

NOTICE OF SALE

STATE OF TEXAS
CAMERON COUNTY

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BY VIRTUE OF AN ORDER OF SALE
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
2020-DCL-04241	CAMERON COUNTY, CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. CELEDONIA MANCILLAS Lot 7, Block 8, Resaca Heights No. 2 Addition, an addition to the City of San Benito, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 11, Page 41, Map Records of Cameron County, Texas. (Account No.: 6090500080007000)
2021-DCL-02129	CAMERON COUNTY, CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. EMERCOR LLC Lot 7, Block 2, Commercial Addition, an addition to the City of San Benito, Cameron County, Texas, as described in Volume 10336, Page 237, Official Records of Cameron County, Texas. (Account No.: 5778500020007000)
2021-DCL-02452	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. CRB PARTNERS LLC Lot 21, Block 2, The Fairways at Cottonwood Creek, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 1602-A, Map Records of Cameron County, Texas. (Account No.: 8852960020021000)
2022-DCL-00979	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. LEOPOLDO TORRES Lots 40 and 41, Block 2, L and F Addition, an addition to the City of Harlingen, Cameron County, Texas, as described in Volume 1113, Page 156, Deed Records of Cameron County, Texas. (Account
2022-DCL-05205	CAMERON COUNTY AND RIO HONDO INDEPENDENT SCHOOL DISTRICT VS. ISRAEL OCHOA (DECEASED), ET AL Lot 76, Block 14, Arroyo Colorado Estates Subdivision, an addition to Cameron County, Texas, as described in Volume 1344, Page 256, Deed Records of Cameron County, Texas. (Account No.: 8707000140076000)
2022-DCL-05205	CAMERON COUNTY AND RIO HONDO INDEPENDENT SCHOOL DISTRICT VS. ISRAEL OCHOA (DECEASED), ET AL Lot 75, Block 14, Arroyo Colorado Estates Subdivision, an addition to Cameron County, Texas, as described in Volume 1344, Page 256, Deed Records of Cameron County, Texas. (Account No.: 8707000140075000)
2023-DCL-00689	CAMERON COUNTY, CITY OF HARLINGEN, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. RUFINO CISNEROS (DECEASED), ET AL Lot 25 and the East 10.00 feet of Lot 26, Block 2, Brooks Lawn Addition, an addition to the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 20, Map Records of Cameron County, Texas. (Account No.: 1595200020025000)
2023-DCL-01705	CAMERON COUNTY, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND LA FERIA INDEPENDENT SCHOOL DISTRICT VS. JOE DE LEON Block 7, E.E. Evans Subdivision, an addition to Cameron County, Texas, as described in Volume 5719, Page 152, Official Records of Cameron County, Texas; SAVE & EXCEPT however, the following: a. that certain 10.00 acre tract described in Volume 14916, Page 103, Official Public Records of Cameron County, Texas; and b. that certain 0.623 acre tract described in Volume 20931, Page 158, Official Public Records of Cameron County, Texas; leaving herein a residue of 9.377 acres, more or less. (Account No.: 8483900070000000)
2023-DCL-04250	CAMERON COUNTY, CITY OF SAN BENITO, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. RAMIRO MORENO, AKA RAMIRO TORRES MORENO, ET AL Lot 8, Block 4, Original Townsite of the City of San Benito, Cameron County, Texas, as described in Volume 810, Page 161, Deed Records of Cameron County, Texas. (Account No.: 5700000040008000)
2023-DCL-04490	CAMERON COUNTY, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ANNA LEE CISNEROS Lot 14, Block 21, Rancho Grande South Subdivision, Section VII, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 1685-A, Map Records of Cameron County, Texas. (Account No.: 9090400210014000)
2023-DCL-05001	CAMERON COUNTY, CITY OF HARLINGEN, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MARIA V. SANCHEZ, AKA MARIA VELEZ SANCHEZ Lot 5, Block 2, Reyna Subdivision, a subdivision in the City of Harlingen, Cameron County, Texas, as described in Volume 15817, Page 204, Official Records of Cameron County, Texas. (Account No.: 2281800020005000)
2020-DCL-00562	OVATION SERVICES LLC VS. MARIA DOLORES REYNA AND CESAR REYNA SAN BENITO - BALLENGER LOT 9 BLK 6 (Account No.: 5717600060009000)
2022-DCL-00173	CAMERON COUNTY, CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MARIA IRMA GALLEGOS, ET AL Lot 5, Block 2, Carmen Addition, an addition to the City of San Benito, Cameron County, Texas, as described in Volume 19386, Page 220, Official Records of Cameron County, Texas. Combined with acct #5745100020005000 (Account No.: 5745100020005002)

(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 South Properties see
Brownsville Herald

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