

Notice of Foreclosure Sale

March 12, 2026

Note/Deed of Trust ("Deed of Trust"):

Dated: May 4, 2022

Grantor: Howard Allen Stufflebean and spouse, Katheryn Ann Stufflebean

Trustee: Michael Fritz Baird

Lender: Texas Dow Employees Credit Union

Recorded in: Filed of record under clerk's file number 149466 of the real property records of Goliad County, Texas, as corrected by that one certain Correction Instrument recorded December 1, 2025, in Instrument Number 154949 of the real property records of Goliad County, Texas

Legal Description: **Being 3.00 acres situated in and a part of Farm Lot 23, Range 2 of the Original Four League Grant to the Town of Goliad, Abstract No. 128, Goliad County, Texas, and in the same as that certain 3.00 acres described in a deed to Vanessa Williams recorded in Volume 119, Page 373 of the Official Records of Goliad County, Texas; said 3.00 acres being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.**

Property Address: 1214 E Oak St., Goliad, TX 77963

Secures: Note ("Note") in the original principal amount of \$214,900.00, executed by Howard Allen Stufflebean ("Borrower"), and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, and all rights and appurtenances thereto.

Substitute Trustee: Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, Adolfo Rodriguez.

Substitute Trustee's Address: 1770 St. James Place, Suite 150, Houston, Texas 77056

Foreclosure Sale:

CERTIFICATE OF POSTING

1:59 o'clock P.M.

MAR 12 2026

Vickie Quinn
County Clerk, Goliad County Texas

By: *[Signature]*

Date: April 7, 2026

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.**

Place: 127 N. Courthouse Square, Goliad TX 77963; 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 Commissioner Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

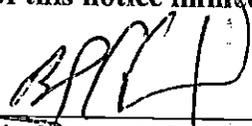
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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 Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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.

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.



Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, Adolfo Rodriguez, Substitute Trustee

EXHIBIT 'A'

Being 3.00 acres situated in and a part of Farm Lot 23, Range 2 of the Original Four League Grant to the Town of Goliad, Abstract No. 128, Goliad County, Texas, and in the same as that certain 3.00 acres described in a deed to Vanessa Williams recorded in Volume 119, Page 373 of the Official Records of Goliad County, Texas. This 3.00 acres is more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the North line of Oak Street for the Southwest corner of this 3.00 acres, also being the Southwest corner of said 3.00 acre tract and the Southeast corner of a 5.00 acre tract described in a deed from Pauline Olivera et ux to John F. Thomas et ux recorded in Volume 223, Page 154 of the Official Records of Goliad County, Texas.

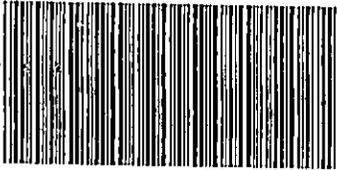
THENCE, with the common line of this tract and said 5.00 acre tract as follows:

1. N 01 degrees, 07'00" E (bearing reference line) a distance of 752.65 feet to a 5/8 inch iron rod found for the Northwest corner of this 3.00 acres;

2. N 89 degrees, 58'52" E a distance of 173.66 feet to a 5/8 inch iron rod found in the West line of a 24.05 acre tract described in a deed from the James Pettus Bode Estate to Donna Bode recorded in Volume 433, Page 651 of the Official Records of Goliad County, Texas, for the Northeast corner of this 3.00 acres;

THENCE, S 01 degrees, 07'00" W with the common line of this tract and said 24.05 acre tract a distance of 752.65 feet to a fence corner post found in the North line of Oak Street for the Southeast corner of this 3.00 acres, also being the Southwest corner of said 24.05 acre tract;

THENCE, S 89 degrees, 58'52" W with the North line of Oak Street a distance of 173.66 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 3.00 acres, and bearings are based on a deed recorded in Volume 119, Page 373 of the Official Records of Goliad County, Texas.



VG-6-2026-2

Goliad County
Vickie Quinn
Goliad County Clerk

Instrument Number: 2

Foreclosure Posting

Recorded On: March 12, 2026 02:02 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$2.00

***** 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: 2
Receipt Number: 20260312000002
Recorded Date/Time: March 12, 2026 02:02 PM
User: Lorinda R
Station: GCClerk-DT2

Record and Return To:

WOOLSEY LEGAL SERVICES

TX



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