

NOTICE OF SALE

STATE OF TEXAS

BROOKS COUNTY

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BY VIRTUE OF AN ORDER OF SALE

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 26, 2023, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in November, 2023, the same being the 7th 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	04-11-01553-TX 06/22/23	01000001103000 SEPTEMBER 26, 2023	BROOKS COUNTY, BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT AND CITY OF FALFURRIAS VS. EMMA SUAREZ TREVINO, ESTATE, ET AL	Lots 30, 31 and 32, Block 11, La Colonia Addition, an addition to the City of Falfurrias, Brooks County, Texas, as described in Volume 42, Page 428 and Volume 103, Pages 807 and 809, Deed Records of Brooks County, Texas.	\$10,929.00	\$10,929.00
2	07-11-01733-TX 06/22/23	01200000101000 SEPTEMBER 26, 2023	CITY OF FALFURRIAS, BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT AND BROOKS COUNTY VS. KINDRA N. VANNEST	Lot 10, Block "I", Maupin Addition, an addition to the City of Falfurrias, Brooks County, Texas, as described in Volume 128, Page 95, Deed Records of Brooks County, Texas.	\$2,750.00	\$2,750.00
3	10-06-01857-TX 01/05/23	01200000A00101 SEPTEMBER 26, 2023	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. ERNESTO G. BARRERA, SR.	North 1/2 of Lot 1, Block "A", Maupin Addition, Original Townsite to the City of Falfurrias, Brooks County, Texas, as described in Volume 120, Page 521, Deed Records of Brooks County, Texas.	\$3,520.00	\$3,520.00
4	10-06-01872-TX 06/22/23	01000001004500 SEPTEMBER 26, 2023	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. PATRICIO LOZANO, JR.	Lots 45 and 46, Block 10, La Colonia Mexicana Addition, an addition to the City of Falfurrias, Brooks County, Texas, according to the map or plat thereof, recorded in Volume 9, Page 293, Deed Records of Brooks County, Texas.	\$2,450.00	\$2,450.00
5	10-06-01872-TX 06/22/23	01000001004700 SEPTEMBER 26, 2023	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. PATRICIO LOZANO, JR.	Lots 47 and 48, Block 10, La Colonia Mexicana Addition, an addition to the City of Falfurrias, Brooks County, Texas, as described in Volume 149, Page 429, Official Records of Brooks County, Texas.	\$1,050.00	\$1,050.00
6	15-05-02140-TX 06/22/23	0340000100200 SEPTEMBER 26, 2023	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. FRANCISCO TREVINO AND SELINA TREVINO	Lot 2, Courtney Addition, an addition to the City of Falfurrias, Brooks County, Texas, as described in Volume 309, Page 567, Official Records of Brooks County, Texas.	\$61,132.00	\$5,700.00

