

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **PROPERTY TO BE SOLD:** BEING Lot Numbers One (1) and Two (2), of MISSION VIEW ESTATES SUBDIVISION, in Goliad County, Texas, according to the established map and plat of record in Volume 1, Page 7, Plat Records of Goliad County, Texas and being the same property described in Deed dated November 14, 2008, from James F. Gentry and Margie J. Gentry to Shelley Zielonka, recorded in Volume 3269, Page 368, Official Records, Goliad County, Texas.

2. **DATE, TIME, AND PLACE OF SALE:**

The sale is scheduled to be held at the following date, time, and place:

DATE: September 5, 2023

TIME: The sale shall begin no earlier than 10:00 am or no later than three hours thereafter. The sale shall be completed by no later than 1:00 pm.

PLACE: Goliad County Courthouse in Goliad, Texas, at the following location: 127 N Courthouse Square, Goliad, TX 77963 on the steps of the Courthouse.

Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. **TERMS OF SALE:**

The sale will be conducted as a public auction to the highest bidder for cash.

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, but prospective bidders are reminded that by law the 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. **TYPE OF SALE:**

The sale is a nonjudicial foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust dated May 1, 2020, executed by Charles Bogle and Christina Bogle to Kelly Garrett Kucera, Trustee for the benefit of lender, covering the property and recorded in Instrument Number 145361 of the Official Public Records of Goliad County, Texas.

5. **OBLIGATIONS SECURED:**

Date: May 1, 2020

Recording Information: Instrument Number 145361 of the Official Public Records of Goliad County, Texas.

Obligor/Current Owner of Record: Charles Bogle and Christina Bogle

Property Description: BEING Lot Numbers One (1) and Two (2), of MISSION VIEW ESTATES SUBDIVISION, in Goliad County, Texas, according to the established map and plat of record in Volume 1, Page 7, Plat Records of Goliad County, Texas and being the same property described in Deed dated November 14, 2008, from James F. Gentry and Margie J. Gentry to Shelley Zielonka, recorded in Volume 3269, Page 368, Official Records, Goliad County, Texas.

Assert and protect your rights as a member of the armed forces under 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.

Questions concerning the sale may be directed to JONATHAN R. RIEHS at (361) 573-0183.

DATED July 31, 2023.

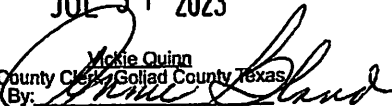


JONATHAN R. RIEHS
robbie@pachtalaw.com
207 S. Main
Victoria, Texas 77902

CERTIFICATE OF POSTING

3:00 o'clock PM

JUL 31 2023


Vickie Quinn
County Clerk, Goliad County, Texas
By: _____



VG-6-2023-12

Goliad County
Vickie Quinn
Goliad County Clerk

Instrument Number: 12

Foreclosure Posting

Recorded On: July 31, 2023 03:02 PM

Number of Pages: 2

" 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: 12
Receipt Number: 20230731000007
Recorded Date/Time: July 31, 2023 03:02 PM
User: Annie B
Station: clerk01

Record and Return To:

KELLY GARET KUCEERA
P O BO 5393
VICTORIA TX 77903



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