

AT 2:02 FILED P M
OCT 14 2025
ANNA GOODMAN
COUNTY CLERK, CALHOUN COUNTY, TEXAS
DEPUTY: Kaddu Smith

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 1: Lots One (1) through Seventeen (17) out of the Desilos Subdivision, a 40 acre subdivision (Replat of Farm Tracts Nine (9) through Sixteen (16) in Lot Six (6) of Section Ten (10) of the J.D. Mitchell Survey of Wolf Point Ranch according to the plat recorded in Volume 5, Page 417, Deed Records of Calhoun County, Texas), according to the plat of said Desilos Subdivision, filed under Slide 738A, Plat Records of Calhoun County, Texas.

Tract: II: Being a 3.00 acre tract of land situated in the Pedro Gonzales Survey, Abstract 18, of Calhoun County, Texas, also being a portion of that certain 100 acre tract of land, styled Second part – Tract 1, as conveyed from Florence Marian Snider, et al to Clara Mae Boyd according to instrument recorded in Volume 304, Page 354 of the Deed Records of said County, said 3.00 acre tract of land is more fully described by metes and bounds description on Exhibit "A" attached.

Tract III: Being 5.30 acres out of the William Arnold Survey, A-2, Calhoun County, Texas and being more fully described by metes and bounds on Exhibit "A" attached.

Tract IV: Being 5 acres out of the William Arnold Survey, A-2, Calhoun County, Texas, and being more fully described by metes and bounds on Exhibit "A" attached.

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 4041 FM 1090, FM 159, 819 Spur, Port Lavaca, Texas 77979-5199.

2. The instrument to be foreclosed is the Deed of Trust recorded [under Instrument No. 2025-00533 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: November 4, 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.

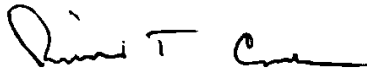
- 4 The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring 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 \$404,102.02, executed by Desilos Corporation 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 14th day of October, 2025.

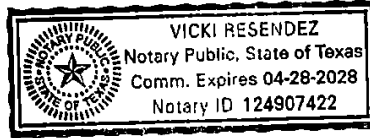


Richard T. Cullen, Trustee

THE STATE OF TEXAS §
 §
COUNTY OF Calhoun §

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

Vicki Resendez
Notary Public in and for
The State of Texas



3.000 ACRES
TRACT 2

THE STATE OF TEXAS)
THE COUNTY OF CALHOUN)

BEING a 3.000 acre tract of land situated in the Pedro Gonzales Survey, Abstract 18, of Calhoun County, Texas, also being a portion of that certain 100-acre tract of land, styled Second Part-
Tract 1, as conveyed from Florence Meden Snider, et al to Clara Mae Boyd according to
instrument recorded in Volume 304, Page 354 of the Deed Records of said County, said 3.000
acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rebar set in the northeast right-of-way line of County Road
1050, also known as Six Mile Road, and the southwest line of said 100-acre tract, marking the
west corner of the herein described tract, and the south corner of that certain 3.000-acre tract of
land, styled Tract 1, the same day surveyed;

THENCE, North 47 deg. 03'00" East, with the southeast line of said 3.000-acre tract, at 525.43
feet pass a 5/8 inch steel rebar set to mark the east corner of said 3.000-acre tract, continuing for a
total distance of 593.98 feet to a 5/8 inch steel rebar set to mark the north corner of the herein
described tract;

THENCE, South 42 deg. 57'00" East, for a distance of 255.38 feet to a 5/8 inch steel rebar set to
mark the east corner of the herein described tract;

THENCE, South 53 deg. 51'15" West, at 204.54 feet pass an existing 1/2 inch rebar found
marking the north corner of that certain 2.00-acre tract of land conveyed to Livia Joe Herzigcoll
according to instrument recorded in Volume 352, Page 157 of the Official Records of said
County, continuing for a total distance of 599.53 feet to an existing 1/2 inch rebar found in the
northeast right-of-way line of the aforementioned County Road 1050 and the southwest line of
said 100-acre tract, marking the west corner of said 2.00-acre tract and the south corner of the
herein described tract;

THENCE, North 42 deg. 49'02" West, with the northeast line of said County Road 1050 and the
southwest line of said 100-acre tract for a distance of 184.45 feet, to the POINT OF
BEGINNING, CONTAINING within these metes and bounds a 3.000-acre tract of land, more
or less;

All set 5/8 inch diameter steel rebar marked with yellow plastic cap stamped "URBAN
SURVEYING, INC."

