Firm File No. CBXS26031

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
§
COUNTY OF LAVACA §

DEED OF TRUST:

Date:	May 24, 2023
Grantor:	Alice Flowers
Original Beneficiary:	First National Bank of Shiner
Trustee:	David S. Kleinecke
Recording Info:	in Volume 974, Page 452 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: Debby Jurasek and/or Colton Jurasek and/or David Garvin and/or 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: 0.274 acre of land, more or less, being Lot 2 of the Replat of Block 4, Kessler Addition to the City of Hallettsville, Lavaca County, Texas, as shown by said plat recorded in Volume 1, Page 133 of the Plat Records of Lavaca County, Texas. Being the same property described in Deed dated September 10, 2018, from Davis F. McClain and Jeanne M. McClain to Alice M. Flowers, recorded in Volume 802, Page 122, Official Records, Lavaca County, Texas.

DATE OF SALE: Tuesday, June 2, 2026
TIME OF SALE: No earlier than 1:00 PM 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: May 11, 2026

Debby Jurasek and/or Colton Jurasek and/or David Garvin and/or Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

FILED FOR RECORD
At 7:14 O'Clock P M

MAY 11 2026

BARBARA K. STEFFEK, CLERK
COUNTY COURT LAVACA CO., TEXAS
By Lisa Opel Deputy

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

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