

NOTICE OF SALE

STATE OF TEXAS

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BY VIRTUE OF AN ORDER OF SALE

CAMERON COUNTY

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DATED JUNE 4, 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 April 30, 2024, seized, levied upon, and will, on the first Tuesday in June, 2024, the same being the 4th 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-00881	CAMERON COUNTY AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MARGARITA A. MANON Lot 13, Gaston-Johnson Subdivision, a subdivision in Cameron County, Texas, as described in Volume 3992, Page 102, Official Records of Cameron County, Texas. (Account No.: 9756700000013000)
2021-DCL-00881	CAMERON COUNTY AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MARGARITA A. MANON Lot 14, Gaston-Johnson Subdivision, a subdivision in Cameron County, Texas, as described in Volume 3992, Page 102, Official Records of Cameron County, Texas. (Account No.: 9756700000014000)
2021-DCL-00881	CAMERON COUNTY AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MARGARITA A. MANON Lot 15, Gaston-Johnson Subdivision, a subdivision in Cameron County, Texas, as described in Volume 3992, Page 102, Official Records of Cameron County, Texas. (Account No.: 9756700000015000)
2021-DCL-00881	CAMERON COUNTY AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MARGARITA A. MANON Lot 16, Gaston-Johnson Subdivision, a subdivision in Cameron County, Texas, as described in Volume 3992, Page 102, Official Records of Cameron County, Texas. (Account No.: 9756700000016000)
2021-DCL-03486	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. FAUSTINO ZUNIGA, ET AL Lot 13, Block 15, Townsite of La Paloma, an addition to Cameron County, Texas, as described in Volume 314, Page 421, Deed Records of Cameron County, Texas. (Account No.: 3300000150013000)
2022-DCL-04496	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MIKE C. LUCIO, AKA MIGUEL CASTILLO LUCIO, ET AL Lot 4, Block "C", Lakeside Heights Addition, an addition to the City of Harlingen, Cameron County, Texas, as described in Volume 10857, Page 75, Official Public Records of Cameron County, Texas. (Account No.: 1958100030004000)
2022-DCL-04366	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. CONRAD PACHECO, JR., ET AL Lot 12, Block 5, Bonnaville Terrace PT, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 37, Map Records of Cameron County, Texas; SAVE & EXCEPT however, that certain 0.064 acre tract described in Volume 871, Page 287, Deed Records of Cameron County, Texas. (Account No.: 9712200050012000)
2022-DCL-00582	CAMERON COUNTY, CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ROSA MARIA GOMEZ 0.1092 acre, more or less, out of Lot 1, Block 19, Colonia La Palma, an addition to the City of San Benito, Cameron County, Texas, as described in Volume 8670, Page 15, Official Records of Cameron County, Texas. (REAR PART) (Account No.: 5761600190001100)
2021-DCL-03621	CAMERON COUNTY AND RIO HONDO INDEPENDENT SCHOOL DISTRICT VS. ESPIRIRION MOLINA JR, ET AL 0.615 acre, more or less, situated in the Southwest 1/4 of Block 403, San Benito Irrigation Company's Subdivision of a plat of Partition Share No. 1, Espiritu Santo Grant, Cameron County, Texas, being Tract 4, City of Rio Hondo, as described in Volume 15258, Page 25, Official Records of Cameron County, Texas (Acct #7810104030004001-Improvement Only) & (Account No.: 7810104030004000)
2021-DCL-06925	CAMERON COUNTY, CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. CELESTINO SILVA, AKA CELESTINO PEREZ SILVA, ET AL Lot 10, Whitney Addition No. 1, an addition to the City of San Benito, Cameron County, Texas, as described in Volume 1117, Page 214, Records of Cameron County, Texas. (Account No.: 6169700000010000)
2022-DCL-01776	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. RUSSELL SCOTT SHEETZ 1.33 acres, more or less, out of Block 158, San Benito Land and Water Company Subdivision, an addition to Cameron County, Texas, as described, as Tract 2, in deed dated January 6, 2003, from Tsuyu Oyama to Russell Scott Sheetz, in Volume 8642, Page 119, Official Public Records of Cameron County, Texas. (Account No.: 8852701580030000)
2022-DCL-01776	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. RUSSELL SCOTT SHEETZ 1.00 acre, more or less, situated in Block 158, San Benito Land and Water Company Subdivision, a subdivision in Cameron County, Texas, as described in deed dated January 6, 2003, from Tsuyu Oyama to Russell Scott Sheetz, in Volume 8642, Page 119, Official Records of Cameron County, Texas. (Account No.: 8852701580030001)
2022-DCL-03826	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. JOSE R PEREZ, AKA JOSE RINCON PEREZ, ET AL Lot 6, Block 1, Plaza Estates Subdivision, an addition to the City of Harlingen, Cameron County, Texas, as described in Volume 1850, Page 106, Deed Records of Cameron County, Texas. (Account No.: 2246400010006000)
2022-DCL-05050	CAMERON COUNTY, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. JOSE P. TORRES (DECEASED), ET AL Lot 8, Block 8, Bonnaville Terrace Subdivision, a subdivision to the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 37, Deed Records of Cameron County, Texas. (Account No.: 9712200080008000)
2021-DCL-02168 2013-DCL-03334	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ISAIAS LONGORIA, ET AL Lot 74, Lake Shore Estates, Subdivision "B", a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 33, Page 50, Map Records of Cameron County, Texas. (Bldg Acct #9787900000074001)& (Account No.: 9787900000074000)
2022-DCL-00603	CAMERON COUNTY, CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. NICODEMO MARTINEZ, JR., ET AL The South 1.20 acres out of the East 2.189 acres, more or less, out of Block 16, Santa Ana Development Company, Unit #2, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 8, Page 48, Map Records of Cameron County, Texas. (Account No.: 8856800160002005)

(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 April 30, 2024

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 Brownsville Herald

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