

## NOTICE OF SUBSTITUTE TRUSTEE'S 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.

**DATE:** November 21, 2025

AT 11:49 FILED  
O'CLOCK A

### **DEED OF TRUST:**

NOV 26 2025

**DATE:** June 27, 2023  
**GRANTOR:** OC BROOKS & FAMILY INV GRP, LLC  
**GRANTOR's ADDRESS:** 16923 Reston Glen Lane  
Houston, Texas 77073 (Harris County)  
123 Stellar Hills Court  
Willis, Texas 77318 (Montgomery County)  
**BENEFICIARY:** SouthStar Bank, S.S.B.  
**ORIGINAL TRUSTEE:** David R. Kapavik  
**RECORDING INFORMATION:** Instrument Number 2023-02026 of the Official Public  
Records of Calhoun County, Texas

ANNA GOODMAN  
COUNTY CLERK, CALHOUN COUNTY, TEXA  
BY: J. H. HALL  
DEPT

**PROPERTY:** BEING 5.456 acres of land, more or less, lying and being situated in the Basilio Maldonado League, Abstract No. 26, Calhoun County, Texas; and being the same property described in a General Warranty Deed dated April 21, 2023 from Oceanious Brooks and Gina Brooks to Oc Brooks & Family Inv Grp LLC recorded as Instrument Number 2023-01186 of the Official Public Records of Calhoun County, Texas.

### **NOTE SECURED BY DEED OF TRUST:**

**DATE:** June 27, 2023  
**ORIGINAL AMOUNT:** Two Hundred Thousand Dollars and 00/100 (\$200,000.00)  
**BORROWER:** OC BROOKS & FAMILY INV GRP, LLC  
**HOLDER:** SouthStar Bank, S.S.B.

### **APPOINTMENT OF SUBSTITUTE TRUSTEE:**

**DATE:** November 20, 2025 (Effective Date)  
**SUBSTITUTE TRUSTEE:** Bryan F. Russ III, James H. McCullough or Amanda E. Lockhart  
**RECORDING INFORMATION:** Instrument Number 2025-03514 of the Official Public  
Records of Calhoun County, Texas

**DATE OF SALE OF PROPERTY:** Tuesday, January 6, 2026

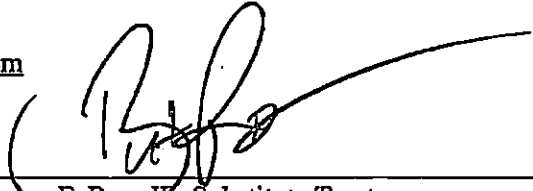
**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 a.m. (The sale shall be completed no later than 4:00 p.m.)

**PLACE OF SALE OF PROPERTY:** The sale will take place at the foyer of the courthouse facing Ann Street, 211 South Ann Street, Port Lavaca, Calhoun County, Texas 77979, or as designated by the Commissioner's Court.

Because of default in performance of the obligations of the Deed of Trust, the Trustee will sell the property by 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) at the place and date and time specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time. The sale will be completed no later than 4:00 p.m.

Questions concerning the sale may be directed to the attorney for the beneficiary:

Bryan F. Russ, III  
Palmos, Russ, McCullough & Russ, L.L.P.  
307 North Center Street / P.O. Box 1288  
Franklin, Texas 77856  
(979) 828-3663  
Email: [treyruss@palmosruss.com](mailto:treyruss@palmosruss.com)

  
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Bryan F. Russ III, Substitute Trustee