

NOTICE OF TRUSTEE'S SALE

Date: April 14, 2025

Deed of Trust:

Date: April 29, 2019

Grantor: GARY L. GERBIG and YVONNE G. MASON

Grantor's Address:

Gary L. Gerbig
3535 Santa Fe St Unit 46
Corpus Christi, TX 78411-1346

Yvonne G. Mason
101 N. Upper Broadway, Apt #1512
Corpus Christi, TX 78401

Beneficiary: DEL WILLIAMS and MARY ANN WILLIAMS

Trustee: STEVEN G. PAULSGROVE

Recording Information: Volume 479, Page 703, of the Official Records of Goliad County, Texas

Property: TRACT ONE:

Being a tract of land containing 1.35 acres out of that 1.87 acre tract described in a Partition Deed as the Second Tract designated to Peggy Ann Friedrichs Moscatelli dated September 7, 1982, recorded in Volume 353, Pages 100-106 of the Deed Records of Goliad County, Texas, also being out of Farm Lot 27 - Range 2 of the Original Four League Goliad Town Tract, A-128 and situated within the City Limits of the City of Goliad, Goliad County, Texas.

Said 1.35 acre tract being more particularly described by metes and bounds to-wit:

Beginning at a 48 inch Live Oak Tree for the Southwest corner of this tract, said point being the Southwest corner of said 1.87 acre tract, the Southwest corner of said Farm Lot 27, Range 2 and at the intersection of the North boundary of North Street and the East boundary of San Patricio Street;

Thence N 00° 34' W along the West boundary of said 1.87 acre tract and the East boundary of said San Patricio Street, at 200.01 feet a 1/2 inch iron pipe for the Northwest corner of this tract, said point being the Northwest corner of said 1.87 acre tract;

Thence East along the North boundary of said 1.87 acre tract, at 295.32 feet a 1/2 inch iron pipe for the Northeast corner of this tract, said point being the Northwest corner of a 0.51 of an acre tract being the remaining East portion of said 1.87 acre tract;

Thence S 00° 18' E along the West boundary of said 0.51 of an acre tract and crossing said 1.87 acre tract, at 200.00 feet a 1/2 inch iron pipe for the Southeast corner of this tract, said point being in the South boundary of said 1.87 acre tract, the Southwest corner of said 0.51 of an acre tract, in the South boundary of said Farm Lot 27 - Range 2 and in the North boundary of said North Street;

Thence West along the South boundary of said 1.87 acre tract, the South boundary of said Farm Lot 27 - Range 2 and the North boundary of said North Street, at 294.39 feet the place of beginning and containing 1.35 acres of land.

TRACT TWO:

Being a tract of land containing 0.514 of an acre out of Farm Lot 27, Range 2 of The Original Goliad Town Tract, A-128, situated in Goliad, Goliad County, Texas; and being tract conveyed to Jerry Hahn by Jerry A. Krogsgaard, et al, as recorded in Volume 062, Page

CERTIFICATE OF POSTING

2:00 o'clock P.M.

APR 14 2025

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

262 of the Deed Records of Goliad County, Texas on January 21, 1997;

BEGINNING at a 3/4 inch iron pipe found in the west line of North Heights Addition to the City of Goliad as recorded in Volume 89, Page 609 of the Deed Records of Goliad County, Texas; said 3/4 inch iron pipe being in the west line of an alley 9.16 feet wide shown on said Addition plat, and being the southwest corner of said Addition in the north line of West North Street and the south line of Farm Lot 27, Range 2;

THENCE S 89° 54' 44" W, along the north line of West North Street and south line of Farm Lot 27, Range 2, a distance of 111.83 feet to a 1/2 inch iron pipe found for the southwest corner of this tract and the southeast corner of the Tim Von Dohlen II, et al, tract;

THENCE N 00° 18' 09" W a distance of 199.92 feet to a 1/2 inch iron pipe found for the northwest corner of this tract and the northeast corner of the Tim Von Dohlen II, et al, tract in the south line of the E. J. Bammert tract recorded in Volume 401, Page 458;

THENCE N 89° 56' 22" E, along the south line of the E. J. Bammert tract and the north line of this tract, a distance of 112.00 feet to an 18 inch diameter Anaqua tree for the northeast corner of this tract in the west line aforementioned North Heights Addition;

THENCE S 00° 15' 18" E, along the east line of this tract and the west line of said North Heights Addition, a distance of 199.87 feet to the point of beginning and containing 0.514 of an acre of land, more or less.

