

NOTICE OF SALE

STATE OF TEXAS

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BY VIRTUE OF AN ORDER OF SALE

CAMERON COUNTY

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DATED FEBRUARY 6, 2024

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 December 28, 2023, seized, levied upon, and will, on the first Tuesday in February, 2024, the same being the 6th 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:

<u>SUIT NO.</u>	<u>STYLE OF SUIT AND PROPERTY DESCRIPTION</u>
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-03322	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. VERONICA C. GONZALEZ, AKA VERONICA CAMACHO VASQUEZ, ET AL Lot 6, Block 10, Riverside Park Addition, an addition to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 8, Page 4, Map Records of Cameron County, Texas. (Account No.: 0631200100006000)
2022-DCL-03330	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ISIDRO VALDEZ, ET AL Lots 26 and 27, Block 16, Holly Beach Townsite, Amended, 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.: 2700000160026100)
2022-DCL-01532	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. SORAIDA JANETTE DAVILA, ET AL Lot 16, Block 15, Colonia Acacia Subdivision, a subdivision in the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 17, Page 27, Map Records of Cameron County, Texas. (Account No.: 0221700150016000)
2021-DCL-05507	CAMERON COUNTY AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. ADAN DELGADO JR Lot 77, Block 2, Monte Verde South Subdivision, Section I I, an addition to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 1756-A, Map Records of Cameron County, Texas. (Account No.: 7475620020077000)
2021-DCL-04709	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. FRANCISCO FLORES GOMEZ, ET AL Lot 3, Block 11, La Posada South Subdivision, Section III, an addition to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 161-B, Map Records of Cameron County, Texas. (Account No.: 0447300110003000)
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-03888	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. ATILANO LIMON Lot 36, Block 51, East Brownsville, Section VI, an addition to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 14, Page 1, Map Records of Cameron County, Texas. (Account No.: 0256100510036000)
2021-DCL-02758	CAMERON COUNTY, TOWN OF LAGUNA VISTA, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. JOSEPH P. VALENT, AKA JOSEPH PAUL VALENT Lot 1, Block 444-A, City of Laguna Vista, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 14, Plat Records of Cameron County, Texas. (Account No.: 3100004440101000)
2023-DCL-02160 2021-DCL-02119	CAMERON COUNTY, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT, BROWNSVILLE INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. ABRAHAM GONZALEZ, ET AL Lot 6, Block 1, New Horizon Subdivision, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 3338, Map Records of Cameron County, Texas. (Account No.: 7355790000006000)
2020-DCL-06157	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. YOLANDA ALVAREZ, ET AL Lot 13, Block 4, La Villita Amended Subdivision, Unit 6, an addition to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 33, Page 36, Map Records of Cameron County, Texas. (Account No.: 7610100040013000)
2019-DCL-01872	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. PEDRO GUTIERREZ, JR., ET AL Lot 18, Block 3, Bel Aire Heights Addition, a resubdivision of Blocks 27 & 34, Brownwell Tract Subdivision, an addition to Cameron County, Texas, as described in Volume 980, Page 736, Deed Records of Cameron County, Texas. (Account No.: 7379200030018000)
2017-DCL-02059	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. GUILLERMO GARCIA, INDIVIDUALLY AND AS TRUSTEE, ET AL Part of Lots One (1) and Two (2), Block Three (3), Riverside Addition to the City of Brownsville, Cameron County, Texas, more fully described by metes and bounds attached, marked as Exhibit "A", to the deed dated April 19, 1983, from Mary Lou Peterman to Jose Z.Garcia and wife, Maria del Rosario Ruiz Garcia, recorded in Volume 1315, Page 691-694, Deed Records of Cameron County, Texas. (Account No.: 0630900030001200)
2017-DCL-08213	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. DELFINA TORRES, AKA DELFINA CORONADO TORRES, ET AL Lots 1 and 2, Block 90, Original Townsite to 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.: 0100000900001000)
2017-DCL-08213	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. DELFINA TORRES, AKA DELFINA CORONADO TORRES, ET AL Lot 1, KM Subdivision, a subdivision in the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 1006-A, Map Records of Cameron County, Texas. (Account No.: 0105500000001000)
2022-DCL-05456	CAMERON COUNTY, CITY OF BROWNSVILLE, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT, BROWNSVILLE INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. DEYANIRA VALENTE Lot 2, Block 3, El Valle North Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 78-A, Map Records of Cameron County, Texas. (Account No.: 7484000030002000)
2022-DCL-06022	CAMERON COUNTY, CITY OF BROWNSVILLE, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT, BROWNSVILLE INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. KAREN E. BROOKS, ET AL Lot 4, Block 5, Palo Verde North Resubdivision, a subdivision in the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 24, Page 46, Map Records of Cameron County, Texas. (Account No.: 0559800050004000)

(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 December 28, 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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