

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 20th day of February, 2024, Richard Becker (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Calhoun County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6th day of May, 2025, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, the front lobby of the Calhoun County Courthouse, where the Commissioners Court has designated such sales to take place. The building is located at 211 South Ann Street, Port Lavaca, Texas 77979.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

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 send of this notice immediately.

Said Property is described as follows:

1. LOT FORTY-THREE (43), BLOCK TWO (2), AND LOT TEN (10), BLOCK THREE (3), OF BAY POINT SUBDIVISION, CALHOUN COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME Z, PAGE 708 AND IN VOLUME Z, PAGE 729 PLAT RECORDS OF CALHOUN COUNTY, TEXAS.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 14th day of April, 2025.

Address of Substitute Trustee:

Return to:
Texas Funding Corporation
PO Box 19562
Houston, TX 77224

By:

Jo Wadsey
Substitute Trustee

AT 10:18 FILED 11 O'CLOCK A M

APR 14 2025

ANNA GOODMAN
COUNTY CLERK, CALHOUN COUNTY, TEXAS
DEPUTY: Kristen Smith