

NOTICE OF SALE

STATE OF TEXAS
CAMERON COUNTY

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BY VIRTUE OF AN ORDER OF SALE
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.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
2022-DCL-05030	CAMERON COUNTY AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. BENITO Q. LOPEZ, ET AL Lot 22, Block 9, Bonnaville Subdivision, a subdivision in the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 35, Map Records of Cameron County, Texas. (Account No.: 9712200090022000)
2022-DCL-05053	CAMERON COUNTY AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. GUADALUPE G. GARCIA (DECEASED), AKA GUADALUPE GARZA GARCIA, ET AL Lot 9, Block 10, Bonnaville Subdivision, a subdivision in the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 37, Map Records of Cameron County, Texas. (Account No.: 9712200100009000)
2022-DCL-03190	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. HILDA R DORSETT, AKA HILDA ROSE DORSETT Lot 57, Treasure Hills Subdivision, Section 7, an addition to the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 152, Map Records of Cameron County, Texas. (Account No.: 2456050000057000)
2021-DCL-05867	CAMERON COUNTY, CITY OF RIO HONDO AND RIO HONDO INDEPENDENT SCHOOL DISTRICT VS. ALMA M CAMARILLO The West 1/2 of Lot 5, Block 9, Original Townsite of Rio Hondo, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 1 Map Records of Cameron County, Texas. (Account No.: 5500000090005100)
2021-DCL-05867	CAMERON COUNTY, CITY OF RIO HONDO AND RIO HONDO INDEPENDENT SCHOOL DISTRICT VS. ALMA M CAMARILLO The East 1/2 of Lot 6, Block 9, Original Townsite of Rio Hondo, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 1 Map Records of Cameron County, Texas. (Account No.: 5500000090006000)
2021-DCL-04570	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. GUILLERMO GARCIA, TRUSTEE Lot 4, Block 16, Original Townsite of 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.: 1500000160004000)
2021-DCL-04130	CAMERON COUNTY, CITY OF PRIMERA AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. VALENTIN MALDONADO, ET AL Lot 12, Block 1, Carver Road Subdivision, Section III, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 1651A, Map Records of Cameron County, Texas. (Account No.: 9865040010012000)
2021-DCL-04130	CAMERON COUNTY, CITY OF PRIMERA AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. VALENTIN MALDONADO, ET AL Lot 48, Block 1, Carver Road Subdivision, Section II, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 1600-B, Map Records of Cameron County, Texas. (Account No.: 9865120010048000)
2021-DCL-04130	CAMERON COUNTY, CITY OF PRIMERA AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. VALENTIN MALDONADO, ET AL Lot 44, Laura Heights Subdivision #2, an addition to the Town of Combes, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 28-A, Map Records of Cameron County, Texas. (Account No.: 1183100000044000)
2021-DCL-04050	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. AMERICAN FREEDOM BUILDERS LLC Lot 2, Block 3, Taylor Addition, an addition to the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 73, Map Records of Cameron County, Texas. (Account No.: 2410500030002000)
2021-DCL-04050	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. AMERICAN FREEDOM BUILDERS LLC Lot 1, Block 3, Taylor Addition, an addition to the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 73, Map Records of Cameron County, Texas. (Account No.: 2410500030001000)
2020-DCL-04673	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. RICARDO RODRIGUEZ 5.03 acres, more or less, situated in Share 4, Concepcion de Carricitos Grant, Abstract 16, Cameron County, Texas, as described in deed dated November 3, 2004, from Paul A. Weaver to Ricardo Rodriguez, in Volume 11471, Page 195, Official Records of Cameron County, Texas. (Account No.: 8895000040060000)
2020-DCL-04600	CAMERON COUNTY, CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. LILIA A. GARCIA, AKA LILIA AMADOR GARCIA (DECEASED), ET AL Lot 1, Block 9, Fifth Addition, an addition to the City of San Benito, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 5, Map Records of Cameron County, Texas. (Account No.: 5700500090001000)

(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 South Properties see
the Brownsville Herald

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