

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

THE STATE OF TEXAS                    )  
  )        KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF ARANSAS                 )

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.

WHEREAS, by that certain Deed of Trust (With Security Agreement and Assignment of Rents) dated December 19, 2012, executed by **LEON DANIELS, P.C.** (the "Mortgagor") to Lee Vardaman, Trustee (the "Trustee"), recorded at Clerk's File Number 326801 of the Real Property Records, Aransas County, Texas, Mortgagor conveyed to the Trustee certain real property situated in Aransas County, Texas, to secure the payment of that one certain Promissory Note executed by Mortgagor dated December 19, 2012 in the principal amount of \$555,900.00, (the "Note") and payable to the order of **Compass Bank**; and

WHEREAS, the said Deed of Trust provides, among other things, that the beneficiary therein is, in any event, authorized to appoint a Substitute Trustee to act instead of the Trustee named therein; and

WHEREAS, **COMPASSBANK** (the "Beneficiary"), the legal owner and holder of said Note and the beneficiary in said Deed of Trust, has heretofore, appointed me, **Michael A. McCauley**, as Substitute Trustee, to act under and by virtue of said Deed of Trust; and

WHEREAS, default has been made in the payment of the indebtedness secured by the aforesaid Deed of Trust;

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, and at the request of holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, May 5, 2015, that being the first Tuesday of said month, at public auction to the highest bidder for cash, at the specific location for foreclosure sales designated by the Commissioner's Court of Aransas County, Texas, (however, if the Commissioner's Court has not designated a specific area, then the sale will take place within a twenty (20) foot radius of the location where this notice is posted at the Aransas County Courthouse located at 301 North Live Oak Street, Rockport, Texas) at 1:00 p.m. of that day or not later than three hours after that time, the property covered by the Deed of Trust, as described in Exhibit "A" attached hereto and made a part hereof (the "Property"), together with all improvements thereon.

Notice is further given that pursuant to the provisions of the Business and Commerce Code, Beneficiary will also dispose of the property generally described on Exhibit "B" attached hereto and incorporated herein as if set forth at length.

EXECUTED this 13<sup>th</sup> day of April, 2015.



Michael A. McCauley, Substitute Trustee

615 N. Upper Broadway, Ste 800

Corpus Christi, TX 78401

(361) 884-1961 ext 829

EXHIBIT "A"

Tract 1: Lots THREE (3), FOUR (4) and the SOUTH EIGHTEEN FEET (S. 18') of lot No. FIVE (5), in Block No. TWO (2), SMITH AND WOOD DIVISION, city of Rockport, Aransas County, Texas, according to the plat thereof recorded in Volume E, Pages 272-273, Deed Records, Aransas County, Texas.

Tract 2: Twenty foot (20') Easement for ingress and egress across a portion of Lots 1 and 2, Block 2, Smith and Wood Division, Aransas County, Texas, as shown on Deed from William G. Walston, Jr. and wife, Jeana R. Walston to Paul M. Hamilton and Kathleen Hamilton recorded under Clerk's File No. 249885, Official Public Records, Aransas County, Texas.

Tract 3: Five foot (5') Utility easement reserved in Deed from William G. Walston, Jr., and wife, Jeana R. Walston to Paul M. Hamilton and Kathleen Hamilton recorded under Clerk's File No. 249885, Official Public Records, Aransas County, Texas.

EXHIBIT "B"

All fixtures, equipment, and personal property in which Mortgagor now has, or at any time hereafter acquires, an interest and which are now, or at any time hereafter, become either a part of the Property or are or become situated in, on, or about the Property and are utilized in connection with the operation of the Property, or are acquired or delivered to the Property for use or incorporation in or with construction materials and equipment; all plans and specifications for improvements to be placed on the Property; documents, general intangibles (including trademarks, trade names, and symbols used in connection therewith), with notes or chattel paper arising from or by virtue of any transactions related to the Property: all permits, licenses, franchises, certificates, and other rights and privileges obtained in connections with the Property; all proceeds arising from or by virtue of the sale, lease, or other disposition of any of the real or personal property described herein; all heating, lighting, electrical, dish-washing and air-conditioning equipment, and all appliances, furniture, engines, machinery, elevators, pumps, motors, compressors, boilers, condensing units, doors, windows, window screens, disposals, range hoods, tables, chairs, drapes rods, beds, springs, mattresses, lamps, bookcases, cabinets, sprinklers, hose, tools, lawn equipment, sofas, dressers, mirrors, televisions, radios, speakers, electrical wiring, pipe and floor coverings, and all renewals, replacements, and substitutions thereof and additions hereto (all property described or referred to in this paragraph sometimes called "Accessories").

**FILED**  
AT 10:43 A.M.  
**APR 14 2015**

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