

# NOTICE OF SALE

STATE OF TEXAS  
CAMERON COUNTY

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BY VIRTUE OF AN ORDER OF SALE  
DATED NOVEMBER 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 October 3, 2023, seized, levied upon, and will, on the first Tuesday in November, 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.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**

2021-DCL-03762	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. DANIEL DE LEON ZAMBRANO Lot 26, Block 1, Esquina Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Clerk's File #137175, Map Records of Cameron County, Texas. (Account No.: 7499000010026000)
2021-DCL-04647	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. CATHERINE SCHWARTZ, ET AL All that certain tract of land lying between lakeside Boulevard West and Lots 40 and 41, Original Townsite of Olmito, an addition to Cameron County, Texas, as described, as Tract 2, in deed dated August 4, 1995, from Betty J. Bright aka Betty Jo Hill, Individually and as Independent Executrix of the Estate of James E. Hill, Deceased to Catherine Schwartz etux, in Volume 3483, Page 89, Official Records of Cameron County, Texas. (Account No.: 4500001510029000)
2021-DCL-05809	CAMERON COUNTY, TOWN OF SOUTH PADRE ISLAND, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. ROBERTO MARTINEZ ZAMBRANO, ET AL Lot 15, Block 202, Fiesta Isles Subdivision of Padre Beach, Section XII, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 17, Page 43, Map Records of Cameron County, Texas. (Account No.: 6716002020015000)
2022-DCL-00239	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. HENRY J. RAK (DECEASED), ET AL Lot 9, Block 5, Kirksey-Bell Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 17, Page 71, Map Records of Cameron County, Texas. (Account No.: 9388600050009000)
2022-DCL-02831	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. IRENE KOWALSKI (DECEASED), ET AL Lot 10, Block 5, Padre Island Thunderbird Corporation Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 858, Page 242, Map Records of Cameron County, Texas. (Account No.: 9412500050010000)
2022-DCL-02831	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. IRENE KOWALSKI (DECEASED), ET AL Lot 11, Block 5, Padre Island Thunderbird Corporation Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 858, Page 242, Map Records of Cameron County, Texas. (Account No.: 9412500050011000)
2022-DCL-02831	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. IRENE KOWALSKI (DECEASED), ET AL Lot 12, Block 5, Padre Island Thunderbird Corporation Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 858, Page 242, Map Records of Cameron County, Texas. (Account No.: 9412500050012000)
2022-DCL-02831	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. IRENE KOWALSKI (DECEASED), ET AL Lots 1 and 2, Block 84, Laguna Madre Beach Subdivision, Unit 1, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 20, Page 11, Map Records of Cameron County, Texas. (Account No.: 8240000840001000)
2022-DCL-03959	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. NORMA L. HINOJOSA, AKA NORMA LINDA HINOJOSA, ET AL Lot 22, Block 16, Holly Beach Townsite, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 7, Page 11, Map Records of Cameron County, Texas. (Account No.: 2700000160007700)
2022-DCL-03931	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. EDWARD STANISZEWSKI (DECEASED), ET AL Lot 19, Block 75, Laguna Madre Beach Subdivision, Unit No. 1, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 20, Pages 11 - 14, Map Records of Cameron County, Texas. (Account No.: 8240000750019000)
2022-DCL-05311	CAMERON COUNTY, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. ALLENE MARTIN MORTENSEN (DECEASED), ET AL Lot 7, Block 44, Bayview Citrus Groves Subdivision, Unit No. 4, Section 16, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 9, Page 33, Map Records of Cameron County, Texas. (Account No.: 7376900440007000)
2022-DCL-05427	CAMERON COUNTY, CITY OF BROWNSVILLE, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. RAYMOND Q. WHITLEY, ET AL Lots 1, 2, 3, 4, 5, and 6, Block 15, Green Valley Estates Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 22, Page 32, Map Records of Cameron County, Texas. (Account No.: 7513300150001000)
2022-DCL-06037	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. LISLE HUGHES Lot 47, K. C. Colony Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 68, Map Records of Cameron County, Texas. (Account No.: 9380300000047000)

(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 October 3, 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  
The Valley Morning Star

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP  
(956) 546-1216