

# NOTICE OF SALE

STATE OF TEXAS  
CAMERON COUNTY

BY VIRTUE OF AN ORDER OF SALE  
DATED MARCH 7, 2023

and issued pursuant to judgment decrees) 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, have on February 1, 2023, seized, levied upon, and will, on the first Tuesday in March, 2023, the same being the 7th 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 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 delinquent in such suit(s) in and to the following described real estate levied upon as the property of said delinquents, 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
2020-DCL02833	CAMERON COUNTY CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ELVIRA VALDEZ, ET AL Lot 4, Block 132, Original Townsite of the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 14, Map Records of Cameron County, Texas. (Account No.: 150000132004000)
2020-DCL06489	CAMERON COUNTY CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. GUILLERMO CAMACHO, DOING BUSINESS AS FLOWERS BY SELENA AND ALSO DOING BUSINESS AS SNACK EL CHAVITO Lot 5, Block "B", Brown Place Addition, an addition to the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 7, Page 12, Map Records of Cameron County, Texas. (Account No.: 1598300020005000)
2021-DCL00484	CAMERON COUNTY CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ROSALINDA MARIN, ET AL Lots 26 and 27, Block 12, East Avondale Addition, an addition to the City of Harlingen, Cameron County, Texas, as described in Volume 1208, Page 52, Official Records of Cameron County, Texas. (Account No.: 1743900120026000)
2021-DCL02298	CAMERON COUNTY CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. GILBERT LOPEZ Lot 3, Block 13, Hermosa Addition, an addition to the City of San Benito, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 851, Page 573, Map Records of Cameron County, Texas. (Account No.: 5860500130003000)
2021-DCL02298	CAMERON COUNTY CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. GILBERT LOPEZ The front 1/2 of Lot 9 and all of Lots 12 and 13, Block 19, Hystendahl Addition, an addition to the City of Santa Rosa, Cameron County, Texas, as described in Volume 14760, Page 48, Official Records of Cameron County, Texas. (Account No.: 6532900190009000)
2021-DCL03073	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. LINDA DIAZ Lot 48, Block 1, South 281 Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 2118-B through 2120-A, Map Records of Cameron County, Texas. (Blgd Acct #8767920010048001) & (Account No.: 8767920010048000)
2021-DCL04047	CAMERON COUNTY CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. XIOMARA BANUELOS, ET AL Lot 19, Block 2, Treasure Hills Country Club, an addition to the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 459-B, Map Records of Cameron County, Texas. (Account No.: 2456450020019000)
2021-DCL04850	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MARIO ALBERTO SANCHEZ Lots 36 and 37, Block 1, Los Indios 1st Addition, an addition to the City of Los Indios, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 1462-A, Map Records of Cameron County, Texas. (Account No.: 8736700010036000)
2021-DCL05684	CAMERON COUNTY AND RIO HONDUO INDEPENDENT SCHOOL DISTRICT VS. EDUBIJS GARZA (DECEASED), AKA EDUBIJS G. GARZA, ET AL Lot 3, Block 1, La Parcela Garza Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 781-A, Map Records of Cameron County, Texas. (Account No.: 8802100010003000)
2021-DCL06182	CAMERON COUNTY CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. EDUARDO RAMIREZ (DECEASED) Lot 2, Block 4, Boulevard Heights, an addition to the City of San Benito, Cameron County, Texas, as described in Volume 241, Page 164, Official Records of Cameron County, Texas. (Account No.: 5728900040002000)
2021-DCL01707	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MARIA DE LA GARZA, A.K.A. MARIA ANTONIA SERNA CHAVEZ Lot 35, Espanza Subdivision, Unit 2, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 295-B, Map Records of Cameron County, Texas. (Account No.: 902151000035000)
2019-DCL03266	CAMERON COUNTY CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. JOSE J LONGORIA Lot 11, Block 2, Landrum Addition No. 1, an addition to the City of San Benito, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 16, Map Records of Cameron County, Texas. (Account No.: 595220002001000)
2019-DCL03324	CAMERON COUNTY CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. LETICIA GARZA Lot 134, Alameda Subdivision, a subdivision in the City of San Benito, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 454-B, Map Records of Cameron County, Texas. (Account No.: 593000000134000)
2020-DCL05083	CAMERON COUNTY CITY OF SANTA ROSA AND SANTA ROSA INDEPENDENT SCHOOL DISTRICT VS. MARIA C GARZA (DECEASED), ET AL Lots 24 and 25, Block 6, West Santa Rosa Addition, an addition to the City of Santa Rosa, Cameron County, Texas, as described in Volume 323, Pages 454 - 455, Deed Records of Cameron County, Texas. (Account No.: 6584000060204000)
2021-DCL04715	CAMERON COUNTY CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. HERIBERTA CERDAS Lot 25, Block 8, West Harlingen Addition, an addition to the City of Harlingen, Cameron County, Texas, as described in Volume 466, Page 214, Deed Records of Cameron County, Texas. (Account No.: 2535800080025000)

(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 February 1, 2023

Sheriff Eric Garza  
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 PROPERTY COUNSEL.

ESTA VENTA SE REALIZA CONFORME A LOS REQUISITOS ESTADUTARIOS O JUDICIALES. LOS POSTORES LICITARÁN POR LOS DERECHOS, TÍTULOS E INTERESES, SI FUESE EL CASO, DE LA PROPIEDAD INMUEBLE QUE SE OFERCE.

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, HABITABILIDAD, 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.