

**NOTICE OF FORECLOSURE SALE**

July 13, 2015

Deed of Trust:

Dated: May 18, 2010

Grantor: RONALD BORDELON and JENNIFER BORDELON

Substitute Trustee: NATHAN A. EAST

Lender: JIMMY S. BREWSTER and CLOIS A. BREWSTER

Recorded: under Clerk's File No. 312002, Official Public Records of Aransas County, Texas

Secures: Promissory Note ("Note") dated May 18, 2010 in the original principal amount of \$97,500.00, executed by RONALD BORDELON and JENNIFER BORDELON ("Borrower") and payable to the order of Lender

Original Property: The real property, improvements, and personal property described as follows:

The Surface Estate Only:

1.157 acres, more or less, out of a portion of Lot No. Twelve (12) and a portion of Lot Not. Thirteen (13), Block No. Sixteen (16), T. P. McCampbell 15,000 acre Subdivision, Aransas County, Texas, according to the plat thereof recorded in Volume 1, Page 2, Plat Records of Aransas County, Texas being more particularly described as follows:

Starting at the Northeast corner of Lot 13, Block 16 of the T. P. McCampbell 15,000 Acre Subdivision as shown by map prepared by John A. McClure and recorded in the Map Records of Aransas County, Texas, in Vol. 1 at Page 2;

THENCE, S. 34 deg. 37 min. W., 340 ft along the East line of said Lot 13 to a point in the North line of the tract herein conveyed, said point being the beginning point of a 210' by 240' tract herein described and being partly out of Lot 12 and partly out of Lot 13,

Block 16 of said T. P. McCampbell 15,000 Acre Subdivision;

THENCE, S. 55 deg. 23 min. E., parallel to the North line of Lot 12 of Block 16 of said Subdivision 80 ft. to the Northeast corner of this tract;

THENCE S. 34 deg. 37 min. W., 240 ft. parallel to the West line of Lot 12 to the Southeast corner of this tract for a corner;

THENCE, N. 55 deg. 23 min. W., 80 ft. to the West line of said Lot 12 and continuing along the same course a total distance of 210 ft. to the Southwest corner of this tract;

THENCE, N. 34 deg. 37 min. E., 240 ft parallel to the East line of Lot 13 of said Block 16 to the Northwest corner of this tract;

THENCE, S. 55 deg. 23 min. E., 130 ft parallel to the North line to the Point of Beginning, comprising 31,200 sq. ft. out of Lot 13 and 19,200 sq. ft. out of Lot 12, both of Block 16 of said McCampbell Subdivision in Aransas County, Texas, being a total of 1.157 acres, more or less;

TOGETHER WITH an access easement running as a covenant with the above described real property, a perpetual easement to cross over and upon the following described tract of land;

BEGINNING at the northeast corner of Lot Thirteen (13) Land Block Sixteen (16) of the T. P. McCampbell Subdivision of 15,000 acres in Aransas County, Texas, as shown by map prepared by John A. McClure and recorded in Volume 1, Page 2 of the Map Records of said county;

THENCE, N 55 deg. 23 min., W with the north line of said Lot 13 and the south line of a 40 foot county roadway lying between Land Blocks 16 and 17 of said subdivision, 130 feet to the point of beginning of the tract herein described;

THENCE, S 34 deg. 37 min. W 580 feet parallel to the east line of said Lot 13 to the southeast corner of this tract;

THENCE, N 55 deg. 23 min. W 40 feet parallel to the north line of said Lot 13 to the southwest corner of this tract;

THENCE, N 34 deg. 37 min., E 580 feet parallel to the east line of said Lot 13 to the northwest corner of this tract in the south line of said 40 foot county roadway lying between Land Blocks 16 and 17 of said subdivision;

THENCE, S 55 deg. 23 min. E 40 feet along the south line of said roadway and the north line of said Lot 13 to the POINT OF BEGINNING.

Trustee: NATHAN A. EAST

Trustee's  
Address: Suite F, One Cedar Place, 101 Cedar Drive, Portland, Texas 78374  
and P. O. Box 1333, Portland, Texas 78374

Foreclosure Sale:

Date: **Tuesday, August 4, 2015**

Time: The sale of the Property will be held between the hours of 10:00 A.M. and three hours thereafter.

Place: Entrance of the Aransas County Courthouse located at 301 N. Live Oak St., Rockport, Texas 78382 as designated by the Aransas County Commissioner's Court

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 Lender'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, Lender, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender 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 Lender. 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 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.**



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NATHAN A. EAST, Substitute Trustee

**FILED**  
AT 3:40 P.M.  
JUL 13 2015

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