST	SOUTH TEXAS I.S.D	0.049200	\$99,637	\$0
SD1	DRAINAGE DISTRICT #1	0.026983	\$99,637	\$0
IBR	BROWNSVILLE I.S.D	0.831460	\$99,637	\$0

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
RES	RESIDENTIAL	0.2990	13,024.44	\$7.65	\$99,637	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/16/25	SD	SHERIFF'S DEED	PEREZ GUADALUPE JR &	CAMERON COUNTY TRUSTEE				202533882
1/1/00	UNK	UNKNOWN		PEREZ, GUADALUPE JR &				
4/1/91	UNK	UNKNOWN		PADRE FEDERAL SAVINGS & LOAN		1514	235	
1/1/00	UNK	UNKNOWN		PEREZ, ELISEO ET UX		888	240	
1/1/00	UNK	UNKNOWN				1412	764	



Suit No. «SUIT»

Suit Key No. «SUITKEY»

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TAX RESALE DEED

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF CAMERON

X

That CAMERON COUNTY, CITY OF BROWNSVILLE, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT and TEXAS SOUTHMOST COLLEGE DISTRICT, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$11,700.00 cash in hand paid by

**Marco A Sanchez
9145 Los Olmos
Los Fresnos, TX 78566**

hereinafter called grantee(s), Marco A. Sanchez. the receipt of which is acknowledged and confessed, has quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Suit No. 2016-DCL-01293, Cameron County, City Of Brownsville And Brownsville Independent School District vs. Guadalupe Perez Jr, Et Al**, in the district court of said county, said property being located in Cameron County, Texas, and described as follows:

**0.299 acre, more or less, out of Block 29, Brownell Tract, Share 28, Espiritu Santo Grant, Cameron County, Texas, as described in deed dated April 3, 1991 from The Resolution Trust Corporation, as Receiver of Padre Federal Savings and Loan Association to Guadalupe Perez, Jr. etux, in Volume 1514, Page 235, Official Records of Cameron County, Texas.
(Account #7386700290051000)**

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

SUBJECT however to the following covenant, condition and restrictions:

(a) The above described realty, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which discriminates

against any person because of his race, color or national origin, regardless of whether such discrimination be effected by design or otherwise.

(b) The above described realty, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which creates, maintains, reinforces, renews, or encourages, or which tends to create, maintain, reinforce, renews or encourage a dual school system.

These restrictions and conditions shall be binding upon grantee and grantee's successors, assigns, heirs and personal representatives for a period of fifty (50) years from the date hereof.

The foregoing restrictions and the other covenants hereafter set out are covenants running with the land, and each and every parcel thereof, and shall be fully binding upon any person, firm, partnership, corporation, trust, church, club, governmental body, or other organization or entity whatever (whether private or governmental in nature), without limitation hereinafter acquiring any estate, title, interest or property in said land, whether by descent, devise, purchase or otherwise; and no act or omission upon the part of grantor herein, its successors and assigns, shall be a waiver of the operation or enforcement of such restrictions; but neither restriction shall be construed to be a condition subsequent or special limitation on the estate thereby conveyed.

It is further covenanted, that third party beneficiaries of the restrictions set forth above shall be as follows:

- (1) As to the restrictions set out in (a) above, any person prejudiced by its violation;
- (2) As to the restriction set out in (b) above, any public school district or any person prejudiced by its violation; and
- (3) As to either or both of the restriction set out in (a) and (b) above, the United States of America, as plaintiff, and the America G.I. Forum, the League of United Latin American Citizens (LULAC), and the National Association for the Advancement of Colored People (NAACP), as intervenors, in U.S. v. Texas, Civil Action No. 5281, Tyler Division, U.S. District Court, Eastern District of Texas; reported in U.S. v. Texas, 321 F. Supp. 1043 (E.D. Tex. 1970); U.S. v. Texas, 330 F. Supp. 235 (E.D. Tex. 1971); aff'd with modifications sub. nom. U.S. v. State of Texas and J. W. Edgar, et al., 447 F.2d 441 (5 Cir. 1971); stay den. sub. nom. Edgar v. U.S., 404 U.S. 1206 (1971); cert den. 404 U.S. 1016 (1972).

It is further covenanted that in case of violation of either or both of the above restrictions, any of the third party beneficiaries above alluded to is authorized and empowered to prosecute proceedings at law or in equity against any person, firm, partnership, corporation, trust, church, club, governmental body or other organization or entity whatever (whether private or governmental in nature), without limitation:

- (A) To enforce either or both of such restrictions relating to the use of the above-described realty;
- (B) To abate or prevent violations of either or both of such restrictions; and
- (C) To recover damages for a breach of either or both such restrictions.

