

NOTICE OF SALE

STATE OF TEXAS
CAMERON COUNTY

BY VIRTUE OF AN ORDER OF SALE
DATED MAY 2, 2022

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 herein numbered and styled suit(s) and to me directed and delivered as Sheriff or Constable said County, I have on March 30, 2022, seized, levied upon, and will, on the first Tuesday in May, 2023, the same being the 2nd day of said month. Pursuant to Texas Tax Code §41.01, 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 20191106000078 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.sheriffauctions.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
2021-DCL-01919	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. J PATRICK CAROLAN, AKA JAMES PATRICK CAROLAN, ET AL The East 1/2 of Lot 96 and all of Lot 97, Lakewood Village, Unit 1, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 475-B, Map Records of Cameron County, Texas. (Account No.: 978600000097000)
2021-DCL-01919	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. J PATRICK CAROLAN, AKA JAMES PATRICK CAROLAN, ET AL Lot No. 115 and 115-A, in Adams Gardens Mobile Estates Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 23, Page 43, Map Records of Cameron County, Texas. (Account No.: 8407200000115000) & (Acct 8407200000115001) Bldg
2021-DCL-01919	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. J PATRICK CAROLAN, AKA JAMES PATRICK CAROLAN, ET AL Lot No. 116, in Adams Gardens Mobile Estates Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 23, Page 43, Map Records of Cameron County, Texas. (Account No.: 8407200000116000)
2021-DCL-01919	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. J PATRICK CAROLAN, AKA JAMES PATRICK CAROLAN, ET AL Lot No. 117 and Lot No. 118, Adams Garden Mobile Home Estates Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 23, Page 43, Map Records of Cameron County, Texas. (Account No.: 8407200000117000)
2021-DCL-02971	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. THE KNOWN AND UNKNOWN HEIRS OF RACHEL SALINAS, AKA RACHEL O. SALINAS AKA RACHEL LONGORIA SALINAS (DECEASED) AND ANY OTHER KNOWN OR UNKNOWN PERSON HAVING A CLAIM AND/OR INTEREST TO THE PROPERTY Lot 14, King Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 83-B, Map Records of Cameron County, Texas. (Account No.: 879700000014000)
2021-DCL-05514	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. JOSHUA LEE CANTU Lot 3, Block 13, Lazy Palms Subdivision, Phase II, a subdivision in the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet "I", Slot 2188-A, Map Records of Cameron County, Texas. (Account No.: 9710020130003000)
2021-DCL-05390	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MARIA ESTELA SHIMANEK, ET AL Lot 19, Block IV, South Broadview Subdivision, a subdivision in the City of Harlingen, Cameron County, Texas, as described in Volume 604, Page 200, Official Records of Cameron County, Texas. (Account No.: 2363400040019000)
2021-DCL-03509	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. RAMIRO CRUZ (DECEASED), AKA RAMIRO HERNANDEZ CRUZ, ET AL Lot 11, Block 3, Reyna Subdivision, an addition to the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 12, Page 4, Map Records of Cameron County, Texas. (Account No.: 2281800030011000)
2021-DCL-02662	CAMERON COUNTY AND LA FERIA INDEPENDENT SCHOOL DISTRICT VS. MANUEL B. GARZA Lot 1, Block 1, El Valle De Plata Subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 1358-A, Map Records of Cameron County, Texas. (Account No.: 8482000010001000)
2021-DCL-05746	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. JUAN A LOZANO, AKA JUAN ADAN LOZANO, ET AL Lot 26, Block 3, Colonia Guadalupe Addition, an addition to the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 11, Page 11, Map Records of Cameron County, Texas. (Account No.: 1667600030026000)
2021-DCL-05500	CAMERON COUNTY AND SANTA ROSA INDEPENDENT SCHOOL DISTRICT VS. MARIA G VALDEZ, ET AL Lot 22, Block 2, Pomelo-Thompson Road Subdivision, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 1905-B, Map Records of Cameron County, Texas. (Account No.: 8469810020022000) & (Acct #8469810020022001) Bldg
2019-DCL-00465	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. HOMERO SAENZ, ET AL Lot 60, Block 22, Rancho Grande South Subdivision, Section IX, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 2254-A, Map Records of Cameron County, Texas. (Account No.: 9096900220060000) & (Acct no #9096900220060001) Bldg
2021-DCL-02319	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ARMANDO VALDEZ Lot 16, Block 6, Rancho Grande South Subdivision, Section IV, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 1355-B, Map Records of Cameron County, Texas. (Account No.: 9096400060016000)
2021-DCL-01913	CAMERON COUNTY, CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. NEREYDA AGUILAR GARZA Lot 5, Block 15, Hunck Addition, an addition to the City of San Benito, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 22, Map Records of Cameron County, Texas. (Account No.: 5894300150005000) Records of Cameron County, Texas. (Account No.: 9096400060016000)
2015-DCL-03995	CAMERON COUNTY, CITY OF HARLINGEN, HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND HARLINGEN DOWNTOWN IMPROVEMENT DISTRICT VS. THE KNOWN AND UNKNOWN HEIRS OF MANUELA CASTRO (DECEASED) AND ANY OTHER KNOWN OR UNKNOWN PERSON HAVING A CLAIM AND/OR INTEREST TO THE PROPERTY Lot 12, Block 66, Original Townsite Addition, an addition to the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 14, Map Records of Cameron County, Texas. (Account No.: 1500000600012000)
2015-DCL-03995	CAMERON COUNTY, CITY OF HARLINGEN, HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND HARLINGEN DOWNTOWN IMPROVEMENT DISTRICT VS. THE KNOWN AND UNKNOWN HEIRS OF MANUELA CASTRO (DECEASED) AND ANY OTHER KNOWN OR UNKNOWN PERSON HAVING A CLAIM AND/OR INTEREST TO THE PROPERTY Lots 13 and 14, Block 66, Original Townsite to the City of Harlingen, Cameron County, Texas, as described in Volume 1230, Page 701, Deed Records of Cameron County, Texas. (Account No.: 1500000600013000)
2022-DCL-02731	CAMERON COUNTY AND SANTA ROSA INDEPENDENT SCHOOL DISTRICT VS. MARTHA ELVA GONZALEZ Lot 5, Block 1, Longoria Acres Subdivision, Section #1, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 2973A, Map Records of Cameron County, Texas. (Account No.: 8442020010005000)

(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 March 30, 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 ESTADUTORIOS 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 South Properties see
Brownsville Herald

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