

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 April 28, 2022, seized, levied upon, and will, on the first Tuesday in June, 2022, 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, 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	11-08-01937-TX 07/30/19	05290000205200 APRIL 28, 2022	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT AND BROOKS COUNTY VS. ROBERT C TREVINO	Lot 52, Cantu Addition, Unit 2, an addition to Brooks County, Texas, as described in Volume 117, Page 51, Deed Records of Brooks County, Texas.	\$3,120.00	\$3,120.00
2	15-06-02158-TX 08/20/19	02950002700200 APRIL 28, 2022	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. SAN JUANITA PEREZ	Lot 2, Block 27, Original Townsite of Falfurrias, Brooks County, Texas, as described in Volume 177, Page 211, Official Records of Brooks County, Texas.	\$3,750.00	\$3,750.00
3	15-10-02180-TAX 08/21/19	01200000F00500 APRIL 28, 2022	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. MELISSA O. DAVILA	Lot 5, Block "F", Maupin First Addition, an addition to the City of Falfurrias, Brooks County, Texas, as described in Volume 212, Page 281, Official Records of Brooks County, Texas.	\$2,750.00	\$2,750.00
4	15-10-02180-TAX 08/21/19	01200000F00600 APRIL 28, 2022	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. MELISSA O. DAVILA	Lot 6, Block F, Maupin First Addition, an addition to the City of Falfurrias, Brooks County, Texas, as described in Volume 212, Page 281, Official Records of Brooks County, Texas.	\$2,860.00	\$2,860.00
5	18-06-02252 TAX 08/20/19	01200000L00300 APRIL 28, 2022	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. MARIA DEL ROSARIO LOZANO	Lot 3, Block "L", Maupin 1st Addition, an addition to Brooks County, Texas, as described in Volume 353, Page 667, Official Records of Brooks County, Texas.	\$22,764.00	\$9,533.45
6	18-06-02253 TAX 10/28/21	02400000100100 APRIL 28, 2022	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. PATRICIA L. ORTEGON	Lots 1 and 2, Block 1, Porter Addition, an addition to the City of Falfurrias, Brooks County, Texas, according to the map or plat thereof, recorded in Volume 34, Page 397, Deed Records of Brooks County, Texas.	\$23,749.00	\$11,917.16

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
7	18-08-02270 TAX 10/28/21	05200000901104 APRIL 28, 2022	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT AND BROOKS COUNTY VS. TAMARA ROSE CORVERA	6,000.00 square feet, containing 0.1377 acre, more or less, within the East part of Lots 11 and 14, Block ,9, Falfurrias Farm and Garden Tracts, being out of the Cantu Addition Unit 1, an addition in Brooks County, Texas, as described in Volume 322, Page 737, Official Records of Brooks County, Texas.	\$16,315.00	\$7,672.48
8	18-08-02278 TAX 10/28/21	01200000D00100 APRIL 28, 2022	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. BIANCA REGALADO	Lot 1, Block "D", Maupin Addition, an addition to the City of Falfurrias, Brooks County, Texas, as described in Volume 324, Page 571, Official Records of Brooks County, Texas.	\$13,785.00	\$5,517.18
9	18-08-02278 TAX 10/28/21	02900000702300 APRIL 28, 2022	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. BIANCA REGALADO	Lots 23 and 24, Block 7, Addition No. 1, an addition to the City of Falfurrias, Brooks County, Texas, as described in Volume 324, Page 429, Official Records of Brooks County, Texas.	\$20,148.00	\$6,923.70

(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, April 28, 2022

 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.