

NOTICE OF SHERIFF'S SALE

BY VIRTUE OF AN ORDER OF SALE ISSUED JANUARY 31, 2024 out of the  
404<sup>th</sup> JUDICIAL DISTRICT COURT of CAMERON COUNTY  
TEXAS, in CAUSE NUMBER 2022-DCL-05270 WHEREIN

**CC2 TX, LLC, is PLAINTIFF**

and

**DANIEL RIOS, ET AL, are DEFENDANTS**

I did on FEBRUARY 08<sup>th</sup>, 2024 levy upon and seize all of the rights, titles and interests of said DEFENDANTS in and to the following described property situated in CAMERON COUNTY, TEXAS, to wit:

Property (including any improvements):

**Tax Account #: 57-6160-0150-0090-00**

**LOTS 9 AND 10, BLOCK 15 COLONIA LA PALMA No. 1 SAN BENITO, CAMERON COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN VOLUME 7 PAGE 20 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS**

**Commonly known as: 133 Maria St., San Benito, TX 78586**

by which said land is most generally known, and located as shown on said map, and between the hours of 10:00 o'clock A.M. and 4:00 o'clock P.M. more particularly beginning exactly at 10:00 o'clock A.M. on APRIL 02, 2024 the first Tuesday of said month at 974 E, Harrison St., at the Judicial Building (Courthouse) Brownsville, Cameron County, Texas, I will sell said land at public outcry to the highest bidder for cash.

"THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

"THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER 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."

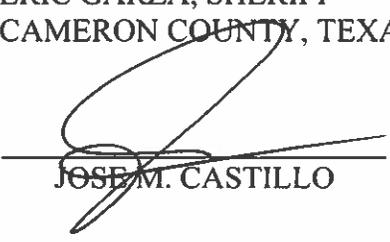
"ESTA VENTA SE LLEVA A CABO CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS OFERTANTES PRESENTARÁN SUS OFERTAS SOBRE LOS DERECHOS, TÍTULO E INTERESES, SI LOS HUBIERE, DEL BIEN INMUEBLE EN VENTA.

"LA PROPIEDAD SE VENDE ASÍ COMO ESTÁ, DÓNDE ESTÁ, Y SIN NINGUNA GARANTÍA, NI EXPLÍCITA NI IMPLÍCITA. NI EL VENDEDOR NI EL DEPARTAMENTO DEL SHERIFF ASEGURA NI DECLARA NADA EN CUANTO AL TÍTULO DE PROPIEDAD, LA CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN O IDONEIDAD PARA UN DETERMINADO PROPÓSITO. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

"EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE ESTÉ DESTINADO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO CUENTA CON EL SERVICIO DE AGUAS BLANCAS O AGUAS NEGRAS, PUEDE QUE NO CALIFIQUE PARA USO RESIDENCIAL. UN POSIBLE CLIENTE QUE DESEE MAYOR INFORMACIÓN DEBERÁ INVESTIGAR MÁS O ASESORARSE CON UN ABOGADO."

ERIC GARZA, SHERIFF  
CAMERON COUNTY, TEXAS

BY:

  
JOSE M. CASTILLO