

NOTICE OF FORECLOSURE SALE

1. Foreclosure Sale.

Date of Sale: September 2, 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: August 18, 2019
Name of Instrument: Builder's and Mechanic's Lien Contract
Grantor: Carlos Ortiz, Jr. and Valerie Renee Pompa, husband and wife
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. 144335 in the real property records of Goliad County, Texas filed on August 30, 2019 and refiled on September 9, 2019 at Document No. 144366.

Legal Description:

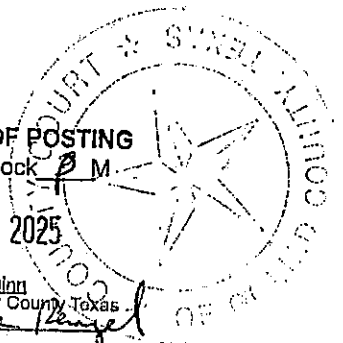
See attached Exhibit "A"

CERTIFICATE OF POSTING

2:28 o'clock P M

AUG 08 2025

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



3. **Debt Secured.**

Date of Instrument: August 18, 2019
Name of Instrument: Retail Installment Contract
Debtor(s): Carlos Ortiz, Jr.
Lender & Holder: United Built Homes, L.L.C.
Original amount: \$139,930.00

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 August 4, 2025

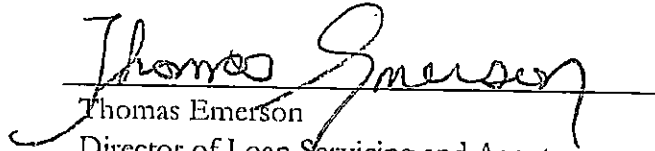

Thomas Emerson
Director of Loan Servicing and Agent
2790 S. Thompson St., Suite 102
Springdale, AR 72764
Phone: 479.872.3841
Fax: 479.872.3841
legal@ubh.com

EXHIBIT 'A'

August 21, 2019

1.15 Tract of Land out of Lot No. 7, Block No. 2,
Townsite of La Bahia

GF#

STATE OF TEXAS
COUNTY OF DUVAL

FIELDNOTE DESCRIPTION of a 1.15 acre tract of land out of Lot No. 7, Block No. 2, in the Townsite of La Bahia, Goliad County, Texas; being that tract of land described in Volume 436, Page 755, Official Records, Goliad County, Texas; said 1.15 acre tract of land being more particularly described by metes and bounds as follows:

- Commencing: At a 3/8" iron rod found beside a fence corner post at the intersection of Camino de Bexar Road and Cabrera Road for the Northwest corner of Lot No. 7, Block No. 2, Townsite of La Bahia for the POINT OF BEGINNING, the Northwest corner of this 1.15 acre tract of land;
- Thence: S 11° 33' W, with the East line of Cabrera Road and with the West line of said Lot 7, generally with a wire fence, a distance of 293.1 feet to a 1/2" iron rod set on the North line of Barnhill Road for the Southwest corner of this 1.15 acre tract of land;
- Thence: S 79° 55' E, with the North line of Barnhill Road, a distance of 156.0 feet to a point for the South corner of this 1.15 acre tract of land;
- Thence: N 26° 20' E, across a portion of said Lot 2, a distance of 190.0 feet to a point at the bottom of an abandoned caliche pit for the East corner of this 1.15 acre tract of land;
- Thence: N 34° 31' W, continuing across said Lot 2, a distance of 175.0 feet to a 1/2" iron rod set on the North line of said Lot 2 for the Northeast corner of this 1.15 acre tract of land;
- Thence: WEST, with the South line of said Lot 2, a distance of 80.0 feet to the POINT OF BEGINNING, containing 1.15 acres of land, more or less.

Written by:


Horacio Oliveira, RPLS# 1415

