

# NOTICE OF SALE

STATE OF TEXAS  
CAMERON COUNTY

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BY VIRTUE OF AN ORDER OF SALE  
  
DATED JULY 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 of said County, I have on May 31, 2023, seized, levied upon, and will, on the first Wednesday in July, 2023, 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
2017-DCL-08418	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. GUADALUPE G. LEDET, AKA GUADALUPE GRACIA LEDET, ET AL Lot 19, Block 1, Portway Acres, First Section, a subdivision in Cameron County, Texas, according to the map or plat thereof recorded in Volume 12, Page 70, Map Records of Cameron County, Texas. (Account No.: 7750600010019000)
2018-DCL-00810	CAMERON COUNTY, CITY OF BROWNSVILLE AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ELIZABETH MACDONALD PERRONE Lot 4, Block 29, Holly Beach Townsite, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Volume 30, Page 43, Map Records of Cameron County, Texas. (Account No.: 2700000290004000)
2019-DCL-02689	CAMERON COUNTY AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ALMA YURIDIA FERNANDEZ, AKA ALMA YURIDIA RAMIREZ Lot 36, Block 8, Paso Real, Unit II, a subdivision in Cameron County, Texas, as described in Volume 22051, Page 44, Official Records of Cameron County, Texas, and being that same property described in Volume 12143, Page 79, Official Records of Cameron County, Texas. (Account No.: 7743800080036000)
2019-DCL-07399	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. PEDRO EMMANUEL TEJADA, ET AL Lot 11, Block 2, Towne North Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 234-B, Map Records of Cameron County, Texas. (Account No.: 7850300020011000)
2020-DCL-01294	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. SPRINGMAN PROFESSIONAL PLAZA LP Unit "P", Building 1, Springman Professional Plaza Condos, a condominium regime in Cameron County, Texas; together with an undivided 2.74 % interest in and to the general common elements, as described in Volume 9386, Page 220, Official Records of Cameron County, Texas. (Account No.: 0193670010017000)
2020-DCL-01294	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. SPRINGMAN PROFESSIONAL PLAZA LP Unit "Q", Building 1, Springman Professional Plaza Condos, a condominium regime in Cameron County, Texas; together with an undivided 3.00 % interest in and to the general common elements, as described in Volume 9386, Page 220, Official Records of Cameron County, Texas. (Account No.: 0193670010018000)
2020-DCL-01294	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. SPRINGMAN PROFESSIONAL PLAZA LP Unit "R", Building 1, Springman Professional Plaza Condos, a condominium regime in Cameron County, Texas; together with an undivided 3.00 % interest in and to the general common elements, as described in Volume 9386, Page 220, Official Records of Cameron County, Texas. (Account No.: 0193670010019000)
2020-DCL-02957	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. JOHN C. HAGGARD 100.00 feet by 152.90 feet, containing 0.351 acre, more or less, situated in the North 1/2 of Lot 15, South Padre Island Investment Company Subdivision, Section 1, a subdivision in Cameron County, Texas, as described in deed dated April 30, 1960, from D. M. Monsees etal to John C. Haggard, in Volume 696, Page 359, Deed Records of Cameron County, Texas. (Account No.: 9436100150310000)
2020-DCL-04116	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. VALENTINA H ATKINSON, ET AL Lot 1, Block 1, Amended Plat of Gustavo Garza Estate Subdivision 0.695 acres, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 1186-B, Map Records of Cameron County, Texas. (Account No.: 7521000010001100)
2020-DCL-05905	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ROSA MARIA DENES Lot 12, Block 4, Saint Francis of Assisi Subdivision, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 895-B, Map Records of Cameron County, Texas. (Account No.: 7779900040012000)
2021-DCL-03206	CAMERON COUNTY, CITY OF BROWNSVILLE AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. PABLO AGUILAR, AKA PEDRO GARZA AGUILAR, ET AL Lot 19, Block 11, Los Vecinos Subdivision, Section V, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 2907-B, Map Records of Cameron County, Texas (Account No.: 7912570110019000)
2021-DCL-03206	CAMERON COUNTY, CITY OF BROWNSVILLE AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. PABLO AGUILAR, AKA PEDRO GARZA AGUILAR, ET AL Lot 18, Block 11, Los Vecinos Subdivision, Section V, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 2907-B, Map Records of Cameron County, Texas. (Account No.: 7912570110018000)
2021-DCL-04038	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. FRED D FARRIS Lot 84, K. C. Colony Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 68, Map Records of Cameron County, Texas. (Account No.: 9380300000084000)
2022-DCL-00238	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. PETRA C PINTO, AKA PETRA CORDOVA PINTO Lot 54, Block 1, Casa Del Rey Subdivision, Section 1, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 415-B, Map Records of Cameron County, Texas. (Account No.: 7400800010054000)
2022-DCL-01581	CAMERON COUNTY, CITY OF BROWNSVILLE AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. FRANCES EMMA HANLEY Tract 82, Bay View Park Addition, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Pages 404-B through 413-B, Map Records of Cameron County, Texas. (Account No.: 7378500000082000)
2022-DCL-01669	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. TERESA DE JESUS LAYTON-OZUNA Lot 19, Block 12, El Lago Subdivision, Section 1, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Pages 879-A and B, Map Records of Cameron County, Texas. (Account No.: 7480950120019000)
2022-DCL-02342	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. LINDA SPROUSE, AKA LINDA CAROLYN SPROUSE, ET AL Lot 17, K. C. Colony Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 68, Map Records of Cameron County, Texas. (Account No.: 9380300000017000)
2022-DCL-02342	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. LINDA SPROUSE, AKA LINDA CAROLYN SPROUSE, ET AL Lot 18, K. C. Colony Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 18, Page 68, Map Records of Cameron County, Texas. (Account No.: 9380300000018000)
2022-DCL-03827	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. WILLIAM D. PETERS (DECEASED), ET AL Lot 96, "Tract 25 Subdivision", a subdivision out of South Padre Island Investment Company Subdivision, Section I, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 17, Page 15, Map Records of Cameron County, Texas. (Account No.: 9444300000096000)
2022-DCL-04042	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. ROMAN U. WASILEWSKI, AKA ROMAN H, WASILEWSKI, ET AL Lots 3, 4, 5, and 6, Block 92, Laguna Madre Beach Subdivision, Unit No. 1, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 20, Page 11, Map Records of Cameron County. Texas. (Account No.: 8240000920003000)
2022-DCL-05275	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. G. H. DELANO, ET AL Lot 27, Block 19, Holly Beach Townsite, Amended, 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.: 2700000190027000)

(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 Mary 31, 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 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 North Properties see  
Valley Morning Star

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