

STATE OF TEXAS §
 §
COUNTY OF REFUGIO §

201600002

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Refugio County, TX
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by Krista Wiginton

NOTICE OF FORECLOSURE SALE

Date: May 5, 2016

Deed of Trust ("Deed of Trust"):

DATED: August 29, 2014

GRANTOR: JAMES DURST and wife, MARY KATHRYN DURST

TRUSTEE: DELBERT M. COX

LENDER: EVA LORRAINE McCOY

RECORDED IN: Instrument No. 2014-035916 Official Records of Refugio County,
Texas.

SECURES: Promissory Note ("Note") in the original principal amount of
\$40,000.00, executed by JAMES DURST and MARY KATHRYN
DURST and payable to the order of Lender.

PROPERTY: The real property is Lot Three (3), in the Block Five (5) of the
Shelton-Bailey Addition to the Town of Refugio, in Refugio
County, Texas, according to the plat of said Addition recorded in
Volume 2, Page 29 of the Map and Plat Records of Refugio
County, Texas.

SUBSTITUTE
TRUSTEE: ANDREW M. ABRAMEIT

SUBSTITUTE
TRUSTEE'S
ADDRESS: P.O. Box 192
Cuero, Texas 77954

FORECLOSURE SALE:

DATE: Tuesday, June 7, 2016

TIME: The sale of the Property ("Foreclosure Sale") will take place
between the hours of 10:00 a.m. and 1:00 p.m. local time; the
earliest time at which the Foreclosure Sale will begin is 10:00 a.m.

PLACE: Refugio County Courthouse in Refugio, Texas, in the area designated by the County Commissioners Court, facing Commerce Street on the East side of the Courthouse.

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 EVA LORRAINE McCOY, acting by and through her agent and attorney-in-fact ROBERT MADISON McCOY'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, EVA LORRAINE McCOY, acting by and through her agent and attorney-in-fact ROBERT MADISON McCOY, the owner and holder of the Note, has requested ANDREW M. ABRAMEIT to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of EVA LORRAINE McCOY, acting by and through her agent and attorney-in-fact ROBERT MADISON McCOY's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with EVA LORRAINE McCOY, acting by and through her agent and attorney-in-fact ROBERT MADISON McCOY'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 of Sale, described above, ANDREW M. ABRAMEIT will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

IN WITNESS WHEREOF, this Instrument was executed on the 5th day of May, 2016.

SUBSTITUTE TRUSTEE:

By: Andrew M. Abramait
ANDREW M. ABRAMEIT

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This instrument was acknowledged before me on the 5 day of May, 2016, by ANDREW M. ABRAMEIT, Substitute Trustee.

Karen V. Shanklin
Notary Public in and for the State of Texas

My commission expires:

