

NOTICE OF SALE

STATE OF TEXAS
CAMERON COUNTY

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

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 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 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.sheriffssaleauctions.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
2018-DCL-06186	CAMERON COUNTY, TOWN OF SOUTH PADRE ISLAND AND LAGUNA MADRE WATER DISTRICT VS. FERNANDO HINOJOSA CAMPUZANO, AKA FERNANDO CAMPUZANO HINOJOSA Unit 1117, Building "A", South Padre Island Beach Resort Condominiums, a condominium regime in the Town of South Padre Island, Cameron County, Texas; together with an undivided 1.622% interest in and to the Common Elements, as described in Volume 2585, Page 327, Official Records of Cameron County, Texas. (Account No.: 677650000111700) 2021-DCL-03892 CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. SALVADOR R. MARTINEZ (DECEASED), AKA SALVADOR MARTINEZ, ET AL Lot 6, Block 25, Rutherford and Harding Addition, an addition to Port Isabel, Cameron County, Texas, as described in Volume 1089, Page 270, Deed Records of Cameron County, Texas. (Account No.: 7275002500006000)
2020-DCL-01106	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. RSSM ENTERPRISES LLC Lot 8, Block 27, Original Townsite of 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. (Account No.: 0100000270008000) Lot 314, All-Bry Ventures, Tract "C", an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 242-B, Map Records of Cameron County, Texas. (Account No.: 731600000314000)
2020-DCL-03803	CAMERON COUNTY, CITY OF BROWNSVILLE AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MARBEL A. FARHOOD, AKA MABEL A. FARHOOD Tract 221, Valley Sound Addition, an addition in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 349-B, Map Records of Cameron County, Texas. (Account No.: 7851750270221000)
2021-DCL-01095	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. SUSAN JASSO Lot 154, Vista Tranquilla, Section II, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 23, Page 15, Map Records of Cameron County, Texas. (Account No.: 0764500000154000)
2021-DCL-02092	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. CIPRIANO LOPEZ, AKA CIPRIANO LOPEZ, JR., ET AL Lot 2, Block 2, Austin Court Estates, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 171-B, Map Records of Cameron County, Texas. (Account No.: 7330050020002000)
2019-DCL-02242	CAMERON COUNTY, CITY OF LOS FRESNOS AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MARIA GUADALUPE ARIZMENDI, ET AL Lot 12, Block 4, Northside Addition, an addition to the City of Los Fresnos, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 13, Page 54, Map Records of Cameron County, Texas. (Account No.: 3760000040012000)
2021-DCL-05486	CAMERON COUNTY, CITY OF BROWNSVILLE AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. RHODA WATSON (DECEASED) Tract 131, Bay View Park Addition, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 404-B, Map Records of Cameron County, Texas. (Account No.: 7378500000131000)
2017-DCL-05259	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. SALLY ANN SMITH, NKA SALLY ANN FOSTER, AS TRUSTEE OF THE THE SALLY SMITH TESTAMENTARY TRUST, ET AL 4.10 acres more or less, being the South 4.10 acres out of Lot 21-A, Citrus Gardens Subdivision No. 2, a subdivision in Cameron County, Texas, as described, as Tract 2, in deed dated April 4, 1952, from Richard S. Hockaday to T. C. Parker, in Volume 536, Page 171, Deed Records of Cameron County, Texas, (Account No.: 7426200050021600) & (7426200050021400)
2016-DCL-08428	POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND CITY OF PORT ISABEL VS. THE KNOWN AND UNKNOWN HEIRS OF MARIA ELENA VIRGEN (DECEASED), AND ANY OTHER KNOWN OR UNKNOWN PERSON HAVING A CLAIM AND/OR INTEREST TO THE PROPERTY, ET AL Lot 12, Block 35, Original Townsite to the City of Port Isabel, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 7, Page 23, Map Records of Cameron County, Texas. (Account No.: 4700000350012000)
2022-DCL-02846	CAMERON COUNTY, TOWN OF SOUTH PADRE ISLAND, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. MARIA DEL ROSARIO DE FATIMA DEL PERAL BERNAT, AKA MARIA DEL ROSARIO DEL PERAL BERNAT Lot 16, Block 18, Padre Beach, Section II, an addition to the City of South Padre Island, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 14, Page 31, Map Records of Cameron County, Texas. (Account No.: 6764000180016000)
2022-DCL-02846	CAMERON COUNTY, TOWN OF SOUTH PADRE ISLAND, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. MARIA DEL ROSARIO DE FATIMA DEL PERAL BERNAT, AKA MARIA DEL ROSARIO DEL PERAL BERNAT Lots 17 and 18, Block 18, Padre Beach, Section II, an addition to the City of South Padre Island, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 14, Page 31, Map Records of Cameron County, Texas. (Account No.: 6764000180017000)
2021-DCL-05401	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. EVA PINEDO, ET AL Lot 4, Loma Alta "M" Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 585-B, Map Records of Cameron County, Texas. (Account No.: 7646500000004000)
2022-DCL-02268	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. DELIA C. CAUDILLO, ET AL 1.18 acres, more or less, out of Block 2, Elias Subdivision, out of 12.46 acres of Block 2, Section 2, Harris Gentry Subdivision, Share 28, Espiritu Santo Grant, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 1265, Map Records of Cameron County, Texas. (Account No.: 7550200020010100)
2020-DCL-03792	CAMERON COUNTY, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND CAMERON COUNTY IRRIGATION DISTRICT # 06 VS. JOEL PEREZ 5.00 acres, more or less, out of Blocks 178 and 179, Fresnos Land and Irrigation Company Subdivision, a subdivision in Cameron County, Texas, as described in deed dated September 14, 1978, from Leonard Aguilar et ux to Abel Oscar Aguilar et ux, in Volume 1132, Page 425, Deed Records of Cameron County, Texas; SAVE & EXCEPT however, that certain 0.314 acre tract described in Volume 1505, Page 188, Official Records of Cameron County, Texas, leaving herein a residue of 4.686 acres, more or less. (Account No.: 7501780000020400)

(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 COUNSEL.

ESTA VENTA SE REALIZA CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS POSTORES LICITARÁN POR LOS DERECHOS, TÍTULOS E INTERESES, SI FUESE 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, COMERCIALIZACIÓN 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
Valley Morning Star

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