It is further covenanted, that if any third party beneficiary referred to above shall prosecute proceedings at law or in equity for the aforesaid purposes, such third party beneficiary may recover reasonable attorney's fees from the violator or violators of either or both of such restrictions, if the Court finds that the proceedings were necessary to bring about compliance therewith.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

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 OR CONSTABLE 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.

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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 MAS INFORMACION DEBE PREGUNTAR O CONSULTAR A UN ASESOR PRIVADO.

IN TESTIMONY WHEREOF Brownsville Independent School District has caused these presents to be executed this _____ day of _____, 20____.

BY: _____
Carlos A. Elizondo
President

STATE OF TEXAS X

COUNTY OF CAMERON X

This instrument was acknowledged before me on this _____ day of _____, 2026, by Carlos A. Elizondo, President, for the Board of Trustees, for the Brownsville Independent School District.

Printed Name: _____
Notary Public, State of Texas
My Commission Expires: _____

After recording return to:
Linebarger Goggan Blair & Sampson, LLP
35 Providencia Court
Brownsville, Texas 78526

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**Marco A Sanchez
9145 Los Olmos
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hereinafter called grantee(s), Marco A. Sanchez. the receipt of which is acknowledged and confessed, has quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Suit No. 2016-DCL-01293, Cameron County, City Of Brownsville And Brownsville Independent School District vs. Guadalupe Perez Jr, Et Al**, in the district court of said county, said property being located in Cameron County, Texas, and described as follows:

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TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

SUBJECT however to the following covenant, condition and restrictions:

(a) The above described realty, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which discriminates

against any person because of his race, color or national origin, regardless of whether such discrimination be effected by design or otherwise.

(b) The above described realty, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which creates, maintains, reinforces, renews, or encourages, or which tends to create, maintain, reinforce, renews or encourage a dual school system.

These restrictions and conditions shall be binding upon grantee and grantee's successors, assigns, heirs and personal representatives for a period of fifty (50) years from the date hereof.

The foregoing restrictions and the other covenants hereafter set out are covenants running with the land, and each and every parcel thereof, and shall be fully binding upon any person, firm, partnership, corporation, trust, church, club, governmental body, or other organization or entity whatever (whether private or governmental in nature), without limitation hereinafter acquiring any estate, title, interest or property in said land, whether by descent, devise, purchase or otherwise; and no act or omission upon the part of grantor herein, its successors and assigns, shall be a waiver of the operation or enforcement of such restrictions; but neither restriction shall be construed to be a condition subsequent or special limitation on the estate thereby conveyed.

It is further covenanted, that third party beneficiaries of the restrictions set forth above shall be as follows:

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- (2) As to the restriction set out in (b) above, any public school district or any person prejudiced by its violation; and
- (3) As to either or both of the restriction set out in (a) and (b) above, the United States of America, as plaintiff, and the America G.I. Forum, the League of United Latin American Citizens (LULAC), and the National Association for the Advancement of Colored People (NAACP), as intervenors, in U.S. v. Texas, Civil Action No. 5281, Tyler Division, U.S. District Court, Eastern District of Texas; reported in U.S. v. Texas, 321 F. Supp. 1043 (E.D. Tex. 1970); U.S. v. Texas, 330 F. Supp. 235 (E.D. Tex. 1971); aff'd with modifications sub. nom. U.S. v. State of Texas and J. W. Edgar, et al., 447 F.2d 441 (5 Cir. 1971); stay den. sub. nom. Edgar v. U.S., 404 U.S. 1206 (1971); cert den. 404 U.S. 1016 (1972).

It is further covenanted that in case of violation of either or both of the above restrictions, any of the third party beneficiaries above alluded to is authorized and empowered to prosecute proceedings at law or in equity against any person, firm, partnership, corporation, trust, church, club, governmental body or other organization or entity whatever (whether private or governmental in nature), without limitation:

- (A) To enforce either or both of such restrictions relating to the use of the above-described realty;
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It is further covenanted, that if any third party beneficiary referred to above shall prosecute proceedings at law or in equity for the aforesaid purposes, such third party beneficiary may recover reasonable attorney's fees from the violator or violators of either or both of such restrictions, if the Court finds that the proceedings were necessary to bring about compliance therewith.

