

NOTICE OF SALE

STATE OF TEXAS

§

BY VIRTUE OF AN ORDER OF SALE

CAMERON COUNTY

§

DATED JULY 1, 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 Constableof said County, I have on July 1, 2025, seized, levied upon, and will, on the first Tuesday in July, 2025, 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
2020-DCL-06374	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. FRANCISCO C GUTIERREZ JR., ET AL Lot 2, Block 2, Northside Addition, an addition to the City of Harlingen, Cameron County, Texas, as described in Volume 618, Page 248, Deed Records of Cameron County, Texas (Account No.: 2139600020002000)
2023-DCL-00827	CAMERON COUNTY, CITY OF HARLINGEN, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. CHARLES FERGUSON, AKA CHARLES EDWARD FERGUSON Lot 1, Block 1, Elkins Addition, an addition to the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 13, Page 58, Map Records of Cameron County, Texas. (Account No.: 1759300010001000)
2021-DCL-06642	CAMERON COUNTY, CITY OF HARLINGEN AND HARLINGEN CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. RUBISEL LARA Lot 1, Block 1, W. T. Davis, an addition to the City of Harlingen, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 7, Page 5, Map Records of Cameron County, Texas. (Account No.: 2520100010001000)
2023-DCL-06028	CAMERON COUNTY, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND RIO HONDO INDEPENDENT SCHOOL DISTRICT VS. ERNESTO GALVAN (DECEASED), ET AL All that certain tract of land situated in the Northwest corner of Block 23, Briggs-Coleman Subdivision of Survey 28, Cameron County, Texas, as described, as 2.05 acres, more or less, in deed dated January 26, 1967 from S. G. Garcia and wife Ofelia Rodriguez Garcia to Ernesto Galvan and wife Adela Galvan, recorded in Volume 827, Page 458, Deed Records of Cameron County, Texas; SAVE & EXCEPT however, that certain 0.096 acre tract, described in Volume 640, Page 225, Deed Records of Cameron County, Texas, leaving herein a residue of 1.954 acres, more or less. (Account No.: 9721600230020000)
2023-DCL-03557	CAMERON COUNTY, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND SAN BENITO CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. IDOLINA WEAVER FAMILY TRUST 1.992 acre, more or less, situated in the Thomas Weaver Tract, out of Share 3, Concepcion De Carricitos Grant, Cameron County, Texas, as described, as Exhibit “A”, in deed dated October 24, 2017, from Aurora Colnga etux to Idolina Weaver Family Trust, in Volume 23045, Page 110, Official Public Records of Cameron County, Texas. (Account No.: 8895100010004000)
2024-DCL-00449	CAMERON COUNTY, CITY OF SANTA ROSA, SANTA ROSA INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT VS. AMANDA RODRIGUEZ, ET AL Lot 2, Block 21, T.R. Sibson Addition, an addition to the Town of Santa Rosa, Cameron County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 48, Map Records of Cameron County, Texas. (Account No.: 6565000210002000)

(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 July 1, 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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