TRACT THREE:

Being a tract containing 1.587 acres of land out of Farm Lot 27, Range 2 of The Original Town Tract of Goliad, Goliad County, Texas; and being out of a 3.15 acre tract conveyed to E. J. Bammert, et ux, on January 12, 1987 by Joseph Dwaine Friedrichs, et al, as recorded in Volume 401, Page 458 of the Deed Records of Goliad County, Texas and being further described as follows;

BEGINNING at a 5/8 inch iron rod found in the west line of North Heights Addition for the northeast corner of the aforementioned 3.15 acre tract and the southeast corner of the Terry Castanada, et ux, 0.68 of an acre tract recorded in Volume 59, Page 525 of the Deed Records of Goliad County, Texas; said 5/8 inch iron rod also being the northeast corner of a 1.587 acre tract herein described;

THENCE S 00° 16' 31" E, along the west line of said North Heights Addition, a distance of 336.32 feet to an 18 inch diameter Anaqua tree for the southeast corner of this tract and the northeast corner of the 0.51 of an acre Jerry Hahn tract recorded in Volume 062, Page 262 of the Deed Records of Goliad County, Texas;

THENCE S 89° 56' 22" W, along the line common to the Bammert and Hahn tracts at 112.00 feet a 1/2 inch iron pipe found for the northwest corner of said Hahn tract, a total distance of 204.94 feet to a 5/8 inch iron rod set for the southwest corner of this tract;

THENCE N 00° 27' 21" W a distance of 336.58 feet to a 5/8 inch iron rod set in the south line of the Castanada tract for the northwest corner of this tract;

THENCE S 89° 59' 25" E, along a line common to the Bammert and Castanada tracts, a distance of 206.00 feet to the point of beginning and containing 1.587 acres of land, more or less. Said tract subject to a ten (10) foot wide utility easement parallel and immediately adjacent to the entire north line of this property.

Note:

Date: March 29, 2019

Amount: ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$125,000.00)

Debtor: GARY L. GERBIG and YVONNE G. MASON

Holder: DEL WILLIAMS and MARY ANN WILLIAMS

Warranty Deed with Vendor's Lien: *Warranty Deed with Vendor's Lien* from DEL WILLIAMS ET UX to GARY L. GERBIG ET AL, dated March 29, 2019

Correction Affidavit as to Deed of Trust: *Correction Affidavit as to Deed of Trust* dated April 25, 2019, but effectual as of and retroactive to March 29, 2019.

Transfer of Lien: *Transfer of Lien* from Del Williams Et Ux to Mary Ann Williams dated March 29, 2019, recorded in Volume 479, Page 709, of the Official Records of Goliad County, Texas.

Partial Release of Lien: *Partial Release of Lien* from Mary Ann Williams to Gary L. Gerbig Et Al dated October 28, 2021, recorded in Instrument Number 148579 of the Official Records of Goliad County, Texas.

Property in Foreclosure: TRACT ONE:
Being a tract of land containing 1.35 acres out of that 1.87 acre tract described in a Partition Deed as the Second Tract designated to Peggy Ann Friedrichs Moscatelli dated September 7, 1982, recorded in Volume 353, Pages 100-106 of the Deed Records of Goliad County, Texas, also being out of Farm Lot 27 - Range 2 of the Original Four League Goliad Town Tract, A-128 and situated within the City Limits of the City of Goliad, Goliad County, Texas.