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IN TESTIMONY WHEREOF Brownsville Independent School District has caused these presents to be executed this _____ day of _____, 20____.

BY: _____

Carlos A. Elizondo
President

STATE OF TEXAS

X

COUNTY OF CAMERON

X

This instrument was acknowledged before me on this _____ day of _____, 2026, by Carlos A. Elizondo, President, for the Board of Trustees, for the Brownsville Independent School District.

Printed Name: _____

Notary Public, State of Texas

My Commission Expires: _____

After recording return to:
Linebarger Goggan Blair & Sampson, LLP
35 Providencia Court
Brownsville, Texas 78526

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(Account #73867002900510000)**

PASSED AND APPROVED this ____ day of _____, 20____.

Carlos A. Elizondo
President

ATTEST:

Minerva Pena
Board Secretary



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August 2026
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RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on 3rd day of March, 2026, the property described below was struck-off to Cameron County, Trustee, pursuant to a delinquent tax foreclosure decree of the 103rd Judicial District Court, Cameron County, Texas, and

WHEREAS, the sum of \$6,310.00 has been tendered by David Cornejo, Maria Guadalupe Cornejo of Cameron County for the purchase of said property pursuant to Section 34.05, Texas Tax Code Ann. (Vernon, 1982);

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Brownsville Independent School District, that its President, Carlos A. Elizondo, be and that they are hereby authorized to execute a tax resale deed on behalf of this district conveying to David Cornejo, Maria Guadalupe Cornejo all of the right, title, and interest of the district, and all other taxing units interested in the tax foreclosure judgment in the following described real property located in Cameron County, Texas

**Lot 12, Block 'G', Frontier Addition, an addition to the City of Brownsville, Cameron County, Texas, as described in Volume 783, Page 797, Deed Records of Cameron County, Texas.
(Account #0311100070012000)**

PASSED AND APPROVED this _____ day of _____, 20_____.

Carlos A. Elizondo
President

ATTEST:

Minerva M. Pena
Board Secretary



Property No. 2

2021-DCL-00464

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LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW
35 Providencia Court
Brownsville, TX 78526-0218

(956) 546-1216
(956) 546-1624 - FAX

April 24, 2026

ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

SUIT: No. 2021-DCL-00464

STYLE: Cameron County, City Of Brownsville And Brownsville Independent School District vs. Domingo Gomez

LEGAL DESCRIPTION: Lot 12, Block 'G', Frontier Addition, an addition to the City of Brownsville, Cameron County, Texas, as described in Volume 783, Page 797, Deed Records of Cameron County, Texas. (ACCT. NO. 0311100070012000)

PROPERTY LOCATION: 303 Mesquite St 78521. Corner of Mesquite St & Ebony St.

JUDGMENT DATE: April 8, 2025

DATE OF TAX SALE: July 1, 2025

DATE OF TAX RESALE: March 3, 2026

AMOUNT OF JUDGMENT: \$3,119.60

Years INCLUDED IN TAX RESALE: 2009 - 2024

COSTS OF SALE: \$2,062.00

AMOUNT OF BID: \$6,310.00

DISBURSEMENT AMOUNT: \$4,248.00

CURRENT APPRAISED VALUE: \$12,169.00

VALUE AT JUDGMENT: \$12,169.00

Entity Name	Judgment Amount Due Each Entity	Percentage To Be Received	Amount You Will Receive
CAMERON COUNTY	\$1,035.53	34%	\$1,444.32
CITY OF BROWNSVILLE	\$872.68	28%	\$1,189.44
BROWNSVILLE ISD	\$1,211.39	38%	\$1,614.24
Totals	\$3,119.60	100%	\$4,248.00

This property is being conveyed subject to the following tax year(s): 2025

Prospective Buyer: David Cornejo, Maria Guadalupe Cornejo
17 Honey Drive, Brownsville, TX 78520

