

JUL 14 2025

ANNA GOODMAN
COUNTY CLERK, CALHOUN COUNTY, TEXAS

DEPUTY: *Anna M. Goodman*

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

1. The property to be sold is described as follows:

Tract I: Lot Three (3) in Block Four (4), Alamo Heights Subdivision No. One (1), an addition to the City of Port Lavaca, Calhoun County, Texas, according to the plat of record in Volume Z, Page 102, Plat Records of Calhoun County, Texas.

Tract II: Being 342.00 square feet situated in and a part of Lot Two (2), Block Four (4), Alamo Heights Subdivision No. 1, Port Lavaca, Calhoun County, Texas, and being more fully described by metes and bounds description on Exhibit "A" attached.

Tract III: Lot Ten (10), Block Thirty-Four (34), Alamo Heights Subdivision, Section II, Port Lavaca, Calhoun County, Texas according to the plat of record in Volume Z, Page 161, Plat Records of Calhoun County, Texas.

SUBJECT TO all easements, restrictions and reservations appearing of record affecting the above described property.

FURTHER SUBJECT, HOWEVER, TO any Title exceptions and other matters set forth in the Deed of Trust described below or as may appear of record in the Office of the County Clerk of Calhoun County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties in possession of the above-described property.

The Real Property or its address is commonly known as 1901 Leon Dr., Port Lavaca, Texas, Calhoun County, Texas and 1504 W. Austin, Port Lavaca, Texas, Calhoun County, Texas.

2. The instrument to be foreclosed is the Deed of Trust recorded [under Instrument No. 118739 of the Official Records of the Real Property Records of Calhoun County, Texas.
3. The sale is scheduled to be held at the following date, time, and place:

Date: September 2, 2025

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: The area at the Calhoun County Courthouse in Port Lavaca, Texas, as designated by the Commissioner's Court of Calhoun County, Texas, where foreclosure sales are to take place.

4 The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

5. The Deed of Trust provides that it secures the payment of the indebtedness, including but not limited to (a) the promissory note in the original principal amount of \$78,000.00, executed by Michael A. Gonzales, and payable to the order of First National Bank in Port Lavaca, and (b) [all renewals and extensions of the note]. First National Bank in Port Lavaca, Texas is the current holder of the indebtedness and is the beneficiary under the Deed of Trust.

6. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

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.

EXECUTED this 14 day of July, 2025.

Richard T. Cullen

Richard T. Cullen, Trustee

THE STATE OF TEXAS §
 §
COUNTY OF Calhoun §

This instrument was acknowledged before me on the 14 day of July, 2025, by Richard T. Cullen, Trustee.

JoAnn G. Marek

Notary Public in and for
The State of Texas

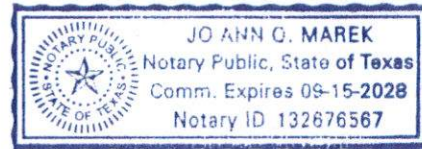


Exhibit "A"
342.0000 SQUARE FEET
FIELDNOTE DESCRIPTION

STATE OF TEXAS }

COUNTY OF CALHOUN }

Being 342.0000 square feet situated in and a part of Lot Two (2), Block Four (4) of Alamo Heights, Section I as shown on a plat recorded in Volume Z, Page 102 of the Plat Records of Calhoun County, Texas. This 342.0000 square feet is more fully described by metes and bounds as follows;

COMMENCING at a One (1) inch iron pipe found for the West corner of Block Three (3);

THENCE, S 39 degrees 26' 30" W a distance of 159.00 feet to a 5/8 inch iron rod set for the PLACE OF BEGINNING of the herein described 342.0000 square feet, also being the North corner of Lot Three (3) Block Four (4);

THENCE, N 39 degrees 26' 30" E with the Southeast line of Austin Street a distance of 3.00 feet to a 5/8 inch iron rod set for the North corner of this tract of land;

THENCE, S 50 degrees 33' 30" E crossing Lot Two (2), Block Four (4) a distance of 114.00 feet to a 5/8 inch iron rod set in the Southeast line of said Lot Two (2), for the East corner of this tract of land;

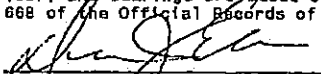
THENCE, S 39 degrees 26' 30" W with the Southeast line of Lot Two (2), a distance of 3.00 feet to a 5/8 inch iron rod set for the South corner of this tract of land; also being the East corner of Lot Three (3) and the South corner of Lot Two (2);

THENCE, N 50 degrees 33' 30" W with the common line of Lot Two (2) and Lot Three (3) a distance of 114.00 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 342.0000 square feet;

Bearing are based of recorded Plat of the Alamo Heights, Section I; Volume Z, Page 102 of the Plat Records of Calhoun County, Texas.

Bearing Reference line is based on a One (1) inch iron pipe found at the West corner of Block Three (3) and a iron rod found at the South corner of Block Twenty (20) which established the Northeast line of Third Street;

The foregoing FIELDNOTE DESCRIPTION was prepared from an on the ground survey made under my direction and supervision on June 26, 1997, and bearings are based on deeds recorded in Volume B, Page 668 of the Official Records of Calhoun County, Texas.



Dennis J. Ellis
Registered Professional
Land Surveyor
Texas No. 4736
Job No. 4130

9-15-97
Date



This Document has been received by this Office for recording into the Official Public Records. We do hereby swear that we do not discriminate due to Race, Creed, Color, Sex or National Origin.

Filed for Record in:
Calhoun County
Honorable Anita Fricke
County Clerk


Deputy

Instr.: 118739
Stamps: 9 Page(s)