

NOTICE OF SALE

STATE OF TEXAS

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BY VIRTUE OF AN ORDER OF SALE

BROOKS COUNTY

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and issued pursuant to judgment decree(s) of the District Court of Brooks 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 September 29, 2021, seized, levied upon, and will, on the first Tuesday in November, 2021, the same being the 2nd day of said month, at the East Door, 100 East Miller Street of the Courthouse of the said County, in the City of Falfurrias, Texas, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 02:00 PM, 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 Brooks and the State of Texas, to-wit:

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
1	08-09-01801-TX 07/22/21	03300000301100 SEPTEMBER 29, 2021	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. CAMILO P. PEREZ	Lots 11 and 12, Block 3, Littlefield Addition, an addition to the City of Falfurrias, Brooks County, Texas, as described in Volume 75, Page 388, Deed Records of Brooks County, Texas.	\$21,078.00	\$21,078.00
2	09-05-01829-TX 07/22/21	05100000701400 SEPTEMBER 29, 2021	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, CITY OF FALFURRIAS AND BROOKS COUNTY VS. JESUS VELA	Lot 14, Block 7, Miller Brothers Addition, an addition to the City of Falfurrias, Brooks County, Texas, as described in Volume 108, Page 549, Deed Records of Brooks County, Texas.	\$10,715.00	\$10,715.00
3	11-05-01914-TX 06/16/21	01000002100100 SEPTEMBER 29, 2021	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. J L BARTH CO	Lot 21, La Colonia Mexicana Addition, an addition to the City of Falfurrias, Brooks County, Texas, according to the map or plat thereof, recorded in Volume 45, Page 503, Deed Records of Brooks County, Texas; SAVE & EXCEPT however, that certain 0.120 acre tract described in Volume 328, Page 1, Official Records of Brooks County, Texas.	\$6,800.00	\$6,800.00
4	14-02-02066-TX 07/22/21	01200000C00404 SEPTEMBER 29, 2021	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. MANUEL PARRAS	0.092 acre, more or less, being the North one-half of the West one-half of Lot 4, Block "C", Maupin Addition, an addition to the Town of Falfurrias, Brooks County, Texas, as described in deed dated March 16, 1949, from Amelia Villa de Parras to Manuel V. Parras, in Volume 32, Page 581, Deed Records of Brooks County, Texas.	\$6,165.00	\$6,165.00
5	15-10-02186-TAX 11/09/18	01200000H00400 SEPTEMBER 29, 2021	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. EUSEBIO MARTINEZ JR	Lot 4, Block "H", Maupin Addition, an addition to the Town of Falfurrias, Brooks County, Texas, as described in Volume 156, Page 681, Official Records of Brooks County, Texas.	\$4,902.00	\$4,902.00

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
6	18-02-02234-TAX 07/22/21	05100002000200 SEPTEMBER 29, 2021	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. ALVIE E CALLENIUS	Lot 2, Block 20, Miller Brothers Addition, an addition to the City of Falfurrias, Brooks County, Texas, according to the map or plat thereof, recorded in Volume 93, Page 839, Map Records of Brooks County, Texas.	\$58,453.00	\$22,423.05

(any volume and page references, unless otherwise indicated, being to the Deed Records, Brooks 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 Falfurrias, Texas, September 29, 2021

 Sheriff Urbino "Benny" Martinez
 Brooks County, Texas

By _____
 Deputy

Notes:

The Minimum Bid is the lesser of the amount awarded in the judgment plus interest and costs or the adjudged value. However, the Minimum Bid for a person owning an interest in the property or for a person who is a party to the suit (other than a taxing unit), is the aggregate amount of the judgments against the property plus all costs of suit and sale. ALL SALES SUBJECT TO CANCELLATION WITHOUT PRIOR NOTICE. THERE MAY BE ADDITIONAL TAXES DUE ON THE PROPERTY WHICH HAVE BEEN ASSESSED SINCE THE DATE OF THE JUDGMENT. For more information, contact your attorney or LINEBARGER GOGGAN BLAIR & SAMPSON, LLP., attorney for plaintiffs, at (361) 888-6898

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, HABITABILIDAD, COMERCIALIZACIÓN 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.