GENERAL INFO

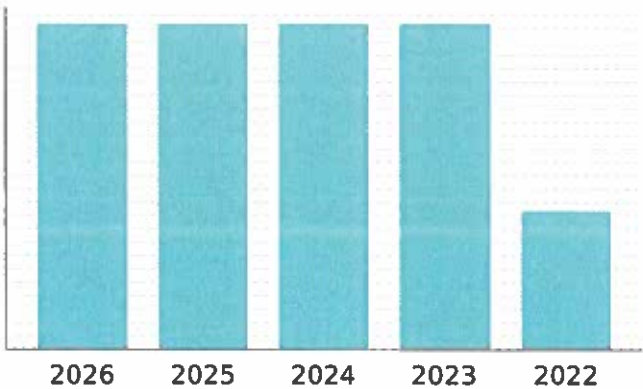
ACCOUNT		OWNER	
Property ID:	43153	Name:	CAMERON COUNTY TRUSTEE
Geographic ID:	03-1110-0070-0120-00	Secondary Name:	
Type:	R	Mailing Address:	835 E Levee St Brownsville TX US 78520-5101
Zoning:	A-C	Owner ID:	32488
Agent:		% Ownership:	100.000000
Legal Description:	FRONTIER ADDITION LOT 12 BLK G	Exemptions:	EX-XV - Other Exemptions (including public property, religious organizations,
Property Use:			
LOCATION			
Address:	303 MESQUITE ST, BROWNSVILLE		
Market Area:			
Market Area CD:	031110		
Map ID:	09-13-04		
Zoning:	A-C		
PROTEST			
Protest Status:			
Informal Date:			
Formal Date:			

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$12,169
Special Use Land Market:	\$0
Total Land:	\$12,169
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$0
Total Improvement:	\$0
Market:	\$12,169
Special Use Exclusion (-):	\$0
Appraised:	\$12,169
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$12,169

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$12,169	\$0	\$0	\$12,169	\$0	\$12,169
2025	\$12,169	\$0	\$0	\$12,169	\$0	\$12,169
2024	\$12,169	\$0	\$0	\$12,169	\$0	\$12,169
2023	\$12,169	\$0	\$0	\$12,169	\$0	\$12,169
2022	\$5,170	\$0	\$0	\$5,170	\$0	\$5,170

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
TBN1	SBN - TAX INCREMENT ZONE 1	0.000000	\$12,169	\$0
TR5	C.C. Regional Mobility Authori	0.000000	\$12,169	\$0
STS	TEXAS SOUTHMOST COLLEGE	0.111809	\$12,169	\$0
SBN	BROWNSVILLE NAVIGATION	0.025589	\$12,169	\$0
GCC	CAMERON COUNTY	0.424393	\$12,169	\$0
CBR	CITY OF BROWNSVILLE	0.603504	\$12,169	\$0
IBR	BROWNSVILLE I.S.D	0.831460	\$12,169	\$0
SST	SOUTH TEXAS I.S.D	0.049200	\$12,169	\$0

IMPROVEMENT

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
RES	RESIDENTIAL	0.0631	2,750	\$4.43	\$12,169	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
7/21/25	SD	SHERIFF'S DEED	GOMEZ DOMINGO	CAMERON COUNTY TRUSTEE				202529054



Suit No. «SUIT»

Suit Key No «SUITKEY»

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

TAX RESALE DEED

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF CAMERON

X

That CAMERON COUNTY, CITY OF BROWNSVILLE, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT and TEXAS SOUTHMOST COLLEGE DISTRICT, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$6,310.00 cash in hand paid by

**David Cornejo, Maria Guadalupe Cornejo
17 Honey Drive
Brownsville, TX 78520**

hereinafter called grantee(s), David Cornejo, and Maria Guadalupe Cornejo, the receipt of which is acknowledged and confessed, has quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Suit No. 2021-DCL-00464, Cameron County, City Of Brownsville And Brownsville Independent School District vs. Domingo Gomez**, in the district court of said county, said property being located in Cameron County, Texas, and described as follows:

**Lot 12, Block 'G', Frontier Addition, an addition to the City of Brownsville, Cameron County, Texas, as described in Volume 783, Page 797, Deed Records of Cameron County, Texas.
(Account #0311100070012000)**

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

SUBJECT however to the following covenant, condition and restrictions:

(a) The above described realty, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which discriminates against any person because of his race, color or national origin, regardless of whether such discrimination be effected by design or otherwise.

(b) The above described realty, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which creates, maintains, reinforces, renews, or encourages, or which tends to create, maintain, reinforce, renews or encourage a dual school system.

These restrictions and conditions shall be binding upon grantee and grantee's successors, assigns, heirs and personal representatives for a period of fifty (50) years from the date hereof.

The foregoing restrictions and the other covenants hereafter set out are covenants running with the land, and each and every parcel thereof, and shall be fully binding upon any person, firm, partnership, corporation, trust, church, club, governmental body, or other organization or entity whatever (whether private or governmental in nature), without limitation hereinafter acquiring any estate, title, interest or property in said land, whether by descent, devise, purchase or otherwise; and no act or omission upon the part of grantor herein, its successors and assigns, shall be a waiver of the operation or enforcement of such restrictions; but neither restriction shall be construed to be a condition subsequent or special limitation on the estate thereby conveyed.

