

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

WHEREAS, by Deed of Trust dated April 7, 1999, CAROL DEATLEY conveyed to Monica Strelec, as Trustee, and by DENNIS J. KOWALIK, as Substitute Trustee, dated January 19, 2023, the following property situated in the County of Goliad, Texas, to-wit:

BEING Lot No. Four (4), in Block No. One (1), of EAST VIEW ADDITION, SECTION TWO, to the city of Goliad, Goliad County, Texas, recorded in Volume 103, Page 683 of the Official Records of Goliad County, Texas, according to the map or plat of said addition of record in the office of the County Clerk of said County, reference to which is heremade for all purposes.

THIS CONVEYANCE and the warranty herein contained are expressly MADE SUBJECT to any and all easements, rights-of-way, restrictions, ordinances, mineral or royalty reservations or conveyances, leases of every kind and character, and any and all other matters affecting the above-described property and appearing of record in the Office of the County Clerk of Goliad County, Texas.

(herein the "Property") to secure that one certain Promissory Note dated April 7, 1999, as therein described, in the original principal amount of \$39,500.00, executed by JOE G. and LINDA A. GARCIA, and made payable to CAROL DEATLEY, (herein the "Note"); which such Deed of Trust is recorded under Clerk's Instrument #91687 of the Official Records of Goliad County, Texas (herein "Deed of Trust"); and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday the 1st day of March, 2023**, I will sell for cash, the property in the area designated by the Commissioner's Court of Goliad County as the area where foreclosure sales are to take place, at the Goliad County Courthouse, Goliad, Texas, to the highest bidder. The time at which the sale will begin will be 9:00 a.m., or within three (3) hours after said time.

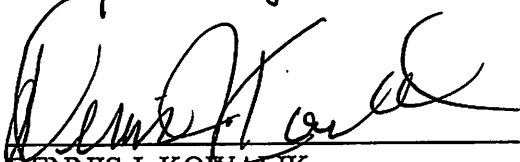
The Purchaser is hereby notified that the purchaser should seek the advice of an attorney or other qualified person before executing this contract or instrument of conveyances or purchasing the property as to the relevance of these statutes and facts to the value of the property the purchaser is hereby purchasing or contracting to purchase or of which the purchaser is considering purchase.

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive

Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

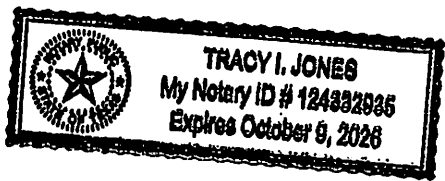
The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal, State or local law or regulation.

WITNESS my hand this the 07th day of February, 2023.

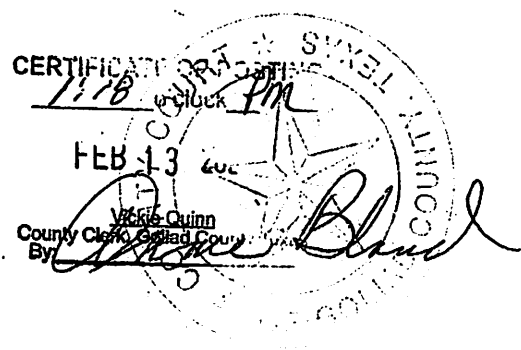

DENNIS J. KOWALIK
Substitute Trustee

THE STATE OF TEXAS §
COUNTY OF Victoria §

This instrument was acknowledged before me on this the 07th day of February, 2023 by DENNIS J. KOWALIK, Substitute Trustee.




NOTARY PUBLIC, STATE OF TEXAS





Goliad County
Vickie Quinn
Goliad County Clerk

Instrument Number: 1

Foreclosure Posting

Recorded On: February 13, 2023 11:53 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1
Receipt Number: 20230213000004
Recorded Date/Time: February 13, 2023 11:53 AM
User: Annie B
Station: clerk03

Record and Return To:

DENNIS J KOWALIK
5001 JOHN STOCKBAUER DR STE C
VICTORIA TX 77904



STATE OF TEXAS
Goliad County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Goliad County, Texas

Vickie Quinn
Goliad County Clerk
Goliad County, TX

Vickie Quinn
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