

**NOTICE OF FORECLOSURE SALE**

1. **Foreclosure Sale.**

**Date of Sale:** June 2, 2026  
**Time of Sale:** The sale shall begin no earlier than 1:00 p.m. and shall end no later than three hours after, or by 4:00 p.m.  
**Place of Sale:** 127 N. Courthouse Square, Goliad, TX; Outside the North door to the Goliad County Courthouse or if the preceding area is no longer the designated area, at the area most recently designated by the County Commission Court.

2. **Lien Instrument:**

**Date of Instrument:** March 25, 2022  
**Name of Instrument:** Builder's and Mechanic's Lien Contract  
**Grantor:** Jobeth McGuill Whitlow and William Joel Whitlow, husband and wife  
**Substitute Trustees:** Abstract Trustees of Texas, LLC  
**Address:** 9130 Jollyville Rd., Suite 100-21, Austin, TX 78759  
**Lender & Holder:** United Built Homes, L.L.C.  
**Recording location:** Document No. 149186 filed on March 29, 2022, refiled at Document No. 149186 filed on April 29, 2022 at 11:24 a.m., refiled at Document No. 149437 filed on April 29, 2022 at 3:05 p.m. in the real property records of Goliad County, Texas.  
**Legal Description:** See attached Exhibit "A"

**CERTIFICATE OF POSTING**  
9:00 o'clock A M

APR 25 2023

Vickie Quinn  
County Clerk, Goliad County, Texas  
By: [Signature]

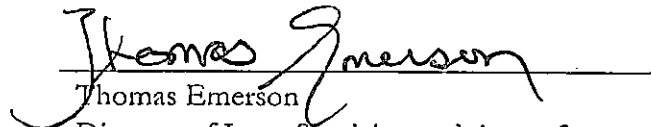
3. **Debt Secured.**

Date of Instrument: March 25, 2022  
Name of Instrument: Retail Installment Contract  
Debtor(s): Joebeth McGuill Whitlow  
Lender & Holder: United Built Homes, L.L.C.  
Original amount: \$190,000.00

4. **Default and Request to Act:** Default has occurred in the payment of the Retail Installment Contract and in the performance of the obligations of the Builder's and Mechanic's Lien Contract. Because of that default, United Built Homes, L.L.C., the owner and holder of the Builder's and Mechanic's Lien Contract, has requested Substitute Trustee to sell the Property. Therefore, notice is given that on and at the Date, Time and Place for Foreclosure Sale described above, the Substitute Trustee will sell the Property in accordance with the Terms of Sale described below, the Builder's and Mechanic's Lien Contract and the Texas Property Code.
5. **Postponement, Withdrawing, or Rescheduling of the Sale** - The Builder's and Mechanic's Lien Contract permits the Holder to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of any rescheduled foreclosure sale will be re-posted and re-filed, and may be after the date originally scheduled for this sale.
6. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Builder's and Mechanic's Lien Contract permitting the Holder to have the bid credited up to the amount of the unpaid debt secured by the Builder's and Mechanic's Lien Contract. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The sale will be made expressly subject to any title matters set forth in the Builder's and Mechanic's Lien Contract. Prospective bidders are reminded that, by law, the sale will be subject to all prior matters of record affecting the property. Prospective bidders are strongly urged to examine the property records to determine the nature and extent of such matters, if any.
7. **Property Sold "AS IS."** Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Builder's and Mechanic's Lien Contract. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.
8. **Conditions.** Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

9. Inquiries. Questions concerning the sale may be directed to the undersigned Agent and Attorney for the Lender
10. **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.**
11. THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AND AUTHORIZED AGENT OF THE LENDER AND HOLDER.

DATED April 21, 2026.

  
Thomas Emerson  
Director of Loan Servicing and Agent for  
Holder  
2790 S. Thompson St., Suite 102  
Springdale, AR 72764  
Phone: 479.872.3841  
Fax: 479.872.3841  
legal@ubh.com

## EXHIBIT "A".

Field Notes of a 40.012 acre tract described in a deed recorded in Document No. 142972, Official Public Records Goliad County, Texas. Said 40.012 acre tract being out of a 418.95 acre tract described in a deed recorded in Volume 24, Page 209, Deed Records Goliad County, Texas. Said 40.012 acre tract being out of the John Shelly Grant, Abstract 40, Goliad County, Texas. Said 40.012 acre tract being more particularly described as follows.

**COMMENCING** at the intersection of the north right of way of McGill Road and the west right of way of US Highway 77, (A.K.A. Us Highway 183), **THENCE** with the north right of way of McGill Road, South  $81^{\circ}46'44''$  West, an approximate distance of 20,025 feet to a  $5/8''$  re-bar found in the north right of way of McGill Road, for the southeast corner of this survey and for the **POINT OF BEGINNING**, from **WHENCE** a  $5/8''$  re-bar found in the north right of way of McGill Road, bears North  $81^{\circ}46'44''$  East, a distance of 1205.57 feet

**THENCE** with the south line of this survey, South  $81^{\circ}46'44''$  West, a distance of 830.44 feet to a cotton spindle set in the right of way of McGill Road, for the southeast corner of a 37.97 acre tract described in a deed recorded in Document No. 134959, Official Public Records Goliad County, Texas, and for the southwest corner of this survey

**THENCE** with the common line of said 37.97 acre tract and this survey, North  $08^{\circ}12'53''$  West, at a distance of 37.69 feet pass a  $5/8''$  re-bar set in the north right of way of McGill Road, in the east line of said 37.97 acre tract, from **WHENCE** a  $5/8''$  re-bar found in the north right of way of McGill Road, and in the west line of said 37.97 acre tract, bears South  $81^{\circ}12'27''$  West, at a distance of 1.15 feet pass a  $5/8''$  re-bar found 1.47 feet to the right, and in all a total distance of 788.54 feet, and in all a total distance continuing with the west line of this survey a distance of 2098.77 feet to a  $5/8''$  re-bar set for the northeast corner of said 37.97 acre tract, in the south line of a 115 acre tract described in a deed recorded in Document No. 136431, Official Public Records Goliad County, Texas, and for the northwest corner of this survey, from **WHENCE** a 2" iron pipe found for the northwest corner of said 37.97 acre tract, bears South  $81^{\circ}46'36''$  West, at a distance of 70.32 feet pass a 2" iron pipe found for the southeast corner of a 208.49 acre tract described in a deed recorded in Volume 117, Page 716, Official Records Goliad County Texas, and for the southwest corner of said 115 acre tract, and in all a total distance of 88.54 feet.

**THENCE** with the common line of said 115 acre tract, and this survey, North  $81^{\circ}46'37''$  East, a distance of 830.44 feet to a point in the south line of said 115 acre tract, and for the northeast corner of this survey.

**THENCE** with the east line of this survey, South  $08^{\circ}12'53''$  East, a distance of 2098.80 feet to the **POINT OF BEGINNING** of this tract, and containing 40.012 acres of land, more or less.