

**NOTICE OF TRUSTEE'S SALE  
BY SUBSTITUTE TRUSTEE**

WHEREAS, DAVID C. KOERBER and wife, JENNIFER R. KOERBER executed and delivered a Deed of Trust Security Agreement - Financing Statement (Commercial) dated as of June 8, 2007 (the "Deed of Trust") conveying to M. V. McCarthy, Trustee, the real estate and other property therein described, to secure First National Bank, in the payment of certain indebtedness evidenced by the promissory note therein described (the "Note"), said Deed of Trust being filed for record in the Official Records of Aransas County, Texas on June 14, 2007 under Document No. 292502, which Deed of Trust and Note were assumed by OK LLC d/b/a RUSTIC COVE RESORT (hereinafter referred to as "Debtor").

WHEREAS, M. V. McCarthy has been removed as Trustee and the undersigned has been appointed Substitute Trustee in accordance with the provisions of said Deed of Trust;

WHEREAS, by reason of the failure of Debtor to timely cure a default under the Deed of Trust, the indebtedness secured by the Deed of Trust has been accelerated and is due and unpaid, and PlainsCapital Bank, being the current owner and holder of said indebtedness has requested the undersigned to sell the property covered by said Deed of Trust to satisfy said indebtedness; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 7<sup>th</sup> day of April, 2015, between the hours of 1:00 p.m. and 4:00 p.m. I, the undersigned, will sell and convey all or part of the real estate, being more particularly described on Exhibit A attached hereto and made a part hereof, at the front steps to the East lobby entrance of the courthouse, which a physical address of 301 N. Live Oak Street, Rockport, Texas, or as designated by the County Commissioners in Aransas County, Texas, at public auction to the highest bidder for cash.

Notice is hereby further given that the sale hereinabove mentioned shall include both the real estate hereinabove referenced and all improvements, fixtures and personal property located thereon or related thereto, all as more particularly described in said Deed of Trust to which reference is hereby made for all purposes.

The real estate and other property sold hereunder shall be sold "as is" and subject to all matters of record that are not extinguished through the foreclosure of the lien established under the above described Deed of Trust.



WITNESS MY HAND this 17 day of March, 2015.

Jim Rector

Jim Rector or Denise Rector,  
Substitute Trustee  
c/o ServiceLink  
7301 N. State Hwy 161, Suite 305  
Irving, Texas 75039  
800-777-8759

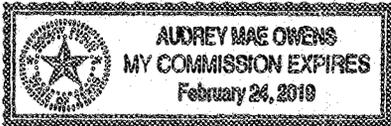
STATE OF TEXAS

COUNTY OF ARANSAS

§  
§  
§

BEFORE ME, the undersigned authority, on this day personally appeared Jim Rector, known to me to be the person whose name is subscribed to the foregoing instrument as Substitute Trustee, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17 day of March, 2015.



Audrey Mae Owens  
Notary Public, State of Texas

AUDREY MAE OWENS  
Typed or Printed Name of Notary

My Commission Expires:

2019

# EXHIBIT A

All that certain real estate lying and being situated in Aransas County, Texas, being more particularly described in Exhibit A, made a part hereof and incorporated herein as if written verbatim. LESS AND EXCEPT a portion of said tract having been previously conveyed by Warranty Deed recorded under Clark's Instrument File No. 249563, Official Public Records, Aransas County, Texas, and being more particularly described as Exhibit B, made a part hereof and incorporated herein as if written verbatim.

## EXHIBIT "A"

Being 6.043 acres of land out of a 10.891 acre tract out of the Old S. I. Ives and Faye Hutchinson portion of the Mattie Ives 53 1/3 acre part of the Elizabeth Barber 160 acre survey in the John Phillips survey A-175 Aransas County, Texas, with said 6.043 acre tract being more particularly described by notes and bounds as follows:

BEGIN at a 5/8" iron rod found in the Northeast R.O.W. line of Texas FM Road No. 188, formerly FM Road No. 1069, and being on the East line of Parcel 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, with said 5/8" iron rod being the SOUTHWEST corner and PLACE OF BEGINNING of this survey;

THENCE, South 56 degrees 08' 36" East along and with the Northeast R.O.W. line of said Texas FM Road No. 188 a distance of 686.35 feet to a 5/8" iron rod set for the Southwesterly corner of a 4.848 acre tract described this date and being the SOUTHEAST corner of this survey;

THENCE North 00 degrees 24' 23" East at 163.49 feet pass an old concrete monument found for the Southwest corner of a 8.204 acre tract described in Volume D-7, Volume 22, Deed Records of Aransas County, Texas, and continuing along the West line of said 8.204 acre tract a total distance of 615.07 feet to an old concrete monument found for the Northwest corner of said 8.204 acre tract and being in the South line of a 10.102 acre tract described under Clark's File No. 201450 Deed Records of Aransas County, Texas and being the NORTHEAST corner of this survey;

THENCE North 88 degrees 53' 31" West along and with the South line of said 10.102 acre tract a distance of 573.99 feet to a 5/8" iron rod set in the East line of said Parcel No. 2, Landblock No. 232 and being the NORTHWEST corner of this survey;

THENCE South 00 degrees 08' 13" West along and with East line of said Parcel No. 2, Landblock No. 232 a distance of 273.72 feet to the PLACE OF BEGINNING and containing 6.043 acres of land, more or less.

## EXHIBIT "B"

Being 2.0 acres of land out of a 6.043 acre tract out of the Old S. I. Ives and Faye Hutchinson portion of the Mattie Ives 53 1/3 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 notes and bounds as follows:

BEGIN at a 5/8" steel rebar found in the Northeast R.O.W. line of Texas FM Road No. 188, formerly FM Road No. 1069, and being the point of intersection of the East boundary of Parcel 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 degrees 03' 35" East along and with the Northeast R.O.W. line of said Texas FM Road No. 186 a distance of 296.03 feet to a 5/8" steel rebar set for the SOUTHEAST corner of this survey;

THENCE North 00 degrees 05' 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 degrees 53' 51" West along and with the remainder of a 10.102-acre tract conveyed to Glenn Blesher, 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 Parcel No. 2, Landblock No. 232 and being the NORTHWEST corner of this survey;

THENCE South 00 degrees 05' 13" West along and with East line of said Parcel No. 2, Landblock No. 232 a distance of 273.72 feet to the PLACE OF BEGINNING and containing 2.0 acres of land.

**FILED**  
AT 12:09 P. M.

MAR 17 2015

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