

NOTICE OF SALE

STATE OF TEXAS

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BY VIRTUE OF AN ORDER OF SALE

CAMERON COUNTY

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DATED AUGUST 1, 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 June 27, 2023, seized, levied upon, and will, on the first Tuesday in August, 2023, the same being the 1st 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
2022-DCL-01580	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. ROBERTO GUAJARDO, AKA ROBERTO ELIZONDO GUAJARDO, ET AL Lot 15, Block 3, Lincoln Park Subdivision, an addition to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 13, Page 27, Map Records of Cameron County, Texas. (Account No.: 0459800030015000)
2017-DCL-04827	CAMERON COUNTY, CITY OF LOS FRESNOS AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. LOS FRESNOS TOWNSITE COMPANY, ET AL Lot 8, Block 85, City of Los Fresnos, Unit "A", Cameron County, Texas, according to the map or plat thereof, recorded in Volume 7, Page 48, Map Records of Cameron County, Texas. (Account No.: 3700000850008000)
2020-DCL-05920	CAMERON COUNTY, CITY OF BROWNSVILLE, BROWNSVILLE INDEPENDENT SCHOOL DISTRICT AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. LUCIA TRINIDAD PRADO, INDIVIDUALLY AND DOING BUSINESS AS LUCYA'S NAILS Lot 54, Block 1, Cactus Estates Subdivision III, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cainbet 1, Slot 13467, Map Records of Cameron County, Texas. (Account No.: 7502540010054000)
2020-DCL-05920	CAMERON COUNTY, CITY OF BROWNSVILLE, BROWNSVILLE INDEPENDENT SCHOOL DISTRICT AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. LUCIA TRINIDAD PRADO, INDIVIDUALLY AND DOING BUSINESS AS LUCYA'S NAILS Lot 55, Block 1, Cactus Estates Subdivision III, an addition to Cameron County, Texas, according to the map or plat thereof, recorded in Cainbet 1, Slot 13467, Map Records of Cameron County, Texas. (Account No.: 7502540010055000)
2019-DCL-02376	CAMERON COUNTY AND LOS FRESNOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MARTHA P SANCHEZ, AKA MARTHA PATRICIA SANCHEZ Lot 10, Block 107 and 108, Morning Dawn Estates Subdivision, San Benito Irrigation Company's Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet I, Slots 1628-A and 1628-B, Map Records of Cameron County, Texas. (Account No.: 7810130000010000) & Account 7810130000010001)
2021-DCL-00879	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. MIGUEL SANDOVAL, ET AL Lot 27, Block 6, Horseshoe Lake Subdivision, Section 2, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Page 80-A, Map Records of Cameron County, Texas. (Account No.: 0388200060027000)
2022-DCL-00157	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. ENRIQUE E CRUZ, AKA ENRIQUE G. CRUZ, JR., ET AL Lot 3, Block 109-A, Stillman Extension Addition, an addition to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 5, Page 13, Map Records of Cameron County, Texas. (Account No.: 0681901090003000)
2017-DCL-07974	CAMERON COUNTY VS. THE KNOWN AND UNKNOWN HEIRS OF KARL E. KANGAS (DECEASED), AND ANY OTHER KNOWN OR UNKNOWN PERSON HAVING A CLAIM AND/OR INTEREST TO THE PROPERTY Lot 3, Block 5, 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.: 9316100050003000)
2021-DCL-02928	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. BRET MANLEY, ET AL Lot 8, Block 3, Padre Island Thunderbird Corporation Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume19, Page 45, Map Records of Cameron County, Texas. (Account No.: 9412500030008000)
2021-DCL-02928	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. BRET MANLEY, ET AL Lot 11, Block 3, Padre Island Thunderbird Corporation Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 19, Page 45, Map Records of Cameron County, Texas. (Account No.: 9412500030011000)
2021-DCL-02928	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. BRET MANLEY, ET AL Lot 13, Block 6, Padre Island Thunderbird Corporation Subdivision, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 19, Page 45, Map Records of Cameron County, Texas. (Account No.: 9412500060013100)
2021-DCL-02928	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. BRET MANLEY, ET AL Lots 6 and 7, Block 6, Suddeth 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.: 9452600060006000)
2021-DCL-02928	CAMERON COUNTY AND POINT ISABEL INDEPENDENT SCHOOL DISTRICT VS. BRET MANLEY, ET AL Lots 19 and 20, Block 8, Suddeth Subdivision, Unit No. 2, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Volume 21, Page 17, Map Records of Cameron County, Texas. (Account No.: 9452700080019000)
2022-DCL-03087	CAMERON COUNTY, CITY OF BROWNSVILLE AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. OSVALDO HERNANDEZ, ET AL Lot 52, Resaca Terrace Subdivision, a subdivision to the City of Brownsville, Cameron County, Texas, according to the map or plat thereof, record in Volume 6, Page 9, Map Records of Cameron County, Texas. (Account No.: 7794600520000000)

(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 June 27, 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, 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.**