

A-M/Galvan-H 19380

FILED  
AT 9:25 o'clock 8 M

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SEP 11 2017

DATE: September 11, 2017

NOTE:

DATE: February 1, 2014  
AMOUNT: \$47,900.00  
MAKER: Ben DeLeon and Marisela DeLeon  
PAYEE: A & M Heritage Holdings, Ltd., d/b/a A & M Investment

JC Perez, Co Clerk, Jim Wells Co, Texas  
By [Signature] Deputy

DEED OF TRUST:

DATE: February 1, 2014  
GRANTOR: Ben DeLeon and Marisela DeLeon  
BENEFICIARY: A & M Heritage Holdings, Ltd., d/b/a A & M Investment  
COUNTY WHERE PROPERTY IS LOCATED: Jim Wells  
TRUSTEE: Michael Baucum or Jerry T. Steed  
RECORDING INFORMATION: Document No. 429235, Official Public Records of Real Property of Jim Wells County, Texas

PROPERTY: Surface Estate Only in and to Lot Thirteen (13), Block One (1), Coyote Hills, an unrecorded subdivision situated in Jim Wells County, Texas, according to metes and bounds description attached hereto and made a part hereof for all purposes.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., d/b/a A & M Investment

BORROWER/DEBTOR NOW: Hermilo Galvan, Jr.

SUBSTITUTE TRUSTEE: Sandra Mendoza or Arnold Mendoza or W. D. Larew or Leslye Evans or David Garvin

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

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

October 3, 2017, 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:

South door of the Jim Wells County Courthouse, Alice, Texas, as designated for foreclosure sales, or as designated by the County Commissioner's Court.

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.**


  
Sandra Mendoza or Arnold Mendoza or  
W. D. Larew or Leslye Evans or David Garvin , Substitute Trustee

EXHIBIT "A"

September 18, 2006  
10.15 Acres Called Tract 13  
Being Out Of The Westerly Portion Of That 322 Acres  
Recorded in Volume 835, Pages 429 et seq.,  
Official Records, Jim Wells County, Texas

STATE OF TEXAS  
COUNTY OF JIM WELLS

19380

FIELDNOTE DESCRIPTION of a 10.15 acre tract of land here designated as Tract 13 being out of the Westerly portion of a 322 acre tract of land described in Volume 835, Page 429-437, Official Records, Jim Wells County, Texas; said 322 acre tract of land being described as the West one-half (W. ½) of Survey 12, patented to John W. Fogg, Patent No. 336, Volume 1, by virtue of Land Script No. 16/114, Abstract No. 153, Jim Wells County, Texas; said 10.15 acre tract of land being more particularly described by metes and bounds as follows:

Commencing: At a nail set in the centerline of County Road No. 222 and on the West line of said Survey No. 12 for the POINT OF BEGINNING, the Southwest corner of this 10.15 acre tract of land; whence a 60d nail found at the intersection of County Road No. 225 and County Road No. 222 for the Southwest corner of Survey No. 12 bears S 00° 01' 54" W, a distance of 3935.88 feet;

Thence: N 00° 01' 54" E, with the centerline of County Road No. 222 (40 foot right-of-way) and with the West line of said Survey No. 12, a distance of 326.30 feet to a nail set for the Northwest corner of this 10.15 acre tract of land; whence a 60d nail found at the intersection of County Road No. 222 and County Road No. 227 for the Northwest corner of Survey No. 12 bears N 00° 01' 54" E, a distance of 1019.14 feet;

Thence: S 89° 58' 06" E, across said 322 acre tract of land, at 20.00 feet pass a 5/8" iron rod set under a wire fence on the East right-of-way line of County Road No. 222, in all a distance of 1355.00 feet to a 5/8" iron rod set for the Northeast corner of this 10.15 acre tract of land;

Thence: S 90° 01' 54" W, parallel with the West line of said Survey No. 12, a distance of 326.30 feet to a 5/8" iron rod set for the Southeast corner of this 10.15 acre tract of land;

Thence: N 89° 58' 06" W, at 1335.00 feet pass a 5/8" iron rod set on the East right-of-way line of County Road No. 222, in all a distance of 1355.00 feet to the POINT OF BEGINNING containing 10.15 acres of land, of which 0.15 acre lies within the right-of-way of County Road No. 222.