

NOTICE OF FORECLOSURE SALE

State of Texas §
 §
County of Aransas §

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **May 3, 2016**

Time: The sale shall begin no earlier than **10:00 AM** or no later than three hours thereafter.

Place: **Aransas** County Courthouse in **Rockport, Texas**, at the following location: the area designated by the Commissioners Court of **Rockport, Aransas County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Jack R Hackett**.
5. Obligations Secured. The Deed of Trust is dated **January 18, 2010**, and is recorded in the office of the County Clerk of **Aransas County, Texas**, in/under **310214, Official Public Records of Aransas County, Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$151,936.00**, executed by **Jack R Hackett**, and payable to the order of **Energy One Federal Credit Union**.

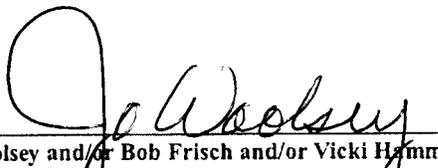
Original Mortgagee: Energy One Federal Credit Union.

Current Mortgagee of Record: Energy One Federal Credit Union whose address is **5 Greenway Plaza, Suite 110, Houston, TX 77046.**

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Jeffrey B. Lewis
Robertson Anschutz Veters
10333 Richmond Avenue, Suite 550
Houston, TX 77042

DATED April 11, 2016.


Jo Woolsey and/or Bob Frisch and/or Vicki Hammonds
and/or Jamie Steen, Substitute Trustee
c/o Robertson Anschutz Veters
10333 Richmond Avenue, Suite 550
Houston, TX 77042
Phone: 713-244-1360

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

FIELD NOTE DESCRIPTION
MARCH 10, 2004

310214

File No. _____
County Clerk, Aransas County, Texas

BEING 1.333 ACRES OF LAND OUT OF TRACT TWELVE (12), COLEMAN-FULTON PASTURE COMPANY SUBDIVISION, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 14 AND 16, PLAT RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 1.333 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE at a 5/8" steel rebar at the intersection of the North R.O.W. line of P.M. Road No. 1781 and the Southwest corner of said Tract 12 with the Southwest corner of Lot 36, Fleming Subdivision, as shown by plat recorded in Volume 2, Page 29, Map Records of Aransas County, Texas; thence, Due North along said with the common line between said Tract 12 and the Westerly boundary of said Fleming Subdivision a distance of 460.0 feet to a 5/8" steel rebar found for the SOUTHEAST corner and PLACE OF BEGINNING of this description;

THENCE, continuing Due North along and with the common line between said Tract 12 and the Westerly boundary of said Fleming Subdivision a distance of 285.39 feet to a 5/8" steel rebar found for the NORTHEAST corner of this description;

THENCE, Due West along and with the South boundary of a 5.829 acre tract out of said Tract 12 and recorded in Volume 163, Page 144, Deed Records of Aransas County, Texas, a distance of 318.50 feet to a 5/8" steel rebar found for the NORTHWEST corner of this description;

THENCE, South 0°00'00" East a distance of 265.0 feet to a 5/8" steel rebar found for the SOUTHWEST corner of this description;

THENCE, Due East along said with a common line of a 7.495 acre tract recorded under Clerk's File No. 23288, Property Records of Aransas County, Texas, a distance of 318.49 feet to the PLACE OF BEGINNING and containing 1.334 acres of land, more or less.

SM71847

EXHIBIT A

FILED FOR RECORD
AT 10:25A.M.

INDEXED

JAN 27 2010

SCANNED

Peggy L. Friebele
PEGGY L. FRIEBELE *ENW.*
COUNTY CLERK, ARANSAS CO., TEXAS

Stewart 11
Return to 56



Cause No. A-14-0244-CV-B

JACK R. HACKETT, ET AL
VS
ENERGY ONE FEDERAL CREDIT UNION

IN THE JUDICIAL DISTRICT OF
ARANSAS COUNTY, TEXAS
156TH DISTRICT COURT

NOTICE OF JUDGMENT

In accordance with the provisions of Rule 306a and/or Rule 239a of the Texas Rules of Civil Procedure, you are hereby notified of the entry of **ORDER**. Said Order was signed the 29th day of March, 2016 and filed in this office the 29th day of March, 2016. A copy of the Judgment is available at the office of the District Clerk, 301 N. Live Oak, Rockport, TX 78382.

Date: March 29, 2016

PAM HEARD, DISTRICT CLERK

BY: 
Cassandra N. Perkins, Deputy

✓
Cc: CRAIG W. SAUNDERS; JEFFRY B. LEWIS

File

Attachment: NONE

FILED
AT 3:17 P. M.
APR 11 2016

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