

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 January 28, 2025, seized, levied upon, and will, on the first Tuesday in March, 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 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.sheriffssaleauctions.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
2017-DCL-05255	CAMERON COUNTY AND LA FERIA INDEPENDENT SCHOOL DISTRICT VS. NELLIE CORONADO, AKA NELLIE P. CORONADO 73.00 feet by 210.00 feet containing 0.352 acre, more or less, out of the South 4.91 acres of the North 9.81 acres of Block 89, Minnesota-Texas Land and Irrigation Co. Subdivision, a subdivision in Cameron County, Texas, as described, as Tract 1, in deed dated September 13, 1974, from First National Bank of La Feria to Nellie Coronado, in Volume 1004, Page 536, Deed Records of Cameron County, Texas. (Account No.: 8553800890015000)
2020-DCL-06248	CAMERON COUNTY, CITY OF SAN BENITO AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. APOLINAR E. COMPEAN (DECEASED) Lot 34, Block 9, Valencia Park Addition, an addition to the City of San Benito, Cameron County, Texas, as described in Volume 986, Page 432, Deed Records of Cameron County, Texas. (Account No.: 6157400090034000)
2022-DCL-00049	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. BLANCA CRUZ, A/K/A BLANCA ESTELLA CRUZ Lot 40, Colonia Guadalupe Subdivision #2, a subdivision in the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 12, Page 18, Map Records of Cameron County, Texas. (Account No.: 1667700000040000)
2022-DCL-05639	CAMERON COUNTY, CITY OF HARLINGEN, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. FERNANDO MARTINEZ, ET AL Lot 6, Block 3, Taylor Subdivision, a subdivision in the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 73, Map Records of Cameron County, Texas. (Account No.: 2410500030006000)
2023-DCL-01243	CAMERON COUNTY, CITY OF HARLINGEN, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. TOMMIE VILLARREAL, AKA TOMMIE MANCILLAS VILLARREAL 20.00 acres, more or less, being the North 1/2 of Block 101, Harlingen Land and Water Company's Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 12, Map Records of Cameron County, Texas. (Account No.: 1840401010001000)
2023-DCL-01243	CAMERON COUNTY, CITY OF HARLINGEN, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. TOMMIE VILLARREAL, AKA TOMMIE MANCILLAS VILLARREAL Lot 7, Block 1, Moore Estates Subdivision, Unit 1, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 16, Page 76, Map Records of Cameron County, Texas. (Account No.: 2086600010007000)
2023-DCL-01243	CAMERON COUNTY, CITY OF HARLINGEN, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. TOMMIE VILLARREAL, AKA TOMMIE MANCILLAS VILLARREAL Lot 1, Block 6, Nicholson Place Addition, an addition to the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 5, Page 61, Map Records of Cameron County, Texas. (Account No.: 2122600060001000)
2023-DCL-01243	CAMERON COUNTY, CITY OF HARLINGEN, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. TOMMIE VILLARREAL, AKA TOMMIE MANCILLAS VILLARREAL Lot 2, Block 6, Nicholson Place Addition, an addition to the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 5, Page 61, Map Records of Cameron County, Texas. (Account No.: 2122600060002000)
2023-DCL-01243	CAMERON COUNTY, CITY OF HARLINGEN, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. TOMMIE VILLARREAL, AKA TOMMIE MANCILLAS VILLARREAL Lot 3, Block 6, Nicholson Place Addition, an addition to the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 5, Page 61, Map Records of Cameron County, Texas. (Account No.: 2122600060003000)
2023-DCL-01243	CAMERON COUNTY, CITY OF HARLINGEN, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. TOMMIE VILLARREAL, AKA TOMMIE MANCILLAS VILLARREAL Lots 4 and 5, Block 6, Nicholson Place Addition, an addition to the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 5, Page 61, Map Records of Cameron County, Texas. (Account No.: 2122600060004000)
2023-DCL-01622	CAMERON COUNTY, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND RIO HONDO INDEPENDENT SCHOOL DISTRICT VS. BELINDA GALVAN, AS TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF THE ESTATE OF JOSE OMAR MUNOZ, DECEASED, ET AL All that certain tract of land out of the North 1/4th of Block 313, San Benito Irrigation Company Subdivision, Cameron County, Texas, described as 10.00 acres, more or less, in deed dated April 4, 1944 to Valeria Thumel et al to Jose Munoz, in Volume 327, Page 398, Deed Records of Cameron County, Texas; Save & except however, 0.82 acre as described in Volume 791, Page 471, Deed Records of Cameron County, Texas; leaving herein a residue of 9.18 acres, more or less consisting of Account Numbers #781010313003000 (1.000 acres) and #7810103130030010 (8.16 acres)
2023-DCL-02052	CAMERON COUNTY, CITY OF PRIMERA, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. OLGA LIDIA RAMIREZ Lot 21, Block 2, El Angel Subdivision, Section I, a subdivision in the City of Primera, Cameron County, Texas, as described in Volume 261, Page 48, Official Records of Cameron County, Texas. (Account No.: 4902000020021000)
2023-DCL-02403	CAMERON COUNTY, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND RIO HONDO INDEPENDENT SCHOOL DISTRICT VS. TIARA ENTERPRISES INC, ET AL Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Block 1, Arroyo Shores Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 54, Map Records of Cameron County, Texas. (Account No.: 9704000010001100)
2023-DCL-05662	CAMERON COUNTY, CITY OF SANTA ROSA, SANTA ROSA INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT VS. FELIPE SANCHEZ, ET AL Lot 22, Block 3, West Santa Rosa Addition, an addition to the Town of Santa Rosa, Cameron County, Texas, as described in Volume 1096, Page 823, Deed Records of Cameron County, Texas. (Account No.: 6584000030022000)
2024-DCL-00395	CAMERON COUNTY, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND SANTA MARIA INDEPENDENT SCHOOL DISTRICT VS. MARIA C INTERIANO Lot 19, Block 1, Santa Maria North Subdivision, Phase II, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 2576-A, Map Records of Cameron County, Texas. (Account No.: 8600500010019000)
2024-DCL-00395	CAMERON COUNTY, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND SANTA MARIA INDEPENDENT SCHOOL DISTRICT VS. MARIA C INTERIANO Lot 6, M. Y. A. Subdivision, a subdivision in Cameron County, Texas, as described in Volume 24163, Page 244, Official Records of Cameron County, Texas. (Account No.: 9800150000006000)
2022-DCL-02582	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. JOSE ANDRES GARCIA, ET AL Lot 32, Block 1, Weaver Road Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 2338-B, Map Records of Cameron County, Texas. (Account No.: 8715800010032000)
2020-DCL-06266	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ALEJANDRA MARTIN CERVANTES Lot 19, Block 11, Bent Tree Subdivision, Section II, an addition to the City of San Benito, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 2859-A, Map Records of Cameron County, Texas. (Account No.: 9090110110019000)

(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 January 28, 2025

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, 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
The Brownsville Herald

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