206 W. 10th St.

420 W. Candela

W. Travis Rd.

122 W. 9th St.

W. 9th St.

Pulled

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
7	18-03-02244-TAX 01/23/23	01200000J01100 SEPTEMBER 26, 2023	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. FLORINDA G. LOPEZ	Lot 11, Block "J", Maupin Addition, an addition to the City of Falfurrias, Brooks County, Texas, as described in Volume 66, Page 199, Deed Records of Brooks County, Texas.	\$37,219.00	\$19,600.00
8	18-03-02244-TAX 01/23/23	01200000J01200 SEPTEMBER 26, 2023	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. FLORINDA G. LOPEZ	Lot 12, Block "J", Maupin Addition, an addition to the City of Falfurrias, Brooks County, Texas, as described in Volume 32, Page 533, Deed Records of Brooks County, Texas.	\$2,750.00	\$2,300.00
9	18-03-02246-TAX 06/22/23	02950003400100 SEPTEMBER 26, 2023	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. SAUL RAMSEY, TIMOTHY W. RAMSEY AND ALBESA S. RAMSEY	Lots 1, 2, and 3, Block 34, City of Falfurrias, Brooks County, Texas, as described as Tracts 1 and 2, in Volume 181, Page 577, Official Records of Brooks County, Texas.	\$11,250.00	\$11,250.00
10	18-06-02256 TAX 06/22/23	04900000300000 SEPTEMBER 26, 2023	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. LOUIS P. SALINAS	Lot 4, Block 3, Dickey Heights Addition, an addition to the City of Falfurrias, Brooks County, Texas, according to the map or plat thereof, recorded in Volume 183, Page 440, Deed Records of Brooks County, Texas.	\$14,149.00	\$6,600.00
11	18-06-02257 TAX 08/24/22	02950004400300 SEPTEMBER 26, 2023	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. ROBERTO LARA AND OLGA LEE LARA	Lot 3, Block 44, Original Townsite of Falfurrias, Brooks County, Texas, as described in Volume 331, Page 303, Official Records of Brooks County, Texas; SAVE & EXCEPT however, the East 10.00 feet of Lot 3, thereof.	\$45,093.00	\$13,500.00
12	18-06-02257 TAX 08/24/22	02950004400200 SEPTEMBER 26, 2023	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. ROBERTO LARA AND OLGA LEE LARA	The West 1/2 of Lot 2 and the East 10.00 feet of Lot 3, Block 44, Original Townsite of Falfurrias, Brooks County, Texas, as described in Volume 331, Page 303, Official Records of Brooks County, Texas.	\$5,025.00	\$5,025.00
13	20-11-02348 TAX 08/19/22	01300000I00300 SEPTEMBER 26, 2023	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. ANTONIA P RAMIREZ	Lot 3, Block 1, of the Rachal Addition, an addition to the City of Falfurrias, Brooks County, Texas, as described in Volume 375, Page 692, Official Records of Brooks County, Texas	\$20,236.00	\$9,400.00
14	21-03-02352 TAX 08/19/22	01200000M00102 SEPTEMBER 26, 2023	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. AMBROSIO OLIVAREZ	The South 1/2 of Lots 1 and 2, Block "M", Maupin Addition, an addition to the Townsite of Falfurrias, Brooks County, Texas, according to the map or plat thereof, recorded in Volume / Cabinet "A", Page 34, Map Records of Brooks County, Texas.	\$15,126.00	\$15,126.00

408 W. Trevino

W. Trevino St

S Caldwell St

Pulled

608 E Bowie St

309 W. Maupin St

309 W. Maupin St

407 W. San Saba

709 1/2 N Palo Blanco

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
15	21-03-02355 TAX 12/16/22	05260000600401 SEPTEMBER 26, 2023	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. ELYSIA N MUNOZ	Lot 4, Block 6, Victory Place Subdivision, commonly known as the Falfurrias Farm and Garden Tracts, a subdivision in Brooks County, Texas, as described in Volume 324, Page 540, Official Records of Brooks County, Texas.	\$49,442.00	\$11,500.00
16	21-08-02380 TAX 06/22/23	01300000101500 SEPTEMBER 26, 2023	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. MARIA RAMIREZ ESTRELLA	Lot 15, Block "I", Rachal Addition, an addition to the City of Falfurrias, Brooks County, Texas, as described in Volume 349, Page 389, Official Records of Brooks County, Texas.	\$30,943.00	\$10,000.00
17	22-07-02386 TAX 06/22/23	05200001800101 SEPTEMBER 26, 2023	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT AND BROOKS COUNTY VS. SYLVIA NORA HINOJOSA	PT 1 18 FF & G T in Brooks County, Texas	\$87,335.00	\$8,500.00
18	22-07-02387 TAX 06/22/23	05200000700415 SEPTEMBER 26, 2023	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT AND BROOKS COUNTY VS. ROSA MARIA SANCHEZ	S/2 - 4 7 FF & G T TR 5 (EAST) in Brooks County, Texas	\$32,862.00	\$3,600.00
19	22-07-02396 TAX 06/22/23	02975009702300 SEPTEMBER 26, 2023	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. TINA TERESSA TREVINO	PT AC 97 FALFURRIAS AC TR in the City of Falfurrias, Brooks County, Texas	\$44,932.00	\$5,300.00

(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, September 26, 2023

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, 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.