

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: Boca Chica, Section 1, Block A, Lot 10 Subdivision in Jackson County, Texas, according to the Map or Plat thereof, recorded in Slide 156-B, Plat Records of Jackson County, Texas. Volume 454, Page 304, which reference is here made for descriptive purposes.

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 Jackson 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 Speckled Trout Loop, Lot 10, Palacios, Texas 77465. The Real Property tax identification number is R11234.

2. The instrument to be foreclosed is the Deed of Trust recorded [under Instrument No. 2021-02525 of the Official Records] of the Real Property Records of Jackson County, Texas.
3. The sale is scheduled to be held at the following date, time, and place:

Date: January 6, 2026

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter.

Place: The area at the Jackson County Courthouse in Edna, Texas, as designated by the Commissioner's Court of Jackson 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 \$18,000.00, executed by Cynthia Gale Ogden, 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 4th day of December 2025.

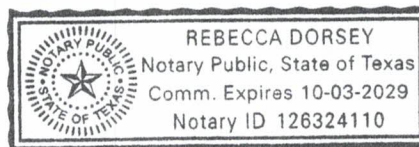
Richard T. Cullen

Richard T. Cullen, Trustee

THE STATE OF TEXAS §
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COUNTY OF VICTORIA §

This instrument was acknowledged before me on the 4th day of December, 2025, by Richard T. Cullen, Trustee.

Rebecca Dorsey
Notary Public in and for
The State of Texas



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FILED 12/4/25

Katherine M. Respondek, Clerk of County Court
JACKSON COUNTY, TEXAS

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