

Darlene Casas  
305 Everton Street  
Houston, Texas 77003-2505

*Via First Class Mail and Certified Mail / Return Receipt Requested*

## NOTICE OF FORECLOSURE SALE

**Deed of Trust:** Deed of Trust (Unimproved Property) dated August 26, 2024, executed by Darlene Casas, a single woman, as Grantor, in favor of The First State Bank as Lender and Beneficiary, securing the obligations described below; recorded as Instrument No. 2024-02597, Official Public Records of Calhoun County, Texas, on August 28, 2024.

**Grantor/Borrower:** Darlene Casas, a single woman [also known as Darlene Marie Casas].

**Lender/Beneficiary:** The First State Bank.

**Trustee:** Ronnie Henke, Trustee, whose mailing address is P.O. Box 5, Louise, Texas 77455-0005.

**Note:** Promissory Note dated August 26, 2024, Loan No. 30004745, in the original principal amount of \$50,915.00, maturing August 26, 2029.

**Property:** The real property described on Exhibit A attached hereto and incorporated herein by reference (together with all rights, privileges, easements, appurtenances, improvements, and fixtures, as more fully described in the Deed of Trust).

**To: Darlene Casas, 305 Everton Street, Houston, Texas 77003-2505**

This Notice is given at the request and on behalf of **The First State Bank**, the current owner and holder of the Note referenced above. Borrower is in default under the Note and Deed of Trust, having failed to make the regularly scheduled monthly installment payment due November 26, 2025, and all installments due thereafter. By letter dated January 5, 2026, sent by certified mail (return receipt requested) and regular U.S. mail to Borrower at 305 Everton Street, Houston, Texas 77003-2505, Lender made demand for payment of the indebtedness and gave notice of intent to accelerate. The default was not cured. Lender has accelerated, or by this Notice does hereby accelerate, the maturity of the Note, declaring the entire unpaid principal balance, together with all accrued interest, late charges, attorneys' fees, and other amounts payable under the Note and Deed of Trust, immediately due and payable, and now elects to enforce its rights under the Deed of Trust through a non-judicial foreclosure sale of the Property.

AT 8:30 **FILED** a **O'CLOCK**    **M**

JUN 04 2026

ANNA GOODMAN  
COUNTY CLERK, CALHOUN COUNTY, TEXAS  
DEPUTY:

*Kaddu Smith*

**NOTICE IS HEREBY GIVEN** that the Property shall be sold at public auction on the date, at the time, and at the place described in this Notice, in accordance with the Deed of Trust and the applicable laws of the State of Texas.

**1. DATE, TIME, AND PLACE OF SALE**

**DATE:** Tuesday, July 7, 2026.

**TIME:** The sale will begin no earlier than 10:00 a.m. and no later than three (3) hours thereafter and will occur within the legally prescribed sale window.

**PLACE:** The Calhoun County Courthouse, 211 South Ann Street, Port Lavaca, Texas 77979, at the area designated by the Calhoun County Commissioners Court for the conduct of public foreclosure sales pursuant to Texas Property Code § 51.002, or, if no such area has been designated, at the south door of the Courthouse.

**2. TERMS OF SALE**

The Property will be sold at public auction to the highest bidder for cash, on an "AS IS, WHERE IS" basis, without any express or implied warranties, except as to any warranties provided in the Deed of Trust, and subject to matters of record and all prior liens, encumbrances, and interests to the extent they remain in force and effect and have not been released or subordinated. See Texas Property Code § 51.009. The Trustee reserves the right under Texas Property Code § 51.0075(a) to set reasonable conditions for conducting the sale, which will be announced before bidding is opened.

**3. INSTRUMENT TO BE FORECLOSED**

The security instrument to be foreclosed is the Deed of Trust dated August 26, 2024, executed by Darlene Casas, as Grantor, in favor of The First State Bank, as Lender and Beneficiary, and recorded as Instrument No. 2024-02597 in the Official Public Records of Calhoun County, Texas.

