

NOTICE OF SALE

STATE OF TEXAS

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BY VIRTUE OF AN ORDER OF SALE

CAMERON COUNTY

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DATED AUGUST 1, 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 June 27, 2023, seized, levied upon, and will, on the first Tuesday in August, 2023, the same being the 1st 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.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 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-04533	CAMERON COUNTY, CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. SEBASTIAN JOSE LUIS HERNANDEZ Lot 12, Block 40, Original Townsite of San Benito, Cameron County, Texas, as described in Volume 138, Page 763, Official Records of Cameron County, Texas. (Account No.: 5700000400012000)
2022-DCL-02812	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MARIA GUADALUPE RODRIGUEZ All that certain tract of land situated in Tract "D", San Pedro De Carricitos Survey, Abstract 26, Cameron County, Texas, described as 2.130 acres, more or less, in deed dated August 23, 1991, from Elias Rodriguez et ux to Maria Guadalupe Rodriguez, in Volume 1678, Page 304, Official Records of Cameron County, Texas; SAVE & EXCEPT however, the following: a. that certain 0.52 acre tract described in a Declaration of Taking, Volume 18878, Page 1, Official Records of Cameron County, Texas; leaving herein a residue of 1.61 acres, more or less. (Account No.: 9090002040050000)
2021-DCL-01707	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MARIA DE LA GARZA, A.K.A. MARIA ANTONIA SERNA CHAVEZ Lot 35, Esparza 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.: 9021510000035000)
2021-DCL-03373	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. Combined Acct #8767920010048000 & (Account No.: 8767920010048001)-bldg
2021-DCL-06111	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. BEATRIZ ADRIANA ELIZONDO, ET AL Lot 13, Block 1, South 281 Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slots 2118-B, Map Records of Cameron County, Texas. (Account No.: 8767920010013000)
2020-DCL-06241	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. OLGA LIDIA MARTINEZ JIMENEZ Lot 24, Block 21, Bent Tree Subdivision, Section II, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet1, Slot 2857-A, Map Records of Cameron County, Texas. (Account No.: 9090110210024000)
2017-DCL-05385	CAMERON COUNTY, CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ALFONSO REYES, ET AL Lot 21, Buena Vida Subdivision, a subdivision to the City of San Benito, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 1196-A, Map Records of Cameron County, Texas. (Account No.: 5735000000021000)
2019-DCL-05724	CAMERON COUNTY AND LA FERIA INDEPENDENT SCHOOL DISTRICT VS. LORENZO SANCHEZ, JR., ET AL Lot 20, Block 5, Citrus Village Park Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 32, Page 50, Map Records of Cameron County, Texas. Accts (29-2900-0050-0200-00) & (Account No.: 2929000050020001)-bldg
2021-DCL-00855	CAMERON COUNTY, CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. HERNAN MIGUEL WISE, ET AL Lot 5, Block 5, Original Townsite of San Benito, Cameron County, Texas, as described in Volume 1327, Page 405, Deed Records of Cameron County, Texas. (Account No.: 5700000050005000)
2022-DCL-02585	CAMERON COUNTY, CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MARIA JOSEFINA GONZALEZ Lot 4, Block 8, Boulevard Heights, an addition to the City of San Benito, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 72, Map Records of Cameron County, Texas. (Account No.: 5728600080004000)
2019-DCL-03721	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. SERGIO HERNANDEZ Lot 24, Block 1, Luz Del Cielo Subdivision, Section 3, Phase 1, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet I, Slot 1653-B, Map Records of Cameron County, Texas. (Account No.: 9090050010024000)
2014-DCL-01163	CAMERON COUNTY AND LA FERIA INDEPENDENT SCHOOL DISTRICT VS. ROSA NELIA DE LA CRUZ, AKA ROSANELIA TORRES DE LA CRUZ, ET AL 1.00 acres, more or less, out of Block 62, Minnesota-Texas Land and Irrigation Company Subdivision, a subdivision in Cameron County, Texas, as described in deed dated December 12, 1980, from David A. Barbee, et ux to Olegario De La Cruz, et ux, in Volume 1216, Page 382, Deed Records of Cameron County, Texas. (Account No.: 8553800620011000)

(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 June 27, 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 South Properties see
The Brownsville Herald

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