

NOTICE OF SALE

STATE OF TEXAS

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BY VIRTUE OF AN ORDER OF SALE

BROOKS COUNTY

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 May 28, 2025, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in July, 2025, the same being the 1st 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, and will 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	06-05-01699-TX 04/14/25	01300000E00500 MAY 28, 2025	BROOKS COUNTY, CITY OF FALFURRIAS AND BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT VS. ADAN RAMIREZ, JR.	Lot 5, Block "E", Rachal Addition, Town of Falfurrias, Brooks County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 39, Map Records of Brooks County, Texas.	\$3,025.00	\$3,025.00
2	06-05-01699-TX 04/14/25	01300000G00600 MAY 28, 2025	BROOKS COUNTY, CITY OF FALFURRIAS AND BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT VS. ADAN RAMIREZ, JR.	Lot 6, Block "G", Rachal Addition, City of Falfurrias, Brooks County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 39, Map Records of Brooks County, Texas.	\$2,750.00	\$2,750.00
3	08-01-01772-TX 04/14/25	05000002100100 MAY 28, 2025	CITY OF FALFURRIAS, BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT AND BROOKS COUNTY VS. HUMBELINDA VASQUEZ	Lot 1, Block 21, Dashiell Place Addition, an addition to the City of Falfurrias, Brooks County, Texas, as described in Volume 103, Page 797, Deed Records of Brooks County, Texas.	\$3,600.00	\$3,600.00
4	08-09-01807-TX 04/14/25	01300000J01200 MAY 28, 2025	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. JUSTINO PENA, JR. AND CAROL P. SHOCKLEY	Lot 12, Block "J", Rachal Addition, an addition to Brooks County, Texas, according to the map or plat thereof, recorded in Volume "A", Page 42, Map Records of Brooks County, Texas.	\$21,963.00	\$21,963.00
5	13-03-02008-TX 04/14/25	01300000J00600 MAY 28, 2025	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. HIPOLITO LEOS, AURORA CAVAZOS AND LINDA CAVAZOS	Lot 6, Block "J", Rachal Addition, an addition to the City of Falfurrias, Brooks County, Texas, as described in Volume 79, Page 285, Deed Records of Brooks County, Texas.	\$2,750.00	\$2,750.00

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
6	13-03-02024-TX 04/14/25	05200000200918 MAY 28, 2025	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT AND BROOKS COUNTY VS. BRENDA SUE KING AND KEVIN JOSEPH KING	1.00 acre, more or less, out of Lot 9, Block 2, Falfurrias Farm & Garden Tracts Subdivision, a subdivision in Brooks County, Texas, as described in deed dated August 30, 2002, from David Navarro etux to Brenda Sue King etal, in Volume 229, Page 483, Official Records of Brooks County, Texas.	\$45,822.00	\$29,000.00
7	14-02-02057-TX 04/14/25	00097000012700 MAY 28, 2025	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT AND BROOKS COUNTY VS. JOSEFINA GUTIERREZ	0.19 acre, more or less, situated in the J. M. & L. Chapa Survey, Abstract 97, Share 9, Brooks County, Texas, as described in deed dated May 9, 1974, from Meliton Guzman etux to Manuel V. Guzman etux, in Volume 90, Page 975, Deed Records of Brooks County, Texas.	\$8,725.00	\$8,725.00
8	14-10-02068-TX 04/14/25	08000000009600 MAY 28, 2025	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. CALIXTO MORA, JR. AND LOUELLA MORA	Lots 96, 97, 98, 99, and 100, Marlborough Court, an addition to the Townsite of Flowella Brooks County, Texas, as described in Volume 294, Page 414, Official Records of Brooks County, Texas.	\$3,750.00	\$3,750.00
9	14-10-02068-TX 04/14/25	08000000010100 MAY 28, 2025	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. CALIXTO MORA, JR. AND LOUELLA MORA	Lots 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, and 154, Marlborough Court, an addition to the Townsite of Flowella Brooks County, Texas, as described in Volume 294, Page 414, Official Records of Brooks County, Texas.	\$27,000.00	\$21,000.00
10	15-05-02141-TX 04/14/25	01200000D01500 MAY 28, 2025	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. MARIA EMMA GARZA	Lot 15 and the South 10.00 feet of Lot 16, Block "D", Maupin Addition, and addition to the City of Falfurrias, Brooks County, Texas, as described in Volume 126, Page 431, Deed Records of Brooks County, Texas.	\$72,743.00	\$72,743.00
11	16-09-02215-TAX 04/03/25	03300000100100 MAY 28, 2025	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. RAUL RIVERA AND MARIA L RIVERA	Lots 1 and 2, Block 1, Littlefield Addition, an addition to the City of Falfurrias, Brooks County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 58, Map Records of Brooks County, Texas.	\$95,846.00	\$38,000.00
12	16-09-02215-TAX 04/03/25	03950000200200 MAY 28, 2025	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. RAUL RIVERA AND MARIA L RIVERA	The South 1/2 of Lot 2 and all of Lot 3, Juan B. Ramirez Subdivision, a subdivision in the City of Falfurrias, Brooks County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 41, Map Records of Brooks County, Texas.	\$15,180.00	\$2,300.00

