

NOTICE OF SALE

STATE OF TEXAS

BY VIRTUE OF AN ORDER OF SALE

CAMERON COUNTY

DATED JUNE 3, 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 April 29, 2025, seized, levied upon, and will, on the first Tuesday in June, 2025, the same being the 3rd 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
2018-DCL-04768	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. BEVERLEY DOWNEY LLC Lot 1, Block 2, Hospital Heights Subdivision, a subdivision in the City of Harlingen, Cameron County, Texas, as described in Volume 9984, Page 206, Official Records of Cameron County, Texas. (Account No.: 1889100020001000)
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-03112 2017-DCL-00128	CAMERON COUNTY AND RIO HONDO INDEPENDENT SCHOOL DISTRICT VS. BLANCA CERVANTES, AKA BLANCA ESTELLA TREVINO, ET AL Lot 28, Block 1, North Lantana Subdivision, Unit II, a subdivision in Cameron County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slot 1927-A, 1927-B and 1928-A, Map Records of Cameron County, Texas. to include (Account No: #7697510010028000) & (Account No.: 7697510010028002)-Bldg
2022-DCL-04516	CAMERON COUNTY, CITY OF BROWNSVILLE, CITY OF HARLINGEN, HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND BROWNSVILLE INDEPENDENT SCHOOL DISTRICT VS. MARIA E ARAIZA, ET AL Lot 2, Block 122, Original Townsite of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 14, Map Records of Cameron County, Texas. (Account No.: 1500001220002000)
2022-DCL-05033	CAMERON COUNTY AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. JACOBA Z. MACIAS, AKA JACOBA ZAPATA MACIAS, ET AL Lot 10, Block 7, 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 Cameron County, Texas. (Account No.: 9712200070010000)
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 Terace 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 Cameron County, Texas. (Account No.: 9712200050018000)
2023-DCL-00278	CAMERON COUNTY, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ALMA ROSA LUCIO 2.27 acres, more or less, sitauted in Share 2, San Pedro De Carricitos Grant, Cameron County, Texas; out of a 2.63 acre tract called Lot 9 of an unrecorded plat of the Julian Vera Lands; as described in deed dated August 12, 2003, from Alejandro Garza et ux to Federico Limon et al, in Volume 9379, Page 161, Official Records of Cameron County, Texas. (Account No.: 9084000010010700)
2023-DCL-01647	CAMERON COUNTY, CITY OF HARLINGEN, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. SONIA ARACELI VIDAL, ET AL Lot 2, Block 2, L & F Addition, an addition to the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 11, Page 17, Map Records of Cameron County, Texas. (Account No.: 1980700020002000)
2023-DCL-05759	CAMERON COUNTY, CITY OF PRIMERA, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. ALFONSO ROCHA (DECEASED), ET AL 54.72 feet by 368.00 feet, containing 0.4623 acre, more or less, out of Lot 5, J. N. Groesbeeck Subdivision, a subdivision in Cameron County, Texas, as described in Volume 921, Page 655, Deed Records of Cameron County, Texas. (Account No.: 4904000050000000)

(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 April 29, 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, 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

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