

NOTICE OF SALE

STATE OF TEXAS

§

BY VIRTUE OF AN ORDER OF SALE

CAMERON COUNTY

§

DATED NOVEMBER 5, 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 October 1, 2024, seized, levied upon, and will, on the first Tuesday in November, 2024, the same being the 5th 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

2018-DCL-05169	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. GUADALUPE P BARROSO Lot 5, Block 8, Original Townsite of Olmito, Cameron County, Texas, as described in Volume 1601, Page 58, Official Records of Cameron County, Texas. (Account No.: 450000080005000)
2018-DCL-05169	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. GUADALUPE P BARROSO Lot 6, Block 8, Original Townsite of Olmito, Cameron County, Texas, as described in Volume 1601, Page 60, Official Records of Cameron County, Texas. (Account No.: 450000080006000)
2020-DCL-02668	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. BENIGNO ORTEGA Lot 11, Block 2, Bayview North Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 860-A and B, Map Records of Cameron County, Texas. (Account No.: 7378350020011000)
2020-DCL-04482	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. SANDRA VARGAS, AKA SANDRA FLORES VARGAS Lot 2, Block 15, Villa Maria Gardens Addition, an addition to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 16, Map Records of Cameron County, Texas. (Account No.: 0743500150002000)
2021-DCL-03757	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. MARGARET M WOOD Lot 8, Block 6, Padre island Thunderbird Corporation Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 19, Page 45, Map Records of Cameron County, Texas. (Account No.: 9412500060008000)
2021-DCL-06735	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. PABLO QUINTANA Lot 4, Block 25, Holly Beach Townsite, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 30, Page 43, Map Records of Cameron County, Texas. (Account No.: 2700000250004000)
2022-DCL-04043	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. JAMES H. WISE, AKA JAMES HILTON WISE Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, and 40, Block 2, Magic Valley Subdivision, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 20, Pages 9 and 10, Map Records of Cameron County, Texas. (Account No.: 7654100020011000)
2022-DCL-04043	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. JAMES H. WISE, AKA JAMES HILTON WISE Lot 21, Block 2, Magic Valley Subdivision, Section 1, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 20, Page 9, Map Records of Cameron County, Texas. (Account No.: 7654100020021000)
2022-DCL-04139	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. JAS S. GRAHAM, AKA JAMES SPITLER GRAHAM (DECEASED), ET AL Lot 11, Block 20, Holly Beach Townsite, an addition to Cameron County, Texas, as described in Volume 156, Page 59, Deed Records of Cameron County, Texas. (Account No.: 2700000200011000)
2022-DCL-05971	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. JOSEPH MALINOWSKI, ET AL Lot 6, Block 7, Suddeth Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 21, Page 17, Map Records of Cameron County, Texas. (Account No.: 9452700070006000)
2022-DCL-06054	CAMERON COUNTY, TOWN OF SOUTH PADRE ISLAND, POINT ISABEL INDEPENDENT SCHOOL DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. SPI SUMMIT PROPERTIES INC Unit 308, Summit Condominium, a Condominium Regime in the Town of South Padre Island, Cameron County, Texas, together with the undivided 1.70% ownership interest in the General Common Elements, as described in deed dated February 26, 2016, from Jose Gerardo Sada etux to SPI Summit Properties, Inc. A Texas Corp, in Volume 21625, Page 300, Official Records of Cameron
2022-DCL-06039	CAMERON COUNTY, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. NICK P. MALANT, AKA NICOLA PETER MALANT, INDIVIDUALLY AND AS SOLE SHAREHOLDER OF GOLDEN EAGLE INVESTMENTS, INC. Lot 10, Block 22, The Resubdivision of Holly Beach Townsite, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 30, Page 43, Map Records of Cameron County, Texas. (Account No.: 2700000220010000)
2022-DCL-06177	CAMERON COUNTY, CITY OF BROWNSVILLE, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT, BROWNSVILLE INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. GELY'S INVESTMENTS LLC Unit 5, 3503 Boca Chica Blvd. Condominiums, City of Brownsville, Cameron County, Texas, as described in deed dated October 15, 2017, from 3503 Boca Chica Blvd, LLC to Gely's Investments, LLC, in Volume 23317, Page 52, Official Public Records of Cameron County, Texas. (Account No.: 0408890000005000)
2023-DCL-01464	CAMERON COUNTY, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. AURORA SANCHEZ SALDANA 1.324 acres, more or less, out of the North 18.822 acres out of Block 93, Fresno Land Irrigation Company Subdivision, Share 22, Espiritu Santo Grant, Cameron County, Texas, as described in deed dated June 18, 1981, from Gorgonio Sanchez, Jr. etal to Aurora Sanchez Saldana, in Volume 1248, Page 591, Deed Records of Cameron County, Texas. (Account No.: 7501710930022000)
2023-DCL-01457	CAMERON COUNTY, CITY OF BROWNSVILLE, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. LLOYD L. SHINN Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, Block 11, 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.: 7513300110010000)
2023-DCL-01457	CAMERON COUNTY, CITY OF BROWNSVILLE, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. LLOYD L. SHINN Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, Block 12, Green Valley Estates Subdivision, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 22, Page 32, Map Records of Cameron County, Texas. (Account No.: 7513300120001000)
2023-DCL-01457	CAMERON COUNTY, CITY OF BROWNSVILLE, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHMOST COLLEGE DISTRICT VS. LLOYD L. SHINN Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 13, 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.: 7513300130001000)

(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 1, 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

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