

FILED 2:16 O'CLOCK P M
THERESA CARRASCO COUNTRY CLERK

AUG - 4 2026

BY EC ATASCOSA COUNTY, TEXAS
DEPUTY

NOTICE OF FORECLOSURE SALE

1. **Foreclosure Sale.**

Date of Sale: September 1, 2026

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: At the Atascosa County Courthouse located at 1 Courthouse Circle Drive, Jourdanton, TX at the following location: The West porch of the Courthouse entrance or as designated by the County Commissioner's Office.

2. **Lien Instrument:**

Date of Instrument: February 15, 2012

Name of Instrument: Builder's and Mechanic's Lien Contract

Grantor: Tracie Enriquez and Joseph Munoz, wife and husband

Substitute Trustees: Abstract Trustees of Texas

Address: 9130 Jollyville Rd., Suite 100-21, Austin, TX 78759

Lender & Holder: United Built Homes, L.L.C.

Recording location: Instrument No. 128915 of the real property records of Atascosa County, Texas.

Legal Description: See attached Exhibit "A"

3. **Debt Secured.**

Date of Instrument: February 15, 2012
Name of Instrument: Retail Installment Contract
Debtor(s): Tracie Enriquez and Joseph Muñoz, wife and husband
Lender & Holder: United Built Homes, L.L.C.
Original amount: \$139,500.00

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 Substitute Trustee 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 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 AUTHORIZED AGENT OF THE LENDER AND HOLDER.

DATED July 17, 2026.


Justin Wise
Director of Loan Servicing
United Built Homes, LLC
2790 S. Thompson St., Suite 102
Springdale, AR 72764
Phone: 479.872.3841
justin.wise@ubh.com

Exhibit "A"

An 18.12 Acre Tract of land situated about 14.2 miles N 20° W of Jourdanston in Alameda County, Texas, being out of Survey No. 26, Abstract No. 985, Aaron Anderson, original grantee and being out of a 204.72 Acre Tract conveyed from Jesse J. Akers, Sr., et ux to Dorothy Akers Holley, et vir by deed dated February 18, 1986 and recorded in Volume 743, Page 247 of the Deed Records of Alameda County, Texas, and being more particularly described as follows:

- BEGINNING: At a 5/8" iron pin set under fence in the Northeast line of a 168.17 Acre Tract (Volume 110, Page 829, Official Public Records) and Survey No. 1111 and the Southeast line of Survey No. 26 and of said 204.72 Acre Tract for the Southwest corner of Eichman Road (3.27 Acre Tract, surveyed October 24, 2000) and the Southeast corner of this tract from which a 5" creosote post taken as the Southeast corner of Survey No. 26 bears S 53° 06' 50" E 81.44 feet;
- THENCE: N 60° 52' 46" W 1302.44 feet with fence and the Northeast line of said 168.17 Acre Tract and Survey No. 1111 and the Southwest line of said 204.72 Acre Tract and Survey No. 26 to a 5" mesquite post found for the Southwest corner of this tract;
- THENCE: N 09° 32' 12" E 773.27 feet into said 204.72 Acre Tract with fence to a 5/8" iron pin set by a 4" creosote post for the Northwest corner of this tract;
- THENCE: S 68° 15' 08" E 23.01 feet with fence to a 6" creosote post found for an angle point of this tract;
- THENCE: S 50° 30' 41" E 461.45 feet with fence to a 5" Live Oak found for an angle point of this tract;
- THENCE: N 70° 59' 40" E 211.77 feet with fence to a 5/8" iron pin found by a 5" creosote post for the upper Northeast corner of this tract;
- THENCE: S 02° 06' 40" W 161.85 feet with fence to a 5" creosote post found for an angle point of this tract;
- THENCE: S 00° 14' 09" E 79.22 feet with fence to a 1/2" iron pin found for the Northwest corner of a 3.000 Acre Tract (Volume 132, Page 211, Official Public Records) and an angle point of this tract;
- THENCE: S 01° 39' 11" W 233.49 feet with fence to a 1/2" iron pin found by a 4" creosote post for the Southwest corner of said 3.000 Acre Tract and an interior corner of this tract;
- THENCE: S 84° 22' 15" E 519.79 feet in general with fence to a 5/8" iron pin set for the Southeast corner of said 3.000 Acre Tract and the lower Northeast corner of this tract;
- 18.12 Acre Tract -
- THENCE: With the West line of said road and the East line of said 204.72 Acre Tract as follows:
- S 02° 10' 49" W 563.63 feet in general with fence to a 5/8" iron pin set for an angle point of this tract;
- S 34° 31' 56" W 90.85 feet to the POINT OF BEGINNING.