It is further covenanted, that third party beneficiaries of the restrictions set forth above shall be as follows:

- (1) As to the restrictions set out in (a) above, any person prejudiced by its violation;
- (2) As to the restriction set out in (b) above, any public school district or any person prejudiced by its violation; and
- (3) As to either or both of the restriction set out in (a) and (b) above, the United States of America, as plaintiff, and the America G.I. Forum, the League of United Latin American Citizens (LULAC), and the National Association for the Advancement of Colored People (NAACP), as intervenors, in U.S. v. Texas, Civil Action No. 5281, Tyler Division, U.S. District Court, Eastern District of Texas; reported in U.S. v. Texas, 321 F. Supp. 1043 (E.D. Tex. 1970); U.S. v. Texas, 330 F. Supp. 235 (E.D. Tex 1971); aff'd with modifications sub. nom. U.S. v. State of Texas and J. W. Edgar, et al., 447 F2d 441 (5 Cir. 1971); stay den. sub. nom. Edgar v. U.S., 404 U.S. 1206 (1971); cert den. 404 U.S. 1016 (1972).

It is further covenanted that in case of violation of either or both of the above restrictions, any of the third party beneficiaries above alluded to is authorized and empowered to prosecute proceedings at law or in equity against any person, firm, partnership, corporation, trust, church, club, governmental body or other organization or entity whatever (whether private or governmental in nature), without limitation:

- (A) To enforce either or both of such restrictions relating to the use of the above-described realty;
- (B) To abate or prevent violations of either or both of such restrictions; and
- (C) To recover damages for a breach of either or both such restrictions.

It is further covenanted, that if any third party beneficiary referred to above shall prosecute proceedings at law or in equity for the aforesaid purposes, such third party beneficiary may recover reasonable attorney's fees from the violator or violators of either or both of such restrictions, if the Court finds that the proceedings were necessary to bring about compliance therewith.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

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 OR CONSTABLE 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.

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IN TESTIMONY WHEREOF Brownsville Independent School District has caused these presents to be executed this _____ day of _____, 20____.

BY: _____

Carlos A. Elizondo
President

STATE OF TEXAS

X

COUNTY OF CAMERON

X

This instrument was acknowledged before me on this _____ day of _____, 2026, by Carlos A. Elizondo, President, for the Board of Trustees, for the Brownsville Independent School District.

Printed Name: _____
Notary Public, State of Texas
My Commission Expires: _____

After recording return to:
Linebarger Goggan Blair & Sampson, LLP
35 Providencia Court
Brownsville, Texas 78526

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IN TESTIMONY WHEREOF Brownsville Independent School District has caused these presents to be executed this _____ day of _____, 20____.

BY: _____

Carlos A. Elizondo
President

STATE OF TEXAS

X

COUNTY OF CAMERON

X

This instrument was acknowledged before me on this _____ day of _____, 2026, by Carlos A. Elizondo, President, for the Board of Trustees, for the Brownsville Independent School District.

Printed Name: _____

Notary Public, State of Texas

My Commission Expires: _____

After recording return to:
Linebarger Goggan Blair & Sampson, LLP
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RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on 3rd day of March, 2026, the property described below was struck-off to Cameron County, Trustee, pursuant to a delinquent tax foreclosure decree of the 103rd Judicial District Court, Cameron County, Texas, and

WHEREAS, the sum of \$6,310.00 has been tendered by David Cornejo, Maria Guadalupe Cornejo of Cameron County for the purchase of said property pursuant to Section 34.05, Texas Tax Code Ann. (Vernon, 1982);

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Brownsville Independent School District, that its President, Carlos A. Elizondo, be and that they are hereby authorized to execute a tax resale deed on behalf of this district conveying to David Cornejo, Maria Guadalupe Cornejo all of the right, title, and interest of the district, and all other taxing units interested in the tax foreclosure judgment in the following described real property located in Cameron County, Texas

**Lot 12, Block 'G', Frontier Addition, an addition to the City of Brownsville, Cameron County, Texas, as described in Volume 783, Page 797, Deed Records of Cameron County, Texas.
(Account #0311100070012000)**

PASSED AND APPROVED this ____ day of _____, 20____.

Carlos A. Elizondo
President

ATTEST:

Minerva M. Pena
Board Secretary