

NOTICE OF SALE

STATE OF TEXAS

§ BY VIRTUE OF AN ORDER OF SALE

CAMERON COUNTY

§
§ DATED FEBRUARY 4, 2025

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 December 31, 2024, seized, levied upon, and will, on the first Tuesday in February, 2025, 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 On line 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 an d 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

2022-DCL-00897	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. VALENTE GONZALES, ET AL Lot 2, Block 41, Original Townsite of the City of Harlingen, Cameron County, Texas, as described in Volume 154, Page 349, Deed Records of Cameron County, Texas. (Account No.: 1500000410002000)
2023-DCL-03556	CAMERON COUNTY, CITY OF HARLINGEN, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. JAMES COTTEN(DECEASED), ET AL Lot 9, Block 7, Sunwest Mobile Home Park, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 123-B, Map Records of Cameron County, Texas. (Account No.: 9846000070009000)
2022-DCL-00183	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. CANO HOME BUILDERS, LLC, ET AL Lot 4, Graceland Subdivision, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 3761, Map Records of Cameron County, Texas. (Account No.: 9782100000004000)
2022-DCL-05057	CAMERON COUNTY, CITY OF HARLINGEN, AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. JOHN B. MASON, ET AL Lot 18, Block 5, Bonnaville Terrace Subdivision, a subdivision in the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 37, Map Records of Cameon County, Texas. (Account No.: 9712200050018000)
2023-DCL-00504	CAMERON COUNTY, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ELIO RICO Lot 23, Block 23, Rancho Grande South Subdivision, Section VII, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 1685-A, 1685-B and 1686-A, Map Records of Cameron County, Texas. Combined Bldg acct #9090400230023001 (Account No.: 9090400230023000)
2021-DCL-05605	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. TERESA M. WILLIAMS, ET AL 5.7174 acres, more or less, out of Share 7, and situated in the Concepcion de Carricitos Grant, Abstract 16, Cameron County, Texas, as described in deed dated June 25, 1981, from Herbert M. Williams, Trustee to Teresa M. Williams etal, in Volume 1238, Page 691, Deed Records of Cameron County, Texas. (Account No.: 8895000070209500)
2020-DCL-06162	CAMERON COUNTY AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ARONA NIANG Lot 19, Hillcrest Subdivision, Section 1, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 2, Map Records of Cameron County, Texas. (Account No.: 9778300000019000)
2022-DCL-02372	CAMERON COUNTY AND LA FERIA INDEPENDENT SCHOOL DISTRICT VS. SHIRLEY P. DEWEY, AKA SHIRLEY PARAMORE DEWEY 2.214 acres, more oe less, out of Block 5 A and 4B, Resubdivision of Blocks 1,2,3,4,5,6,7 and 8, and a portion of Block 28, adams Gardens Subdivision "B", a subdivision in Cameron County, Texas, as described in deed dated October 4, 1988, from Helen M. Moon individually and as Independent Executrix of the Estate of Alfred E. Moon, Jr., Deceased to Shirley P. Dewey, in Volume 609, Page 15, Official records of Cameron County, Texas and buildings situated thereon consisting of Account #8407000040020400, Acct #8407100280010000, Acct #8407000040020401 & 8407100280010001 (Account No.: 8407000040020400)
2020-DCL-02524	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. SOCORRO NERIO (DECEASED), ET AL Lot 12, Lago Subdivision, a subdivision in Cameron County, Texas, as described in Volume 1051, Page 606, Deed Records of Cameron County, Texas. (Account No.: 9048100000012000)
2023-DCL-02762	CAMERON COUNTY, CITY OF HARLINGEN, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MARIA C. CORTEZ (DECEASED), ET AL Lot 6, Block 1, Cardinal Terrace Subdivision, Unit No. 1, an addition to the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 22, Page 25, Map Records of Cameron County, Texas. (Account No.: 1611500010006000)

(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 December 31, 2024

Sheriff Manuel Trevino
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, COMERCIALIZABILIDAD 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
The Brownsville Herald

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