

NOTICE OF SALE

STATE OF TEXAS

§

BY VIRTUE OF AN ORDER OF SALE

CAMERON COUNTY

§

DATED SEPTEMBER 3, 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 August 6, 2024, seized, levied upon, and will, on the first Tuesday in September, 2024, the same being the 3rd 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

2020-DCL-04123	LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. CHRISTIAN ACOSTA Lot 87, Block 1, La Tina Country Estates Phase 1, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 2104-A, Map Records of Cameron County, Texas. (Account No.: 7919390010087000)
2020-DCL-04123	LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. CHRISTIAN ACOSTA Lot 168, Block 1, La Tina Country Estates Phase 1, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 2104-A, Map Records of Cameron County, Texas. (Account No.: 7919390010168000)
2023-DCL-00450	CAMERON COUNTY, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHWEST COLLEGE DISTRICT VS. MIGUEL F SALINAS GARZA Lot 12, Block 16, Holly Beach Townsite, Cameron County, Texas, according to the map of plat thereof, recorded in Volume 7, Page 11, Map Records of Cameron County, Texas. (Account No.: 2700000160012000)
2021-DCL-03328	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. DENNIS M SHOEMAKER Lot 14, Block 6, 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.: 9388600060014000)
2021-DCL-03328	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. DENNIS M SHOEMAKER Lot 15, Block 6, 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.: 9388600060015000)
2021-DCL-01095	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. SUSAN JASSO Lot 154, Vista Tranquilla, Section II, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 23, Page 15, Map Records of Cameron County, Texas. (Account No.: 0764500000154000)

(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 August 6, 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 Valley Morning Star

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