Beatings based on that certain 0.999-acre tract of land conveyed to Royce Wood, et ux according
to instrument recorded in Volume 375, Page 8 of the Deed Records of Calhoun County, Texas.

The foregoing legal description and accompanying survey plat were prepared from an actual
survey made on the ground under my supervision in March 2008 and are true and correct to the
best of my knowledge and belief.

Terry T. Rudelek
Urban Surveying, Inc.
By: Terry T. Rudelek
Registered Professional Land Surveyor
Texas No. 4943



51552074 (Tract 2)

EXHIBIT "A"

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THE STATE OF TEXAS)
CALHOUN COUNTY)

Mario Desilos and wife, Magaly Desilos
5.30 Acre Tract

Being a 5.30 acre tract of land situated in the William Arnold Survey, Abstract No. 2, in Calhoun County, Texas, said 5.30 acre tract being a portion of Lot 18 of the Wilson Subdivision of Calhoun County, Texas, said 5.30 acre tract also being the same tract of land conveyed from Pablo Palacios to Proilan Gonzalez by deed dated January 31, 2008 as recorded in Volume 394, Page 945 of the Official Records of Calhoun County, Texas, and being further described in Volume 384, Page 177 of the Deed Records of Calhoun County, Texas, said 5.30 acre tract being more particularly described by moles and bounds as follows:

BEGINNING at a 5/8 inch diameter iron rod found for the northwest corner of the herein described tract, said iron rod being the northeast corner of a 5.00 acre tract of land conveyed from Clyde Lee Baker, Jr. to Vanderbilt Mortgage and Finance, Inc. as recorded in Volume 383, Page 877 of the Official Records of said county and in the South right-of-way line of State Highway No. 159;

THENCE, North 89°58'00" East, with the South right-of-way line of State Highway No. 159, a distance of 135.11 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "Ganem & Kelly" found for the Northeast corner of the herein described tract, said iron rod also being the northwest corner of a 2.16 acre tract of land conveyed from GRP/AG RED 2004-2, LLC, a Delaware limited liability company to Jesse James Phillips as recorded in Official Records Instrument No. 102633 of said county;

THENCE, South 00°02'23" West, with the West line of the 2.16 acre Phillips tract, passing at an approximate distance of 449 feet the southwest corner of the 2.16 acre Phillips tract and the northwest corner of a 4.00 acre tract of land conveyed from Pablo Palacios to Vernon Hurta, et ux as recorded in Volume 208, Page 15 of the Official Records of said county, and continuing for an overall distance of 1,285.00 feet to a 5/8 inch diameter iron rod found for the southeast corner of the herein described tract, said iron rod also being the southwest corner of the 4.00 acre Hurta tract, and in the North line of a 13.34 acre tract of land conveyed from Vernon M. Damstrom Estate to Debbie Damstrom as recorded in Volume 73, Page 742 of the Probate Records of said county, and described in Volume 396, Page 379 of the Official Records of said county;

THENCE, South 89°58'00" West, with the North line of the 13.34 acre Damstrom tract, a distance of 342.93 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the southwest corner of the herein described tract, said iron rod also being the southeast corner of a 16.30 acre tract of land conveyed from Vernon M. Damstrom Estate to Debbie Damstrom as recorded in Volume 73, Page 742 of the Probate Records of said county, and described in Volume 234, Page 641 of the Deed Records of said county;

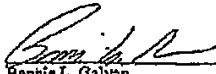
THENCE, North 00°00'00" East, with the common line of the 16.30 acre Damstrom tract, a distance of 241.45 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "Ganem & Kelly" found for an exterior corner of the herein described tract, said iron rod also being the southwest corner of the 5.00 acre Vanderbilt Mortgage and Finance, Inc. tract;

THENCE, North 89°57'14" East, with the South line of the 5.00 acre Vanderbilt Mortgage and Finance, Inc. tract, a distance of 208.71 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "Ganem & Kelly" found for an interior corner of the herein described tract, said iron rod also being the southeast corner of the 5.00 acre Vanderbilt Mortgage and Finance, Inc. tract;

THENCE, North 00°00'00" East (basis of bearing), with the East line of the 5.00 acre Vanderbilt Mortgage and Finance, Inc. tract, a distance of 1,043.55 feet to the **POINT OF BEGINNING**, CONTAINING within these moles and bounds 5.30 acres of land more or less.

A survey drawing of even date herewith accompanies this legal description.

The foregoing Fieldnote Description is based on an actual survey made under my supervision in April 2008 and is true and correct to the best of my knowledge and belief. A survey plat of even date herewith accompanies this legal description.