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Thence N 00° 34' W along the West boundary of said 1.87 acre tract and the East boundary of said San Patricio Street, at 200.01 feet a 1/2 inch iron pipe for the Northwest corner of this tract, said point being the Northwest corner of said 1.87 acre tract;

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Thence West along the South boundary of said 1.87 acre tract, the South boundary of said Farm Lot 27 - Range 2 and the North boundary of said North Street, at 294.39 feet the place of beginning and containing 1.35 acres of land.

TRACT TWO:

Being a tract of land containing 0.514 of an acre out of Farm Lot 27,

Range 2 of The Original Goliad Town Tract, A-128, situated in Goliad, Goliad County, Texas; and being tract conveyed to Jerry Hahn by Jerry A. Krogsgaard, et al, as recorded in Volume 062, Page 262 of the Deed Records of Goliad County, Texas on January 21, 1997;

BEGINNING at a 3/4 inch iron pipe found in the west line of North Heights Addition to the City of Goliad as recorded in Volume 89, Page 609 of the Deed Records of Goliad County, Texas; said 3/4 inch iron pipe being in the west line of an alley 9.16 feet wide shown on said Addition plat, and being the southwest corner of said Addition in the north line of West North Street and the south line of Farm Lot 27, Range 2;

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adjacent to the entire north line of this property.

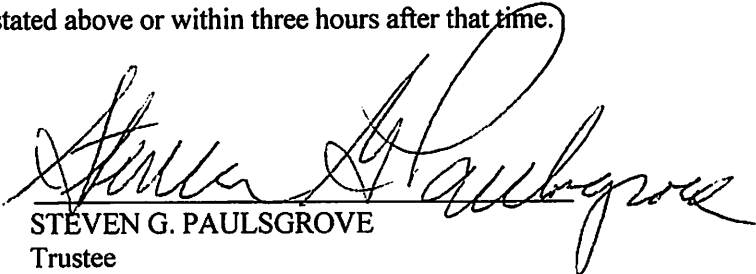
SAVE AND EXCEPT:
Lot 1 and Lot 4, Block 1 of the Gerbig Subdivision, City of Goliad,
record in Volume 2, Page 85 of the Plat Records of Goliad County,
Texas.

Date of Sale of Property (first Tuesday of month): May 6, 2025

Earliest Time of Sale of Property
(between 10:00 a.m. and 4:00 p.m.): 1:00 p.m.

Place of Sale of Property: In the place designated by the Goliad County Commissioner's Court as
the place at which foreclosure sales are to take place, under Section
51.002 of the Texas Property Code. The Goliad County Courthouse is
located at 117 N. Courthouse Square, Goliad, Goliad County, Texas.

Because of default in performance of the obligations of the *Deed of Trust*, Trustee will sell the
property "AS IS, WITHOUT ANY WARRANTY OF ANY TYPE OR CHARACTER, WHATSOEVER,"
by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by
the *Deed of Trust*. The sale will begin at the earliest time stated above or within three hours after that time.

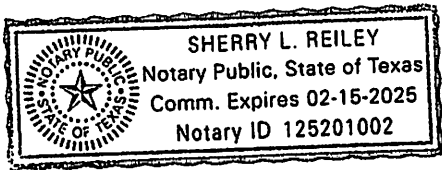

STEVEN G. PAULSGROVE
Trustee

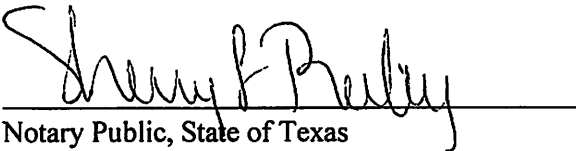
THE STATE OF TEXAS §

COUNTY OF GOLIAD §

THIS INSTRUMENT was acknowledged before me, on this the 14th day of April, A.D. 2025, by
STEVEN G. PAULSGROVE, Trustee.

(seal)




Notary Public, State of Texas