

**NOTICE OF SALE**

**NOTICE OF FORECLOSURE OF LIEN BY  
CAPE CARANCAHUA PROPERTY OWNERS' ASSOCIATION, INC.**

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

WHEREAS, Dennis Ray Gartman 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, Dennis Ray Gartman was obligated to pay annual property owner association dues for the years 2018, 2019, 2020 and 2021; 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

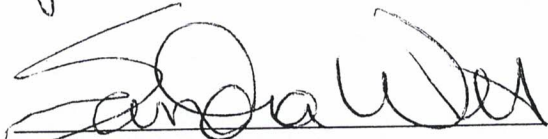
WHEREAS, on July 16, 2021, the 267<sup>th</sup> Judicial District Court of Jackson County, Texas, entered a Default Order To Proceed With Notice Of Foreclosure Sale And Foreclosure Sale in Cause No. 2104-16397, styled "In Re: Order For Foreclosure Concerning 115 Thunderbird Drive, Palacios, Texas 77465, Lot No. 1258, Section No. Three, Cape Carancahua Subdivision, Under Tex. R. Civ. P. 736".

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7<sup>th</sup> day of September 2021, 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 1258, CAPE CARANCAHUA, SECTION THREE, a Subdivision of Jackson County, Texas, according to the Map or Plat thereof recorded on Slide 68-B of the Plat Records of Jackson County, Texas, also known as 115 Thunderbird Drive, Palacios, Texas 77465.

EXECUTED this the 30<sup>th</sup> day of July 2021.

  
Sandra Witte