Firm File No. CBXS26012

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
§
COUNTY OF WASHINGTON §

FILED AND RECORDED
2026 MAY 11 PM 3:59
WASHINGTON COUNTY CLERK

DEED OF TRUST:

Date:	June 3, 2021
Grantor:	Theresa Jozwiak aka Theresa E. Jozwiak
Original Beneficiary:	Bank of Brenham, N.A.
Trustee:	Jim E. Kruse
Recording Info:	In Volume 1786, Page 924 of the Real Property Records of Washington County, Texas

CURRENT BENEFICIARY: The Huntington National Bank as successor by merger to Cadence Bank as successor by merger to Bank of Brenham, N.A.

SUBSTITUTE TRUSTEE: Pete Florez and/or Florence Rosas 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: 6.89 acres, more or less, in the James Walker Survey, A-106, in Washington County, Texas, and being the same land described in Deed from R.B. Schawe, et us to Raymond Jozwiak, et ux, dated December 29, 1972, and recorded in Volume 316, Page 950 of the Deed Records of Washington County, Texas, and a Deed from R.B. Schawe, et ux to Raymond Jozwiak, et ux dated April 28, 1981, and recorded in Volume 415, Page 505, Deed Records of Washington County, Texas.

DATE OF SALE:	Tuesday, June 2, 2026
TIME OF SALE:	No earlier than and to be concluded within three hours of such time.
PLACE OF SALE:	In the area designated by the Washington County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Washington County Courthouse, or, if there is no such entrance, then at the west wall of the Washington 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

Pete Florez and/or Florence Rosas and/or
David Garvin and/or Bruce M. Badger
and/or Travis C. Badger
Substitute Trustee

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

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