

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 August 30, 2022, Neil Ortman and Jennifer Ortman conveyed to Charles R. Collins, EVP Chief Lending Officer, as Trustee, the following property situated in the County of Goliad, Texas, to-wit:

1.129 acres out of Farm Lot 26, Range 2 of the Four League Grant to the Town of Goliad, Goliad County, Texas, as described in Exhibit A attached hereto.

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$100,000.00 executed by Neil Ortman and Jennifer Ortman, and made payable to the order of NewFirst National Bank (herein the "Note"), which such Deed of Trust is recorded under Instrument or Document Number 150527 of the Official Records of Goliad County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Charles R. Collins, EVP Chief Lending Officer, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

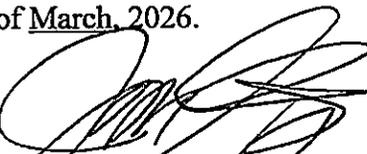
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, April 7, 2026, 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, being in the area outside the north door at the Goliad County Courthouse, 127 N. Courthouse Square, Goliad, Texas, to the highest bidder. The time at which the sale will begin will be 11 am, or within three (3) hours after said time.

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 3rd day of March, 2026.



J. Milton Chapman, Substitute Trustee
4611 E. Airline, Suite 202, Victoria, TX 77904

EXHIBIT "A"

1.129 acres, more or less, out of Farm Lot No. 26, Range No. 2, of the Four League Grant to the Town of Goliad, in Goliad County, Texas, being all that certain .116 of an acre described in deed from Toska Gottschald Et Al to Paul Gottschald dated September 27, 1952, recorded in Volume 149, Page 175, of the Deed Records of Goliad County, Texas; and 1.004 acres, more or less, out of that certain 6.00 acre tract described in deed from Calvin Linburg Et Ux to Paul Gottschald dated July 6, 1933, recorded in Volume 71, Page 141, of the Deed Records of Goliad County, Texas, and being described by metes and bounds as follows:

BEGINNING 110 feet West of the Southeast corner of the Paul Gottschald 6.00 acres of land to the Southwest corner of a certain 10.10 acre tract surveyed by the Gottschald family and described in Partition Deed of even date herewith from Roy B. Gottschald to Paul W. Gottschald Et Al, for the Southeast corner of this tract;

THENCE N $1/4^{\circ}$ W a distance of 452.78 feet along the Western line of said 10.10 acre tract for the Northeast corner of this tract;

THENCE W 98.34 feet to the Northeast corner of the Catholic Cemetery for the upper Northwest corner of this tract;

THENCE S $1/4^{\circ}$ E a distance of 307.78 feet along the Western boundary of the Paul Gottschald 6.00 acres of land, also the Eastern boundary of the Catholic Cemetery property to the Northeast corner of that certain .116 acre tract, for an inner corner of this tract;

THENCE W along the North line of said .116 acre tract a distance of 35 feet a Northwest corner of this tract;

THENCE S $1/4^{\circ}$ E along the Western boundary of said .116 acre tract a distance of 145 feet to the Southwest corner of this tract;

THENCE E along the Southern boundary of said .116 acre tract a distance of 35 feet to the Southeast corner thereof, and continuing East along the Southern boundary of said 6.00 acre tract for a total distance of 133.34 feet to the PLACE OF BEGINNING.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.