

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

STATE OF TEXAS

§  
§  
§

COUNTY OF GOLIAD

**DEED OF TRUST:**

Date: March 16, 2016  
Grantor: Glenn R. Pitts and Raubin M. Pitts  
Original Beneficiary: First National Bank of Shiner  
Trustee: Fred Henry Hilscher  
Recording Info: Clerk's File No. 137987 of the Real Property Records of Goliad County, Texas

**CURRENT BENEFICIARY:** The Huntington National Bank as successor by merger to Cadence Bank, successor-by-merger to First National Bank of Shiner

**SUBSTITUTE TRUSTEE:** Jo Woolsey and/or Bob Frisch and/or Janice Stoner and/or Jodi Steen and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger

**SUBSTITUTE TRUSTEE ADDRESS:** 138 S. Dill Street, Suite B, P.O. Box 270, East Bernard, Texas 77435

**PROPERTY DESCRIPTION:** Exhibit "A" attached hereto and made a part hereof for all purposes.

**DATE OF SALE:** Tuesday, May 5, 2026  
**TIME OF SALE:** No earlier than 1:00 PM and to be concluded within three hours of such time.  
**PLACE OF SALE:** In the area designated by the Goliad County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Goliad County Courthouse, or, if there is no such entrance, then at the west wall of the Goliad County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DATED: April 13, 2026

~~Jo Woolsey and/or Bob Frisch and/or Janice Stoner and/or Jodi Steen and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger~~  
Substitute Trustee

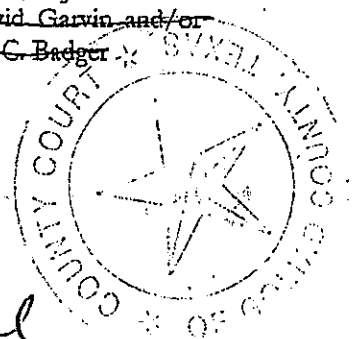
**PREPARED BY:**  
BADGER LAW PLLC  
P.O. Box 270  
East Bernard, Texas 77435

**CERTIFICATE OF POSTING**  
11:40 o'clock A M

APR 13 2026

Vickie Quinn  
County Clerk, Goliad County Texas

By:



## Exhibit "A"

Address: 2336 Bethke Rd, Goliad, Goliad County, Texas 77963

### Legal Description:

BEING a 15.64-acre tract of land out of the Inzob Fiter Survey, Abstract 120, Goliad County, Texas and being that 15.64-acre tract of land, Tract One, that is described in deed dated September 3, 2014 from Barbara A. Pitts to Glenn Pitts recorded in Volume 414, Page 483 of the Official Records of Goliad County, Texas, and this 15.64-acre tract of land is more particularly described by metes and bounds as follows:

BEGINNING at an existing 5/8-inch iron rod in the northeast right-of-way line of Bethke Road at the south corner of the above mentioned 15.64-acre tract of land, Tract One, and the west corner of the James L. Nelson and Helen Jean Nelson 15.64-acre tract of land that is described

in deed recorded in Volume 135, Page 591 of the Official Records of Goliad County, Texas for the south corner of the herein described 15.64-acre tract of land;

THENCE N 49° 32' 54" W, with the northeast right-of-way line of Bethke Road and the southwest line of said Pitts 15.64-acre tract of land, Tract One, for a distance of 465.45 feet to an existing 5/8-inch iron rod at the west corner of said Pitts 15.64-acre tract of land, Tract One and the south corner of the Glenn R. Pitts 15.64-acre tract of land, Tract Two, that is described in the above mentioned deed recorded in Volume 414, Page 483, for the west corner of the herein described 15.64-acre tract of land;

THENCE N 40° 33' 21" E, with the common line between said Pitts 15.64-acre tract of land, Tract One, and 15.64-acre tract of land, Tract Two, for a distance of 1464.98 feet to an existing 5/8-inch iron rod in the southwest line of the Frances Beuhl, et al 78.31-acre tract of land that is described in deed recorded in Volume 140, Page 440 of the Official Records of Goliad County, Texas, at the east corner of said Pitts 15.64-acre tract of land, Tract Two, and the north corner of said Pitts 15.64-acre tract of land, Tract One, for the north corner of the herein described 15.64-acre tract of land;

THENCE S 49° 18' 39" E, with the common line between said Beuhl, et al 78.31-acre tract of land and said Pitts 15.64-acre tract of land, Tract One, and the north corner of the above mentioned Nelson 35.64-acre tract of land, for the east corner of the herein described 15.64-acre tract of land;

THENCE S 40° 33' 21" W, with the common line between said Pitts 15.64-acre tract, Tract One, and said Nelson 15.64-acre tract of land, for a distance of 1462.78 feet to the POINT OF BEGINNING, containing 15.64-acres of land.

together with the following personal property:

All fixtures, supplies, building materials, and other goods of every nature now at hereafter located, used, or intended to be located or used on the Property.

All plans and specifications for development of or construction of improvements on the Property;

All contracts and subcontracts relating to the construction of improvements on the Property;

All accounts, contract rights, instruments, documents, general intangibles, and chattel paper arising from or by virtue of any transactions relating to the Property;

All permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Property;

All proceeds payable or to be payable under each policy of insurance relating to the Property; and

All products and proceeds of the foregoing.

Notwithstanding any other provision in this deed of trust, the term "Property" does not include personal effects used primarily for personal, family, or household purposes.