

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF LAVACA

DEED OF TRUST:

Date: January 3, 2024
Grantor: Justin Michael Hanson and Kayla Elizabeth Hanson
Original Beneficiary: First National Bank of Shiner
Trustee: David S. Kleinecke
Recording Info: Clerk's File No. 259478 of the Real Property Records of Lavaca County, Texas

CURRENT BENEFICIARY: The Huntington National Bank as successor by merger to Cadence Bank, successor-by-merger to First National Bank of Shiner

SUBSTITUTE TRUSTEE: Bruce M. Badger and/or Travis C. Badger
SUBSTITUTE TRUSTEE ADDRESS: 138 S. Dill Street, Suite B, P.O. Box 270, East Bernard, Texas 77435

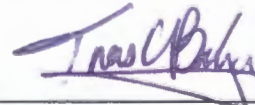
PROPERTY DESCRIPTION: All of Lot 16 in Marcak Subdivision of the Northern Heights Addition to the City of Shiner, Lavaca County, Texas, according to the plat thereof recorded in Volume 262, Pages 629-632 of the Deed Records of Lavaca County, Texas, to which plat and the recordation thereof, reference is hereby made for all pertinent purposes, containing 8,602.5 square feet, more or less.

DATE OF SALE: Tuesday, May 5, 2026
TIME OF SALE: No earlier than 10:00 AM and to be concluded within three hours of such time.
PLACE OF SALE: In the area designated by the Lavaca County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Lavaca County Courthouse, or, if there is no such entrance, then at the west wall of the Lavaca County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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.

DATED: April 13, 2026



Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

PREPARED BY:
BADGER LAW ^{PLLC}
P.O. Box 270
East Bernard, Texas 77435

Filed
9:18
APR 13 2026

BARBARA K. STEFFEK, CLERK
COUNTY COURT, LAVACA CO., TX
By Barbara K. Steffek Deputy

Kayla Elizabeth Hanson
1515 Moulton St.
Shiner, TX 77984

I, LORI A. WENSKE, District Clerk, Lavaca County
Texas, do hereby certify that this is a true and correct
copy as same appears of record in my office.
Witness my hand and seal of office on 2/4/2026



LORI A. WENSKE, DISTRICT CLERK

By Audrey B. Bowers
Deputy 2/4/26

4. The property encumbered by the lien sought to be foreclosed is commonly known

as 1515 Moulton St., Shiner, TX 77984. The legal description of the property encumbered by the
lien sought to be foreclosed is:

**ALL OF LOT 16 IN THE MARCAK SUBDIVISION OF THE NORTHERN
HEIGHTS ADDITION TO THE CITY OF SHINER, LAVACA COUNTY,
TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME
262, PAGES 629-632 OF THE DEED RECORDS OF LAVACA COUNTY,
TEXAS, TO WHICH PLAT AND THE RECORDATION THEREOF,
REFERENCE IS HEREBY MADE FOR ALL PERTINENT PURPOSES,
CONTAINING 8,602.5 SQUARE FEET, MORE OR LESS.**

5. The recording or indexing information for the lien to be foreclosed is: 259478, and
recorded in the real property records of Lavaca County, Texas.

6. The type of lien listed in Rule 735 sought to be foreclosed is a home equity loan
under TEX.CONST. art. XVI, § 50(a)(6).

7. The name of each person obligated to pay the loan agreement, contract, or lien
sought to be foreclosed is: Justin Michael Hanson.

8. The name of each mortgagor, if any, of the lien sought to be foreclosed, if any, of
the lien sought to be foreclosed who is not a maker or assumer of the underlying debt is: Kayla
Elizabeth Hanson.

9. There is a monetary default under the terms of the loan agreement, contract, or lien
sought to be foreclosed as reflected more particularly below:

i. As of February 5, 2026 the number of unpaid scheduled payments is fourteen
(14).

ii. As of February 5, 2026, the amount required to cure the default is \$26,869.16,
plus fees and costs.

iii. As of February 5, 2026, the amount required to pay off the loan agreement, contract or lien is \$155,688.27, plus fees and costs.

10. The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and that the opportunity to cure has expired.

11. Before the application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

12. The Court further finds that this is an *in rem* proceeding; that the Application filed by Petitioner complies with Rule 735 and 736 of the Texas Rules of Civil Procedure; that Respondent has not previously filed a Response or the Response was deemed insufficient; that a copy of the required Notice with Certificate of Service has been on file with the Clerk of the Court for at least ten (10) days, exclusive of the date of filing; that Petitioner has met its burden of proof as to the elements of Rule 736; and that Petitioner should proceed with foreclosure of the Property under the terms of the Security Instrument and TEX.PROP. CODE: § 51.002.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Petitioner, its successors and assigned, may proceed with the foreclosure of the property located at 1515 Moulton St., Shiner, TX 77984, and described as follows:

ALL OF LOT 16 IN THE MARCAK SUBDIVISION OF THE NORTHERN HEIGHTS ADDITION TO THE CITY OF SHINER, LAVACA COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 262, PAGES 629-632 OF THE DEED RECORDS OF LAVACA COUNTY, TEXAS, TO WHICH PLAT AND THE RECORDATION THEREOF, REFERENCE IS HEREBY MADE FOR ALL PERTINENT PURPOSES, CONTAINING 8,602.5 SQUARE FEET, MORE OR LESS.

under the terms of the Texas Home Equity Security Instrument and TEX PROP. CODE § 51.002.

All other relief not granted herein is denied.

LORI A. WENSKE, District Clerk, Lavaca County
Texas, do hereby certify that this is a true and correct
copy as same appears of record in my office.
Witness my hand and seal of office on 27th 2026



LORI A. WENSKE, DISTRICT CLERK

By: [Signature]
Deputy 3094

SIGNED this the 9 day of February, 2026.

Will D. Olden
JUDGE PRESIDING

APPROVED AS TO FORM AND ENTRY REQUESTED:

BADGER LAW, PLLC

By: *Bruce M. Badger*

Bruce M. Badger

State Bar No.: 01498700

Travis C. Badger

State Bar No.: 24082646

138 S. Dill St., Suite B

PO Box 270

East Bernard, TX 77435

Telephone: (281) 633-9900

Facsimile: (281) 633-9916

E-mail: tcba@badgerlawoffice.com

ATTORNEYS FOR PETITIONER

I, LORI A. WENSKE, District Clerk, Lavaca County
Texas, do hereby certify that this is a true and correct
copy as same appears of record in my office.

Witness my hand and seal of office on 2-18-2026



LORI A. WENSKE, DISTRICT CLERK

By: *Andrey Romanov*

Deputy

4084

FILED AND RECORDED

Instrument Number: 271416 B: ORB V: 1071 P: 25

Filing and Recording Date: 03/03/2026 11:17:47 AM Pages: 5 Recording Fee: \$37.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Lavaca County,



Barbara K. Steffek

Barbara K. Steffek, County Clerk
Lavaca County, Texas

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

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Returned To:
BADGER LAW PLLC
ATTN: THERESA MEDRANO
P.O. BOX 270
EAST BERNARD, TX 77435
Filed By: BADGER LAW PLLC
Destination: Pre-Addressed