

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 LICITARAN POR LOS DERECHOS, TITULOS 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 GARANTIA EXPRESA O IMPLICITA. NI EL CONDADO NI EL DEPARTAMENTO DEL ALGUACIL GARANTIZAN O REALIZAN ALGUNA DECLARACION RESPECTO AL TITULO, CONDICION, HABITABILIDAD, COMERCIALIZACION O APTITUD PARA UN PROPOSITO 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 COMPRADO POTENCIAL DESEA MAS INFORMACION DEBE PREGUNTAR O CONSULTAR A UN ASESOR PRIVADO.

NOTICE OF SHERIFF'S SALE

BY VIRTUE OF AN ORDER OF SALE ISSUED FEBRUARY 29, 2024 out of the
404th JUDICIAL DISTRICT COURT of CAMERON COUNTY, TEXAS,
in CAUSE NUMBER 2022-DCL-01072-G WHEREIN

**COURTYARD CONDOMINIUM HOMEOWNERS
ASSOCIATION, is PLAINTIFF**

and

**RAFAEL CARRASCO AND UNKNOWN HEIRS OF
RAFAEL CARRASCO, are DEFENDANTS**

I did on MARCH 5, 2024 levy upon and seize all of the rights, titles and interests of
said DEFENDANT(S) in and to the following described property situated in CAMERON
COUNTY, TEXAS, to wit:

Property (including any improvements):

**Condominium unit number 75 in building 7, apartment type B of The Courtyard, a
condominium apartment project, according to that certain Declaration of the
Condominium Regime together with an undivided .0114268% common interest in
and to all the common areas and elements, as defined and set out in said Courtyard
Condominium Apartment Project is located and situated on all of Blk 110,
containing 2.0 acres, and Blk 14, containing 4.01 acres of Los Ebanos Properties
subdivision, recorded in vol.8 page 112 of the map records of Cameron County,
Texas; save and except 0.39 acre tract out of Blk 14, conveyed to Sarah K. Mohler
by J.W. Shidler and wife, Nancy Shidler, dated February 15, 1951, recorded in Vol.
544, page 303, of the Deed of Records of Cameron County, Texas.**

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 the
month of APRIL 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

ERIC GARZA, SHERIFF
CAMERON COUNTY, TEXAS

BY: _____


JOSE M. CASTILLO