

NOTICE OF SALE

NOTICE OF FORECLOSURE OF LIEN BY
CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF JACKSON §

WHEREAS, Robbie Sanders owns real estate subject to The Restrictions, Conditions and Covenants Of Cape Carancahua Subdivision, which restrictions are recorded in Book 407, Page 329 of the Official Public Records of Jackson County, Texas; and

WHEREAS, pursuant to said restrictions, Robbie Sanders was obligated to pay annual property owner association dues for the years 2021, 2022 and 2023; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned foreclose on said interest and to post notice in accordance with applicable law and sell the subject property, without waiving any rights or remedies that the lienholder has against Owner, or any other parties obligated for payment of the fees; and

WHEREAS, on December 12, 2023, the 135th Judicial District Court of Jackson County, Texas, entered a Default Order To Proceed With Notice Of Foreclosure Sale And Foreclosure Sale in Cause No. 2306-16955, styled "In Re: Order For Foreclosure Concerning 398 Calumet Drive, Palacios, Texas 77465, Lot No. 1035, Section No. Three, Cape Carancahua Subdivision, Under Tex. R. Civ. P. 736".

FILED
Katherine R. Brooks, Clerk of County Court
JACKSON COUNTY, TEXAS
BY *[Signature]*
12-29-23 10:32 AM

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6th day of February 2024, that Sandra Witte, or such person as may be appointed by the holders of the above described liens, will sell said real estate in the downstairs main lobby at front door of the Jackson County Courthouse facing Main Street, as designated by the County Commissioners Court, Jackson County, Texas, to the highest bidder for cash. The earliest time said sale will occur will be 10:00 a.m. on said date, but the sale will be held no later than 1:00 p.m. on said date.

Said real estate is described as follows:

Lot 1035, CAPE CARANCAHUA, SECTION THREE, a Subdivision of Jackson County, Texas, according to the Map or Plat thereof recorded in Slide 67-B of the Plat Records of Jackson County, Texas, also known as 398 Calumet Drive, Palacios, Texas 77465.

EXECUTED this the 22nd day of December 2023.



Sandra Witte