

AT 3:40 FILED O'CLOCK P M

JUL 18 2024

ANNA GOODMAN  
COUNTY CLERK, CALHOUN COUNTY, TEXAS  
DEPUTY *Anna 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: Lot Seven (7) in Block Twenty-One (21), Olivia Townsite, Calhoun County, Texas, according to the plat of said townsite recorded in Volume M, Page 532, Deed Records and as revised in Volume Z, Page 376, 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 55 B Street, Port Lavaca, Texas 77979-6005.

2. The instrument to be foreclosed is the Deed of Trust recorded [under Instrument No. 2020-03191 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 3, 2024

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 \$11,000.00, executed by Stephanie Lynn Joseph and Brett Joseph, 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 18 day of July, 2024.



Richard T. Cullen, Trustee

THE STATE OF TEXAS    §  
  §  
COUNTY OF Calhoun   §

This instrument was acknowledged before me on the 18 day of July, 2024, by Richard T. Cullen, Trustee.



Notary Public in and for  
The State of Texas

