

Notice of Foreclosure Sale

February 27, 2015

Deed of Trust ("Deed of Trust"):

Dated: February 16, 2011

Grantor: William E. Wyatt

Trustee: Richard Bianchi

Lender: Margaret Alice McDaniel

Recorded in: Deed records of Aransas County of the real property records of Aransas County, Texas recorded in the real property records of Aransas County, Texas

Legal Description: Being 1.120 acres of land out of the Southeast corner of Outlot 100, Fulton Outlets, William Carper Survey A-47, Aransas County, Texas, as shown by Map or Record in Volume E, page 540 & 541, Deed Records, Aransas County, Texas, ore commonly known as 1703 Mesquite; Fulton, Texas 78358

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$53,100.00, executed by William E. Wyatt ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Substitute Trustee: Jay Kaskie

Substitute Trustee's Address: P.O. Box 2740, Port Aransas, Texas, 78373

Foreclosure Sale:

Date: Tuesday, April 7, 2015

- Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 am.
- Place:** 301 N. Live Oak Street; Rockport, Texas 78382 (Aransas County Courthouse steps)
- Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Margaret Alice McDaniel's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Margaret Alice McDaniel, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Margaret Alice McDaniel's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Margaret Alice McDaniel's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

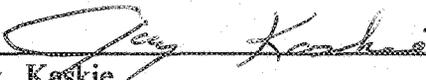
If Margaret Alice McDaniel passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Margaret Alice McDaniel. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.


Jay Kaskie
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Port Aransas, Texas 78373
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Telecopier (361) 790-5252

FILED
AT 2:10 P. M.

FEB 27 2015

VALERIE K. AMASON
COUNTY CLERK, ARANSAS CO., TEXAS