

FILED  
AT 10:55 O'CLOCK A M  
JUL 14 2026  
ANNA GOODMAN  
COUNTY CLERK, CALHOUN COUNTY, TEXAS  
DEPUTY: Karla Perez

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**  
**UNDER DEED OF TRUST**

THE STATE OF TEXAS       §  
                                          §  
COUNTY OF CALHOUN       §

**RECITALS:**

On December 3, 2021 DC Properties Lavaca LLC (the "**Mortgagor**"), executed and delivered to Richard T. ("Terry") Cullen as Trustee, a Deed of Trust and Security Agreement (the "**Deed of Trust**") to secure unto First National Bank in Port Lavaca (the "**Mortgagee**"), among other indebtedness and obligations described therein, payment of the promissory note (the "**Note**") dated of even date with the Deed of Trust, in the face principal amount of \$5,600,000.00 executed by Mortgagor, payable to the order of Mortgagee as the same may have been renewed, extended, rearranged and/or substituted from time to time. The Deed of Trust covers and affects, among other property, the real property located in Calhoun County, Texas, more fully described as:

**Lot One (1) of the DESAI SUBDIVISION (which is a 3.99 acre subdivision being Tract I and Tract II in Deed recorded in File No. 113282 C.C.O.R. Alejandro Esparza ½ League, Abstract No. 12 of Calhoun County, Texas), City of Port Lavaca, Calhoun County, Texas, according to the plat recorded under Slide 664A, Plat Records of Calhoun County, Texas,**

together with all improvements and fixtures thereon and all rights, privileges and appurtenances thereto. The Deed of Trust was filed and recorded in the Official Public Records of Calhoun County, Texas (the "**Records**") under Document #2021-05145.

Mortgagee is the present legal and equitable owner and holder of the Note, the Deed of Trust and all liens and security interests securing the Note.

By written instrument dated June 2, 2026, Mortgagee removed Richard T. ("Terry") Cullen as Trustee and appointed me, W. Lee Keeling, as Substitute Trustee.

Mortgagee has requested that I, as Substitute Trustee, enforce the trust established by the Deed of Trust and foreclose on the property covered by the Deed of Trust, on account of one or more defaults in the obligations secured by the Deed of Trust.

In accordance with the foregoing, I hereby give notice as set forth below:

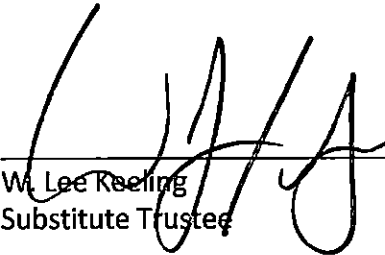
## **NOTICE**

I, W. Lee Keeling, Substitute Trustee, as aforesaid, hereby give notice that after due posting, filing and service of this notice as required by the Deed of Trust and the law, I will sell the property described below at a public sale at auction to the highest bidder or bidders for cash, in Calhoun County, Texas (the County in which the real property covered and affected by the Deed of Trust is situated). The sale will occur **in the front lobby of the Calhoun County Courthouse, 211 S. Ann St., Port Lavaca, Texas**, which is the area designated by the commissioners' court of Calhoun County, Texas as the area at the courthouse of such county where sales are to take place. The sale will begin **no earlier than 10:00 a.m. and no later than three hours after that time on August 4, 2026** (the first Tuesday in the month of August, 2026. At such public sale at auction, I will sell all of the real property described in and covered by the Deed of Trust located in Calhoun County, Texas, together with all improvements and fixtures situated thereon and all and singular the rights, privileges and appurtenances thereto, such real property being more particularly described as:

**Lot One (1) of the DESAI SUBDIVISION (which is a 3.99 acre subdivision being Tract I and Tract II in Deed recorded in File No. 113282 C.C.O.R. Alejandro Esparza ½ League, Abstract No. 12 of Calhoun County, Texas), City of Port Lavaca, Calhoun County, Texas, according to the plat recorded under Slide 664A, Plat Records of Calhoun County, Texas.**

Notice is also hereby given that in accordance with the provisions of the Texas Uniform Commercial Code and the Deed of Trust, all furniture, equipment, machinery and other items of personal property, tangible and intangible, and all rights, privileges and appurtenances thereto, subject to the security interest of the Deed of Trust shall also be sold together with such real property.

Executed on this 13th day of July, 2026.

  
W. Lee Keeling  
Substitute Trustee

## **ADDRESS OF SUBSTITUTE TRUSTEE:**

P.O. Box 108  
Victoria, Texas 77902  
Telephone No. (361)935-0102

THE STATE OF TEXAS       §  
                                          §  
COUNTY OF VICTORIA       §

This instrument was acknowledged before me on the 13<sup>th</sup> day of July 2026 by W. Lee Keeling, Substitute Trustee.

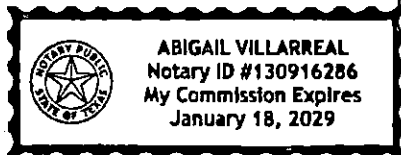


Notary Public in and for the State of Texas

Print Name: Abigail Villarreal

My commission expires: January 18, 2029

(SEAL)



**After recording, return to:**

W. Lee Keeling

Walker Keeling Hatley LLP

P.O. Box 108

Victoria, Texas 77902