

NOTICE OF FORECLOSURE SALE

1. Foreclosure Sale.

Date of Sale: November 4, 2025
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: The steps of the Courthouse of Goliad County, Texas located at 127 N. Courthouse Square, Goliad, Texas.

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, wife and husband
Substitute Trustees: Jim Mills, Susan Mills, Ed Henderson, Tina Jacob, George Hawthorne, Rosie Trevino, Laura Casterline-Hunter, Pat Brennan, Arnold Mendoza, Susan Sandoval, Leslye Evans, Alexis Mendoza, Sarah Mays, Sandra Mendoza and Adolfo Rodriguez.
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. 149384 filed on April 20, 2022 in the real property records of Goliad County, Texas.

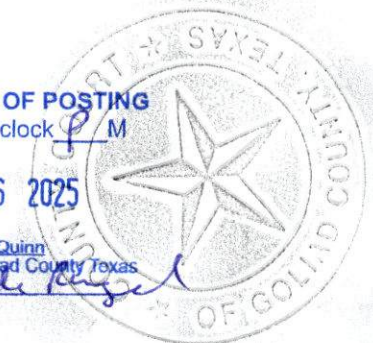
CERTIFICATE OF POSTING

1:52 o'clock P M

OCT 06 2025

Vickie Quinn
County Clerk, Goliad County Texas

By *[Signature]*



Legal Description:

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 84, Page 209, Deed Records Goliad County, Texas. Said 40.012 Acre Tract being of the John Shelly Grant, Abstract 40, Goliad County, Texas.

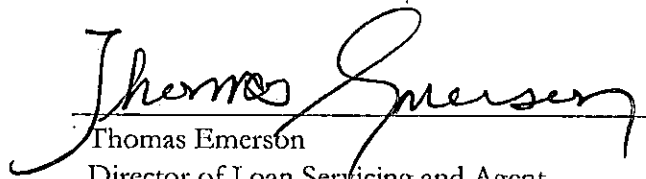
3. **Debt Secured.**

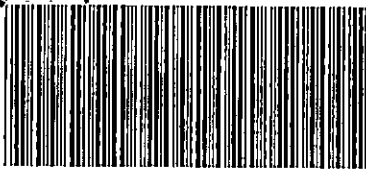
Date of Instrument: March 25, 2022
Name of Instrument: Retail Installment Contract
Debtor(s): Jobeth McGuill Whitlow
Lender & Holder: United Built Homes, L.L.C.
Original amount: \$190,000.00

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 the Substitute Trustees 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 DIRECTOR OF LOAN SERVICING AND AUTHORIZED AGENT OF THE LENDER AND HOLDER.**

DATED October 1, 2025


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



VG-6-2025-12

**Goliad County
Vickie Quinn
Goliad County Clerk**

Instrument Number: 12

Foreclosure Posting

Recorded On: October 06, 2025 01:37 PM

Number of Pages: 4

" 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: 12
Receipt Number: 20251006000009
Recorded Date/Time: October 06, 2025 01:37 PM
User: Lorinda R
Station: GCClerk-DT2

Record and Return To:

ABSTRACTS/TRUSTEES OF TEXAS
P O BOX 9932
AUSTIN TX 78766



**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