

# NOTICE OF SALE

STATE OF TEXAS

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BY VIRTUE OF AN ORDER OF SALE

CAMERON COUNTY

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§

DATED DECEMBER 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 October 29, 2024, seized, levied upon, and will, on the first Tuesday in December, 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**

2021-DCL-06713	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. BENJAMIN SOSA (DECEASED), ET AL Lots 25 and 26, Block 41, Hardin Addition, an addition to the City of Brownsville, Cameron County, Texas, as described in Volume 868, Page 727, Deed Records of Cameron County, Texas. (Account No.: 0156900410025000)
2022-DCL-05890	CAMERON COUNTY, CITY OF BROWNSVILLE, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT, BROWNSVILLE INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHWEST COLLEGE DISTRICT VS. MARIA AGUILAR, AKA MARIA DEL CARMEN AGUILAR Lots 53 and 54, Block "F", Celaya Addition, an addition to the City of Brownsville, Cameron County, Texas, as described in Volume 1391, Page 875, Official Records of Cameron County, Texas. (Account No.: 0204500060054000)
2023-DCL-00868	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHWEST COLLEGE DISTRICT VS. LUCILLE NESBITT, AKA CHARLES NESBITT (DECEASED), ET AL Lot 4, Block 4, Block Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 17, Page 17, Map Records of Cameron County, Texas. (Account No.: 9316100040004000)
2023-DCL-01008	CAMERON COUNTY, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHWEST COLLEGE DISTRICT VS. HUANG HUAI CHUN Lot 79, Taiwan Shrimp Farm Development Subdivision No. 1, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 910B, Map Records of Cameron County, Texas. (Account No.: 7919200000079000)
2023-DCL-01008	CAMERON COUNTY, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHWEST COLLEGE DISTRICT VS. HUANG HUAI CHUN Lot 80, Taiwan Shrimp Farm Development Subdivision No. 1, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 910B, Map Records of Cameron County, Texas. (Account No.: 7919200000080000)
2023-DCL-01112	CAMERON COUNTY, CITY OF BROWNSVILLE, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHWEST COLLEGE DISTRICT VS. KATHERINE WEST, AKA KATHERINE LOUISE WEST Lot 121, Block "E", Rio Grande Subdivision, an addition to Cameron County, Texas, as described in Volume 22681, Page 168, Official Public Records of Cameron County, Texas. (Account No.: 7801500050121000)
2023-DCL-03917	CAMERON COUNTY, LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHWEST COLLEGE DISTRICT VS. PEDRO ZURITA, ET AL Lot 2, Block 20, Del Mar Heights Subdivision, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 19, Page 36, Map Records of Cameron County, Texas. (Account No.: 7456000200002000)
2023-DCL-05124	CAMERON COUNTY, TOWN OF SOUTH PADRE ISLAND, POINT ISABEL INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT, TEXAS SOUTHWEST COLLEGE DISTRICT AND LAGUNA MADRE WATER DISTRICT VS. CHAD C STEELE, AKA CHAD CHRISTOPHER STEELE (IN REM ONLY), ET AL Apartment 107, Building "A", Gulfpoint Condominiums I, in the Town of South Padre Island, Cameron County, Texas, as described in deed dated January 10, 2022, from Norilda Serna Trevino to Chad C. Steele et ux, in Clerk's File #2022-1285, Official Public Records of Cameron County, Texas. (Account No.: 6730000010107000)
2023-DCL-05649	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHWEST COLLEGE DISTRICT VS. GEORGE R. BOSTICK, ET AL LOT 2 BLK 3 BLOCK SUBDIVISION ABST 260 (Account No.: 9316100030002000)
2023-DCL-05649	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHWEST COLLEGE DISTRICT VS. GEORGE R. BOSTICK, ET AL LOT 3 BLK 3 BLOCK SUBDIVISION ABST 260 (Account No.: 9316100030003000)
2023-DCL-05649	CAMERON COUNTY, POINT ISABEL INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHWEST COLLEGE DISTRICT VS. GEORGE R. BOSTICK, ET AL LOT 4 BLK 3 BLOCK SUBDIVISION ABST 260 (Account No.: 9316100030004000)
2022-DCL-06166	CAMERON COUNTY, TOWN OF RANCHO VIEJO, BROWNSVILLE INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND TEXAS SOUTHWEST COLLEGE DISTRICT VS. ARTURO OVIENDO BENITEZ (IN REM), ET AL UN T B QUINTA SANTA MERCEDES CONDOMINIUM TOWNHOMES (CONDO DEC V12826 PG212 FILED 7/24/06), Official Public Records of Cameron County, Texas. (Account No.: 5201400000002000)
2022-DCL-01804	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. JUAN J REYNA JR Lot 6, Block 1, Anaquitos Estates No. 2, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 249-B, Map Records of Cameron County, Texas. (Account No.: 7314900010006000)

(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 29, 2024

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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, COMERCIABILIDAD 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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