Bennie L. Galvan
Registered Professional Land Surveyor
Texas No. 5229



52109

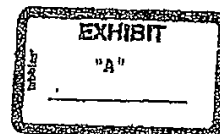


EXHIBIT "A"

Page 2 of 3

3RD ACRES TRACT
LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF CALHOUN

BEING a 5.00 acre tract of land situated in the Wilson Acre-McCarty, Abstract No. 2, Calhoun County, Texas and being out of Lot 1, Section 14-01 of the 1D, 36thell Subdivision of Wolf Point Ranch as recorded in Volume 14, Page 416 and 447 of the Deeds Records of said county and being out of that certain 16.30 acre tract described as Tract 10 in deed dated April 6, 1911 (24) Bess M. Miller to F. B. Miller, et al and recorded in Volume 164, Page 177 of the Deeds Records of said county and the 5.00 acre tract being more particularly described by meter and survey as follows:

BEGINNING at an existing concrete monument in the south right-of-way line of Spur 159 in the northeast corner of an additional 16.30 acre tract described as Tract 9 in Volume 234, Page 641 of the Deeds Records of said county and the northeast corner of the above mentioned 16.30 acre tract described as Tract 10 for the northeast corner of this herein described tract;

THENCE North 89° 57' 14" East with the south right-of-way line of Spur 159 and the north line of said 16.30 acre tract described as Tract 9 to the distance of 202.71 feet to a 5/8 inch iron rod for the northeast corner of the herein described tract;

THENCE South the distance of 1643.53 feet to a 5/8 inch iron rod for the southeast corner of the herein described tract;

THENCE South 89° 57' 14" West then a distance of 202.71 feet to a 5/8 inch iron rod in the west line of the aforementioned 16.30 acre tract described as Tract 9 and the east line of the aforementioned 16.30 acre tract described as Tract 9 for the southwest corner of the herein described tract;

THENCE North (bearing back) with the common line between said 16.30 acre tract described as Tract 9 and said 16.30 acre tract described as Tract 10 for a distance of 1643.53 feet to the POINT OF BEGINNING, containing 5.00 acres of land.

Boundaries are based on bearings of records as recorded in Volume 264, Page 177 of the Deeds Records of Calhoun County, Texas.

Reference is made to this plat accompanying this legal description.

The above legal description is based on an actual survey made on the ground under my supervision in December 2003.

George A. Goren, Jr. 01/15/04
George A. Goren, Jr.
Registered Professional Land Surveyor
Texas No. 4655



EXHIBIT A
Page 3 of 3

EXHIBIT "B"

This Deed of Trust, in the amount of \$404,102.20, is given in renewal and extension of the following described note and liens owing by Grantor herein:

- 1) Deed of Trust dated January 11, 2024, recorded under Instrument #2024-00162, and a Correction Deed of Trust filed April 23, 2024 under Instrument #2024-01208 of the Official Records of Calhoun County, Texas executed by Desilos Corporation; Magaly Desilos, Individually and Mario Desilos, Individually and in favor of Richard T. Cullen, Trustee securing the payment of one note in the principal amount of \$350,000.00 bearing interest and payable as therein provided to the order of First National Bank in Port Lavaca. (Insofar as Tracts III and IV)
- 2) Deed of Trust dated January 11, 2024, recorded under Instrument #2024-00161, of the Official Records of Calhoun County, Texas executed by Desilos Corporation and in favor of Richard T. Cullen, Trustee securing the payment of one note in the principal amount of \$350,000.00 bearing interest and payable as therein provided to the order of First National Bank. (Insofar as Tract II only)
- 3) Vendor's Lien retained in deed dated December 17, 2018, recorded under Instrument Number 2018-04572 and by Correction Deed filed February 4, 2019 under Clerk's Instrument #2019-00478 of the Official Records of Calhoun County, Texas, from Charles Bethany and Danette Bethany to Mario H. Desilos securing the payment of one note in the principal amount of \$115,200.00 bearing interest and payable as therein provided to the order of First National Bank in Port Lavaca secured by a Deed of Trust dated December 17, 2018 therewith in favor of Richard T. Cullen, Trustee, recorded under Instrument Number 2018-04573 and by Correction Deed of Trust filed February 4, 2019, under Clerk's Instrument #2019-00479 of the Official Records of Calhoun County, Texas (Insofar as Tract I Only)

The above described liens are hereby expressly acknowledged by Grantors as valid and subsisting liens against the property therein described and it is expressly agreed that said liens are hereby renewed, extended and carried forward in full force and effect to secure the payment of the Note that this Deed of Trust is securing.