



Jackson County, Texas: Foreclosure Sale of Two Cape Carancahua Subdivision Lots Near Palacios Set for November 3 at the Edna Courthouse

Public paper · October 13, 2026 · Courts desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

A Notice of Foreclosure Sale dated September 22, 2026 and posted by the Jackson County, Texas clerk sets a public cash auction between 10 a.m. and 1 p.m. on Tuesday, November 3, 2026 in the downstairs main lobby of the Jackson County Courthouse in Edna for Lots 133 and 134, Section One, of the Cape Carancahua subdivision on Bayview Drive near Palacios, securing a 2022 note of \$116,300; borrower and guarantor names are omitted.

A Notice of Foreclosure Sale posted on the Jackson County, Texas website for the November 2026 sale day sets a foreclosure auction for Tuesday, November 3, 2026 at the Jackson County Courthouse in Edna. The notice is dated September 22, 2026.

This is a nonjudicial foreclosure under a deed of trust, conducted by a substitute trustee under the Texas Property Code. It was not ordered by a court. Notice Nearby leaves out the names of the borrower, a small business, and its individual guarantor.

Sale details from the notice

- Date: Tuesday, November 3, 2026 (the first Tuesday of the month, the standard Texas sale day).
- Time: between 10 a.m. and 1 p.m. local time.
- Place: the downstairs main lobby at the front door of the Jackson County Courthouse facing Main Street, Edna, or wherever the Commissioners Court has most recently designated.

- Terms: public auction to the highest bidder for cash. The noteholder may bid by credit against the debt.
- Property: Lots 133 and 134, Section One, Cape Carancahua, a subdivision in Jackson County, according to the plat in Volume 5, Pages 5-12 of the county plat records. The notice lists a Bayview Drive, Palacios, TX 77465 address.
- Loan: deed of trust dated February 16, 2022, recorded the same day as file number 2022-00490 in the Official Public Records of Jackson County, securing a note in the original amount of \$116,300.
- Noteholder: Texas Real Estate Fund I, LP. Original lender: Quick Lending, LLC.
- Attorney on the notice: Peterka & Associates, PLLC, Houston. Substitute trustees are listed at a Houston address.

What the notice says about the sale

- The property is sold "as is," without warranties, under Section 51.009 of the Texas Property Code.
- The sale is subject to prior recorded matters, such as earlier liens or easements. The notice urges bidders to research the property records.
- If the noteholder postpones the sale, a new date must be reposted and refiled under Texas law.

Before sale day

A posted notice does not guarantee a sale. Texas foreclosures are often postponed, canceled or resolved before sale day. Check with the attorney named on the notice and the Jackson County Clerk for the official posting and any updates.

For the owner

The notice carries the standard Texas active military service notice. Anyone on active duty, including the Texas National Guard or a reserve component, or whose spouse is, should send written notice to the sender right away. Free legal help resources are listed at [TexasLawHelp.org](https://www.texaslawhelp.org).

Source

- Jackson County, Texas, posted foreclosure sale notices for November 2026, "Notice of Foreclosure Sale," dated September 22, 2026, sale date November 3, 2026 (co.jackson.tx.us, Public Notice / Foreclosure Sale / 2026).

Notes

- Image: The Jackson County Courthouse grounds in Edna, Texas, in 2017 (file photo). Photo: Patrick Feller via Wikimedia Commons (CC BY 2.0).
 - Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.
 - Discussed on @NoticeNearYou: (pending — fill xPostUrl after live post).
 - Not legal advice. Not a newspaper. Not Legal Publication. Record of Sale, LLC (Oregon).
- Courts desk · Notice Nearby public papers shelf. @NoticeNearYou post pending.
- noticenearby.com/papers/jackson-county-tx-foreclosure-sale-cape-carancahua-lots-nov-3