

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §

COUNTY OF ARANSAS §

WHEREAS, by a certain Deed of Trust, Security Agreement- Financing Statement dated May 15, 2013, executed by OK, LLC, d/b/a RUSTIC COVE RESORT, ("Grantor, whether one or more") to Michael V. McCarthy, ("Trustee") filed for record as Document No. 330692, Official Records, Aransas County, Texas, reference to which is hereby made for all purposes (the "Deed of Trust"), Grantor conveyed to Trustee certain property (the "Property") situated in Aransas County, Texas, which Property includes the real property more particularly described as follows:

Being 2.0 acres of land out of 6.043 acre tract out of the Old S.I.Ives and Faye Hutchinson portion of the Mattie Ives 53 1/2 acre part of the Elizabeth Barber 160 acre survey in the John Phillips survey A-175 Aransas County, Texas, with said 2.0 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" steel rebar found in the Northeast R.O.W. line of Texas FM Road No. 188, formally FM Road No. 1069, and being the point of intersection of the East boundary of Farmlot No. 2, Landblock No. 232, Burton and Danforth Subdivision, according to the Map recorded in Volume 1, Pages 62-63, Map Records of Aransas County, Texas and being the West line of said 160.0 acre Barber Survey, the Northeast boundary of said Texas FM Road No. 188, and being the Southwest corner and PLACE OF BEGINNING of this survey;

THENCE, South 56°08'36" East along the and with the Northeast R.O.W. line of said Texas FM Road No. 188 a distance of 296.03 feet to a 5/8" steel rebar set for the Southeast corner of this survey;

THENCE, North 00°08'13" East a distance of 433.91 feet to a 5/8" steel rebar set for the Northeast corner of this survey;

THENCE North 88°53'51" West along and with the remainder of a 10.102 acre tract conveyed to Glenn Blecher, under Clerk's File no. 201450, Deed Records of Aransas County, Texas, a distance of 246.26 feet to a 5/8" steel rebar found in the East line of said Farmlot NO. 2, Landblock No. 232 and being the Northwest corner of this survey;

THENCE South 00°08'13" West along and with East line of said Farmlot No. 2, Landblock No. 232 a distance of 273.72 feet to the PLACE OF BEGINNING and containing 2.0 acres of land.

together with all improvements located thereon to secure the payment of a certain promissory note the "Note") dated May 15, 2013, executed by OK LLC, d/b/a RUSTIC COVE RESORT, in the original principal sum of \$219,484.00 and made payable to the order of First National Bank with a street address of 100 W. Cano, Edinburg, Texas 78540 (the "Noteholder") and;

WHEREAS, the Note and Deed of Trust have been assigned and transferred to **TEXAS NATIONAL BANK** (the "Noteholder") 100 E. Savannah, Suite 540, McAllen, Texas 78504 (956) 664-8480;

WHEREAS, default has occurred in the payments of said Note and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the herein described property to satisfy said Note;

WHEREAS, the undersigned has been duly appointed Substitute Trustee dated of even date and filed of record in the Official Records, Aransas County, Texas.

WHEREAS, the Substitute Trustee may be replaced as Substitute Trustee at the election of the Noteholder at any time prior to the sale in accordance with the terms of the Deed of Trust. The following is the name and street address of the potential future substitute trustees which hereafter may be appointed by the Noteholder to complete the sale. Until public notice is given of a further change in substitute trustee, the above named Substitute Trustee is who should be contacted by any interested party in regard to the sale:

Mr. Scott A. Walsh  
4900 N. 10<sup>th</sup> St. Ste. B  
McAllen, Texas 78504

Ms. Deborah L. Cordova  
4900 N. Tenth St. Ste B  
McAllen, Texas 78504

Mr. Joe Quiroga  
4908 S. Jackson Rd.  
Edinburg, Texas 78539

NOW, THEREFORE, Notice Is Hereby Given That on Tuesday, the 7<sup>th</sup> day of **APRIL, 2015**, at **10:00 a.m., or within three (3) hours thereafter**, I will sell said real estate at the front steps to the East lobby entrance of the courthouse, in Aransas County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Aransas County Commissioner's Court; said property, along with any improvements located thereon, to be sold to the highest bidder for cash.

**SUBJECT TO:**

- a) Mineral reservations of record.
- b) Oil, Gas and Mineral Leases of record, if any.
- c) Rules, regulations, rights of way and easements in favor of the water district within which property is located.
- d) All easements and restrictions of record and all visible easements.
- e) Ad valorem taxes and other assessments which may be due with respect to the property.
- f) All liens, encumbrances and other matters appearing in the Official Records of the County Clerk, Aransas County, Texas
- g) Any and all claims pertaining to the legality of the trustee's sale.

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.  
THE NAME AND ADDRESS OF THE SENDER OF THIS NOTICE IS SCOTT A. WALSH, 4900-B N. 10<sup>TH</sup>, MCALLEN, TX 78504.

WITNESS my hand March 12<sup>th</sup>, 2015

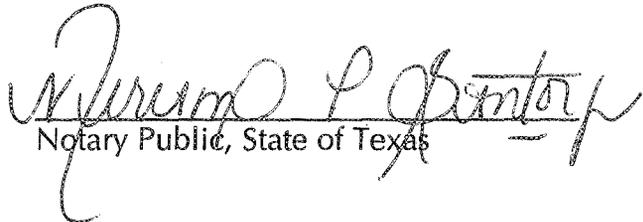


SCOTT A. WALSH, SUBSTITUTE TRUSTEE  
4900 N. 10<sup>th</sup> St. Ste. B  
McAllen, Texas 78504  
(956) 632-5013

(Acknowledgment)

State of TEXAS  
County of HIDALGO

This instrument was acknowledged before me on March 12<sup>th</sup>, 2015, by Scott A. Walsh, Substitute Trustee.



Notary Public, State of Texas

saw/mps/2911/139

**FILED**  
AT 2:56 P M.

**MAR 16 2015**

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