

A-M/Denning-T&V 16512

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
AT 9:25 o'clock A M

DATE: September 11, 2017

SEP 11 2017

NOTE:

DATE: June 24, 2005
AMOUNT: \$19,000.00
MAKER: Tommy Denning and wife, Vickie Denning
PAYEE: A & M Heritage Holdings, Ltd., d/b/a A & M Investment

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

DEED OF TRUST:

DATE: June 24, 2005
GRANTOR: Tommy Denning and wife, Vickie Denning
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: Vol. 914, page 472, Document No. 367766, Official
Public Records of Real Property of Jim Wells
County, Texas

PROPERTY: Surface estate only in and to Lot Nineteen (19), Block Two (2), Lake Meadows Estates, an addition situated in Jim Wells County, Texas, according to plat thereof recorded in Volume 10, Page 9, of the Map Records of Jim Wells County, Texas.

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

BORROWER/DEBTOR NOW: Tommy Denning and wife, Vickie Denning

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.

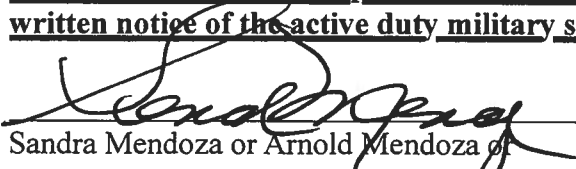
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint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