

NOTICE OF SUBSTITUTE TRUSTEE'S SALE MAY 11 PM 2:16

STATE OF TEXAS  
COUNTY OF COLORADO

KIMBERLY MENKE  
COUNTY CLERK

DEED OF TRUST:

Date: February 24, 2017  
Grantor: Brian Findeisen, Trustee of the Brian Findeisen Irrevocable Trust-2012 and Brian Findeisen and Nicole Findeisen  
Original Beneficiary: Industry State Bank  
Trustee: J. Doak Hartley  
Recording Info: in Volume 830, Page 34 of the Real Property Records of Colorado County, Texas

CURRENT BENEFICIARY: The Huntington National Bank as successor by merger to Cadence Bank, successor-by-merger to Industry State Bank

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

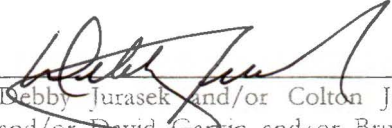
PROPERTY DESCRIPTION: Exhibit "A" attached hereto and made a part hereof for all purposes.

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 Colorado County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Colorado County Courthouse, or, if there is no such entrance, then at the west wall of the Colorado 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

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

2017 FEB 28 AM 10: 09

KIMBERLY MENKE  
COUNTY CLERK

METES AND BOUNDS  
DESCRIPTION  
OF  
56.485 ACRES  
IN THE  
REFUGIO ARSE SURVEY, ABSTRACT 50  
AND THE  
BENJAMIN THOMAS SURVEY, ABSTRACT 549  
COLORADO COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 56.485 acres of land, more or less, in the Refugio Arse Survey, Abstract 50, and the Benjamin Thomas Survey, Abstract 549, Colorado County, Texas, same being all that certain called 56.614 acre parcel as described by instrument recorded in Volume 713, Page 571 of the Official Records of Colorado County, Texas, said 56.485 acre tract being more particularly described by metes and bounds, as follows, to wit:

BEGINNING at a 1/2 inch iron rod found for corner, same being the POINT OF BEGINNING and most southerly corner of the tract herein described, same being the most southerly southeast corner of that certain called 67.210 acre parcel as described by instrument recorded in Volume 721, Page 226 of the Official Records of Colorado County, Texas, same being in the northwesterly margin of Cat Spring Road (Colorado County Road No. 80) (margin varies);

THENCE, departing said northwesterly margin of said Cat Spring Road and with said common line, North 12 degrees 52 minutes 59 seconds West, a distance of 3,879.32 feet (called North 12 degrees 52 minutes 59 seconds West, 3,828.98 feet) (Basis of Bearings) to a 1/2 inch iron rod found for corner, same being the most northerly northeast corner of said called 67.210 acre parcel, same being in a southeasterly line of that certain called 222.51 acre parcel as described by instrument recorded in Volume 330, Page 651 of the Deed Records of Colorado County, Texas, and same being the most northerly northwest corner of the tract herein described;

THENCE, with said common line, North 66 degrees 47 minutes 36 seconds East, a distance of 484.39 feet (called North 66 degrees 44 minutes 48 seconds East, 488.04 feet), to a 3/8 inch iron rod found for corner, same being a southerly interior corner of said called 222.51 acre parcel, and same being the most northerly corner of the tract herein described;

THENCE, with said common line, South 45 degrees 21 minutes 29 seconds East, a distance of 447.12 feet (called South 45 degrees 16 minutes 19 seconds East, 447.11 feet) to a 3/8 inch iron rod found for corner, same being a southerly exterior corner of said called 222.51 acre parcel, same being the most westerly northwest corner of that certain called 67.215 acre parcel as described by instrument recorded in Volume 462, Page 333 of the Deed Records of Colorado County, Texas, and same being the most easterly northeast corner of the tract herein described;

THENCE, with said common line, South 12 degrees 06 minutes 44 seconds East, a distance of 2,954.24 feet (called South 12 degrees 03 minutes 19 seconds East, 2,954.64 feet) to a 1/2 inch iron rod set for corner, same being the most southerly southwest corner of said called 67.215 acre parcel, same being in the northwesterly margin of the aforementioned Cat Spring Road, and same being the most southerly southwest corner of the tract herein described;

THENCE, with said common line and said northwesterly margin of Cat Spring Road, South 36 degrees 17 minutes 02 seconds West, a distance of 894.61 feet (called South 36 degrees 17 minutes 02 seconds West, 894.61 feet) to the POINT OF BEGINNING of the tract herein described and containing 56.485 acres of land, more or less. For Reference Refer to Boundary Survey, Prepared by A-Survey, Inc., dated August 4, 2015.

PROJECT NO. 15172A  
AUGUST 4, 2015  
COMPILED BY:



19 N. Miller Belville, Texas 77418  
"THE MASTERS OF MEASUREMENT"™  
THIS FIRM HAS I.C. No. 10076700



1-916-800-427-8783  
ASURVEY@YAHOO.COM 1-800-4-A-SURVEY



Kimberly Menke  
COUNTY CLERK  
COLORADO COUNTY, TEXAS

FEB 28 2017

STATE OF TEXAS COUNTY OF COLORADO  
I have verified the foregoing and the same are true and correct and have been duly recorded in the Volume and Page of the OFFICIAL RECORDS of Colorado County, Texas and stamped hereon by me, on

Exhibit "A"

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