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
13	16-09-02215-TAX 04/03/25	03900000200600 MAY 28, 2025	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. RAUL RIVERA AND MARIA L RIVERA	The South 1/2 of Lot 6, Block 2, Juan B. Ramirez Subdivision #1, an addition to Brooks County, Texas, according to the map or plat thereof, recorded in Volume "A", Page 41, Map Records of Brooks County, Texas.	\$4,875.00	\$1,600.00
14	16-09-02215-TAX 04/03/25	03950000200500 MAY 28, 2025	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. RAUL RIVERA AND MARIA L RIVERA	Lots 4, 5, and 6, Block 2, Juan B. Ramirez Subdivision #2, a subdivision in the City of Falfurrias, Brooks County, Texas, as described in Volume 394, Page 626, Official Records of Brooks County, Texas.	\$9,000.00	\$2,000.00
15	16-09-02215-TAX 04/03/25	02975008301000 MAY 28, 2025	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. RAUL RIVERA AND MARIA L RIVERA	Lot 1, Block 1, R. J. McIntyre Addition, an addition to the City of Falfurrias, Brooks County, Texas, as described in Volume 165, Page 505, Official Records of Brooks County, Texas.	\$174,860.00	\$43,000.00
16	16-09-02215-TAX 04/03/25	02950000301001 MAY 28, 2025	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. RAUL RIVERA AND MARIA L RIVERA	The South 1/2 of Lots 10, 11, and 12, Block 3, City of Falfurrias, Brooks County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 17, Plat Records of Brooks County, Texas.	\$29,096.00	\$14,000.00
17	16-09-02215-TAX 04/03/25	02950004300101 MAY 28, 2025	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. RAUL RIVERA AND MARIA L RIVERA	The South 50.00 feet of Lot 1, Block 43, City of Falfurrias, Brooks County, Texas, as described in Volume 110, Page 65, Deed Records of Brooks County, Texas.	\$2,888.00	\$1,400.00
18	16-09-02215-TAX 04/03/25	02975009703100 MAY 28, 2025	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. RAUL RIVERA AND MARIA L RIVERA	230.00 feet by 145.00 feet, containing 0.766 acres, more or less, out of Lot 97, City of Falfurrias, Brooks County, Texas, as described in Volume 270, Page 602, Official Records of Brooks County, Texas.	\$53,939.00	\$24,000.00
19	22-07-02389 TAX 04/14/25	06100000212400 MAY 28, 2025	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT AND BROOKS COUNTY VS. OVIDIO JAVIER GARZA	An undivided 1/2 interest in and to Lots 124 and 125, Burton and Danforth Subdivision of the Parrita Ranch, an addition to Brooks County, Texas, as described in Volume 132, Page 227, Deed Records of Brooks County, Texas.	\$20,250.00	\$13,000.00

(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, May 28, 2025

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.