

# NOTICE OF SALE

STATE OF TEXAS  
CAMERON COUNTY

BY VIRTUE OF AN ORDER OF SALE  
DATED SEPTEMBER 5, 2023

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 said Court, I have on August 1, 2023, seized, levied upon, and will, on the first Tuesday in September, 2023, the same being the 5th day of said month. Pursuant to Texas Tax Code 34a, 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 20191100000079 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.sheriff.auctions.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
2014-OCL-01829	CAMERON COUNTY CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. CONCEPCION LONGORIA, AKA CONCEPCION R. LONGORIA, ET AL. Lot 1, Block 8, Bella Vista Third Addition, an addition to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 8, Page 3. Map Records of Cameron County, Texas. (Account No.: 098210008001000)
2020-OCL-01122	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. LEONARD A. LARSON, ET AL. Lots 1, 2, and 3, Block 2, 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.: 931910002001000)
2020-OCL-05780	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. RALEIGH ALLEN. Lot 35, Tract 25 Subdivision, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 17, Page 15. Map Records of Cameron County, Texas. (Account No.: 944830000003000)
2021-OCL-02196	CAMERON COUNTY CITY OF BROWNSVILLE AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. JOSEPH EZEKIEL CISNEROS, ET AL. Tract 70, Rio Grande Addition, out of Share No. 4, Espiritu Santo Grant, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 324-B. Map Records of Cameron County, Texas. (Account No.: 760500040070000)
2021-OCL-02196	CAMERON COUNTY CITY OF BROWNSVILLE AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. JOSEPH EZEKIEL CISNEROS, ET AL. Tract 117, Bay View Park Addition, an addition to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 404-B. Map Records of Cameron County, Texas. (Account No.: 7376500000117000)
2021-OCL-06724	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. HOLLY BEACH COMPANY, INC., ET AL. Lot 2, Block 18, Holly Beach Townsite, an addition to Cameron County, Texas, as described in Volume 1925, Page 521. Deed Records of Cameron County, Texas. (Account No.: 270000919002000)
2022-OCL-00894	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MANDY E. RODRIGUEZ, ET AL. Lot 10, Block 31, Holly Beach Re-subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 30, Page 43. Map Records of Cameron County, Texas. (Account No.: 270000010010000)
2022-OCL-01126	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. WALLACE R. MOVAK, AKA WALLACE RUSSELL MOVAK, ET AL. Lot 3, Block 5, Sudoob Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 62. Map Records of Cameron County, Texas. (Account No.: 945200005003000)
2022-OCL-01126	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. WALLACE R. MOVAK, AKA WALLACE RUSSELL MOVAK, ET AL. Lot 3, Block 5, Padre Island Thundersoft Corporation Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 45. Map Records of Cameron County, Texas. (Account No.: 941200005000000)
2022-OCL-01126	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. WALLACE R. MOVAK, AKA WALLACE RUSSELL MOVAK, ET AL. Lot 3, Block 3, Padre Island Thundersoft Corporation Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 45. Map Records of Cameron County, Texas. (Account No.: 941200005000000)
2022-OCL-01126	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. WALLACE R. MOVAK, AKA WALLACE RUSSELL MOVAK, ET AL. Lot 7, Block 6, Johnson Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 60. Map Records of Cameron County, Texas. (Account No.: 9372100060037000)
2022-OCL-01126	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. WALLACE R. MOVAK, AKA WALLACE RUSSELL MOVAK, ET AL. Lot 25, Block 97, Laguna Madre Beach, an addition to Cameron County, Texas, as described in Volume 304, Page 106. Official Records of Cameron County, Texas. (Account No.: 824000970020000)
2022-OCL-01126	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. WALLACE R. MOVAK, AKA WALLACE RUSSELL MOVAK, ET AL. Lot 34, Block 97, Laguna Madre Beach, an addition to Cameron County, Texas, as described in Volume 304, Page 106. Official Records of Cameron County, Texas. (Account No.: 824000970020000)
2022-OCL-01812	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. BOLESUJ CAWLIK, ET AL. Lots 14 and 15, Block 88, Laguna Madre Beach Subdivision, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 20, Pages 11-14. Map Records of Cameron County, Texas. (Account No.: 824000988014000)
2022-OCL-02273	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. LAURA SEREYD (DECEASED). Lot 115, Bessar Sub-division, Section "C", a subdivision on Padre Island, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 17, Page 28. Plat Records of Cameron County, Texas. (Account No.: 5008300000115000)
2022-OCL-03628	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. E. CARTER FOSTER, AKA EDWARD CARTER FOSTER, ET AL. Lot 25, Block 16, Holly Beach Townsite, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 27. Map Records of Cameron County, Texas. (Account No.: 270000919002000)
2022-OCL-03943	CAMERON COUNTY CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. MARIANA CISNEROS RODRIGUEZ, ET AL. 0.665 acre, more or less, out of Lot 23, Block 5, Wilanueva Subdivision out of Share Nos. 4 and 13 of the Espiritu Santo Grant, Cameron County, Texas, as described in deed dated August 28, 1970, from Roberto Deluna, Jr. et al O/B/A Deluna Lumber Company to Vicente Cisneros, in Volume 594, Page 718. Deed Records of Cameron County, Texas. SAVE & EXCEPT however, a 15.00 foot wide, containing 0.013 acre, more or less, Utility Easement described in Volume 20976, Page 296. Official Public Records of Cameron County, Texas; leaving herein a residue of 0.4920 acre, more or less. (Account No.: 79621000500020000)
2022-OCL-03993	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. FAYE GARCIA CROSSLAND (DECEASED), ET AL. Lots 8, Block 18, Holly Beach Townsite, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 7, Page 11. Map Records of Cameron County, Texas. (Account No.: 27000061600062000)
2021-OCL-00360	CAMERON COUNTY CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. GLORIA SANDOVAL, ET AL. The Rear 1/2 of Lot 8, Block 9, East Brownsville Addition, First Section, an addition to the City of Brownsville, Cameron County, Texas. (Account No.: 0256100090008000)
2021-OCL-01909	CAMERON COUNTY CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. SONIA MEDINA DE MARTINEZ. Lot 1, Block 1, Hodson Acres Subdivision, a subdivision in the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 296-A. Map Records of Cameron County, Texas. (Account No.: 7479470010001000)

(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 sale, 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 August 1, 2023

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 ESTADUTARIOS O JUDICIALES. LOS POSTORES LICITARAN POR LOS DERECHOS, TITULOS E INTERESES, SI FUESE EL CASO, DE LA PROPIEDAD INMUEBLE QUE SE OFRECIE.

LA PROPIEDAD SE VENDE TAL CUAL, DONDE SE ENCUENTRE Y SIN NINGUNA GARANTIA EXPRESA O IMPLICITA. NI EL CONDADO NI EL DEPARTAMENTO DEL ALGUACIL GARANTIZAN O REALIZAN ALGUNA DECLARACION RESPECTO AL TITULO, CONDICION, HABITABILIDAD, COMERCIABILIDAD O APTITUD PARA UN PROPOSITO 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 MAS INFORMACION DEBE PREGUNTAR O CONSULTAR A UN ASESOR PRIVADO.