

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 October 4, 2022, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in November, 2022, 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	10-06-01889-TX 08/20/19	05290000102800 OCTOBER 04, 2022	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT AND BROOKS COUNTY VS. RAFAEL MONTALVO AND YOLANDA MONTALVO	Lot 28, Cantu Addition, Unit 1, an addition to Brooks County, Texas, as described in Volume 133, Page 315, Deed Records of Brooks County, Texas.	\$8,642.00	\$6,000.00
2	10-06-01889-TX 08/20/19	05200000901102 OCTOBER 04, 2022	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT AND BROOKS COUNTY VS. RAFAEL MONTALVO AND YOLANDA MONTALVO	0.1377 acre, more or less, out of East part of Lots 11 and 14, Block 9, Falfurrias Farm and Garden Tracts out of the Cantu Addition, Unit 1, Brooks County, Texas, as described in deed dated June 16, 1993, from Eduardo Cantu etux to Rafael Montalvo, in Volume 135, Page 163, Deed Records of Brooks County, Texas.	\$851.00	\$851.00
3	11-05-01920-TX 09/26/22	08400000101500 OCTOBER 04, 2022	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT AND BROOKS COUNTY VS. MARTHA FERGUSON AND SEVERIANO J. GARZA	1.00 acre, more or less, being Lot 15, Olmos Park Subdivision, Unit I, a subdivision in Brooks County, Texas, according to the map or plat thereof, recorded in Cabinet "A", Page 144, Plat Records of Brooks County, Texas.	\$9,228.00	\$9,500.00
4	11-08-01932-TX 08/21/19	08000000005600 OCTOBER 04, 2022	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT AND BROOKS COUNTY VS. HECTOR BARRERA, DORA F. BARRERA, AKA BERTHA DORA BARRERA AND UNITED STATES OF AMERICA	Lot 56, Marlboro Court Flowella Addition, an addition to the City of Falfurrias, Brooks County, Texas, as described in Volume 89, Page 651, Deed Records of Brooks County, Texas.	\$750.00	\$750.00
5	15-01-02112-TX 11/29/17	05100000200100 OCTOBER 04, 2022	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. MARIO HINOJOSA AND IRMA HINOJOSA	Lots 1 and 2, Block 2, Miller Brothers Addition, an addition to the Town of Falfurrias, Brooks County, Texas, as described in Volume 81, Page 335, Deed Records of Brooks County, Texas.	\$96,882.00	\$34,500.00

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
6	15-05-02132-TX 10/05/20	0009800001400 OCTOBER 04, 2002	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT AND BROOKS COUNTY VS. RUBEN P. GARZA	2.15 acres, more or less, being Share 1, situated in the F. G. Chapa Survey, Abstract 98, Brooks County, Texas, as described in deed dated November 16, 1999, from Ramon Ruben Garza etux to Ruben P. Garza, in Volume 205, Page 723, Official Records of Brooks County, Texas.	\$88,814.00	\$8,600.00
7	15-05-02132-TX 10/05/20	0009800001301 OCTOBER 04, 2002	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT AND BROOKS COUNTY VS. RUBEN P. GARZA	75.89 acres, more or less, situated in the " Loma Blanca " Grant, Francisco Guerra Chapa, Original Grantee, Abstract 98, Brooks County, Texas, as described in deed dated April 4, 2012, from Ramon R. Garza to Ruben P. Garza, in Volume 322, Page 266, Official Records of Brooks County, Texas.	\$19,791.00	\$4,200.00
8	16-01-02193 TX 04/24/17	01000001403900 OCTOBER 04, 2022	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. ERASMO MUNOZ, IV	Lots 39 and 40, La Colonia Addition, an addition to Brooks County, Texas, as described in Volume 330, Page 509, Official Records of Brooks County, Texas.	\$25,197.00	\$5,200.00
9	17-01-02227-TAX 03/27/19	00097000012200 OCTOBER 04, 2022	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT AND BROOKS COUNTY VS. LUCY D BAYARENA	0.51 acre, more or less, out of Tract No. 3, Share No. 9, La Encantada and Encino del Pozo Grant, Brooks County, Texas, as described in deed dated October 6, 2003, from Amancio Garza Jr. etux to Lucy D. Bayarena, in Volume 237, Page 333, Official Records of Brooks County, Texas.	\$20,198.00	\$9,700.00
10	19-06-02315-TAX 10/01/20	01000001003800 OCTOBER 04, 2022	BROOKS COUNTY INDEPENDENT SCHOOL DISTRICT, BROOKS COUNTY AND CITY OF FALFURRIAS VS. MIGUEL E RAMOS AND CLARISSA J FLORES	Lots 38 and 39, Block 10, La Colonia Mexican Addition, an addition to the City of Falfurrias, Brooks County, Texas, as described in Volume 349, Page 257, Official Records of Brooks County, Texas.	\$12,608.00	\$8,600.00

(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, October 4, 2022

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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.**

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**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.**