

A-M/Garcia-MDSL 19636

FILED FOR RECORD

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEC 16 AM 9:53

DATE: December 16, 2019

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX

NOTE:

BY _____ DEP.

DATE: January 22, 2019
AMOUNT: \$107,910.00
MAKER: Maria Del Socorro Limon Garcia
PAYEE: Jose Luis F. Garcia, Jr.

DEED OF TRUST:

DATE: January 22, 2019
GRANTOR: Maria Del Socorro Limon Garcia
BENEFICIARY: Jose Luis F. Garcia, Jr.
COUNTY WHERE PROPERTY IS LOCATED: Van Zandt
TRUSTEE: Philip M. Ruais
RECORDING INFORMATION: Document No. 2019-001250, Official Public
Records of Real Property of Van Zandt County,
Texas

PROPERTY: See Exhibit "A" attached hereto and made a part hereof.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., dba A & M Investment

BORROWER/DEBTOR NOW: Maria Del Socorro Limon Garcia

SUBSTITUTE TRUSTEE: Randy Daniel or Cindy Daniel or Jim O'Bryant or Jack Beckman
or Kelly Goddard

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth,
TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
January 7, 2020, being the first Tuesday of the month, to commence at 10:00 a.m., or within
three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

"In the area designated by the Commissioners Court of such County, 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).

Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

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 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.



Randy Daniel or Cindy Daniel or Jim O'Bryant
or Jack Beckman or Kelly Goddard, Substitute Trustee

EXHIBIT A

All that certain lot, tract, or parcel of land situated in the JOHN CONNER SURVEY, Abstract No. 151, Van Zandt County, Texas, and being a part of that tract of land as deeded on the 21st day of January, 1913, to B. F. Skinner from J. S. Skinner and recorded in Volume 109, page 351, Deed Records, Van Zandt County, Texas, and being more particularly described as follows:

BEGINNING North 01 deg. 17 min. 09 sec. West 250.00 feet from the most Southerly Southwest corner of the above mentioned tract of land;

THENCE South 87 deg. 57 min. 01 sec. East 463.99 feet to an iron rod set for corner;

THENCE North 22 deg. 48 min. 08 sec. East 402.53 feet to an iron rod set for corner;

THENCE North 42 deg. 38 min. 30 sec. East 69.12 feet to a fence corner post for corner;

THENCE North 84 deg. 51 min. 34 sec. West 663.73 feet to an iron rod set for corner;

THENCE South 01 deg. 17 min. 09 sec. East 447.94 feet to the PLACE OF BEGINNING and containing 5.67 acres of land.