**4. NAME AND ADDRESS OF TRUSTEE**

The Trustee under the Deed of Trust is Ronnie Henke, whose mailing address is P.O. Box 5, Louise, Texas 77455-0005.

**5. OBLIGATIONS SECURED**

The indebtedness secured by the Deed of Trust includes the Promissory Note dated August 26, 2024, Loan No. 30004745, in the original principal amount of Fifty Thousand Nine Hundred Fifteen and No/100 Dollars (\$50,915.00), together with all accrued and unpaid interest, late charges, attorneys' fees, costs of collection, and all other amounts payable by Borrower under the Note and Deed of Trust. The First State Bank is the current owner and holder of the Note and the current beneficiary of the Deed of Trust.

**6. PROPERTY TO BE SOLD**

The property to be sold is more fully described on Exhibit A attached hereto and incorporated herein by reference (the "Property"), together with all rights, privileges, easements, appurtenances, improvements, and fixtures now or hereafter a part of the Property, all as more fully described in the Deed of Trust.

#### 7. POSTING AND MAILING

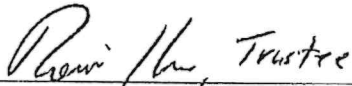
This Notice is provided and will be posted, filed, and mailed in compliance with Texas Property Code § 51.002(b) and (e).

#### 8. ADDITIONAL INFORMATION

On the date, at the time, and at the place specified above, the Trustee will sell the Property in accordance with the Deed of Trust, applicable Texas law, and the terms of this Notice. If the foreclosure sale is postponed or rescheduled, the Notice will be reposted and refiled in accordance with the Deed of Trust and the Texas Property Code.

The foreclosure sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the foreclosure sale will be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been released or subordinated to the Deed of Trust. Prospective bidders are urged to examine the applicable property records to determine the nature and extent of such matters, if any.

EXECUTED this 2nd day of June, 2026.

Handwritten signature of Ronnie Henke, Trustee.

\_\_\_\_\_  
RONNIE HENKE, TRUSTEE

P.O. Box 5

Louise, Texas 77455-0005

## **EXHIBIT A**

### **Legal Description of the Property**

#### **First Tract:**

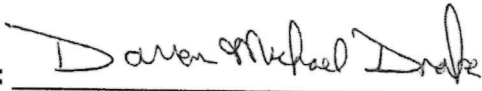
Tract Two Hundred Nine (209), DRIFTWOOD SHORES AT WOLF POINT, a subdivision in Calhoun County, Texas, according to the established map or plat thereof recorded as Instrument No. 2024-00429, Official Public Records of Calhoun County, Texas, and Slides 708A&B through 716A&B, Map and Plat Records of Calhoun County, Texas.

#### **Second Tract (Easement):**

Together with a non-exclusive easement for access and roadway purposes, appurtenant to the First Tract, as established by (i) Special Warranty Deed dated January 6, 2023, from W. W. Rowland a/k/a William W. Rowland to DKRS Driftwood Shores, LLC, recorded as Instrument No. 2023-00195, Official Public Records of Calhoun County, Texas, and (ii) Warranty Deed with Vendor's Lien effective July 12, 2023, from Dianna Stanger to DKRS Driftwood Shores, LLC, recorded as Instrument No. 2023-02234, Official Public Records of Calhoun County, Texas, over and across a 2.36-acre tract of land as described by metes and bounds therein.

**CERTIFICATE OF POSTING**

I, Darren Michael Drake, whose address is 103 Pin Oak Court Victoria Texas 77901, declare under penalty of perjury that on the 3rd day of June, 2026, I filed this Notice of Foreclosure Sale with the Calhoun County Clerk at 211 South Ann Street, Suite 102, Port Lavaca, Texas 77979, and caused it to be posted at the location directed by the Calhoun County Clerk's office, in compliance with Texas Property Code § 51.002(b) and (e).

Signature: 

Printed Name: Darren Michael Drake

Date: 6-3-26

Address: 103 Pin Oak Court Victoria TX 77901