

2016-177

FILED FOR RECORD  
AT 10:22 O'CLOCK A.M.

DEC 13 2016

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: December 12, 2016

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS

NOTE:

BY Seal DEPUTY

DATE: June 20, 2014  
 AMOUNT: \$9,000.00  
 MAKER: Glenn W. Johnson  
 PAYEE: A & M Heritage Holdings, Ltd., d/b/a A & M Investment

## DEED OF TRUST:

DATE: June 20, 2014  
 GRANTOR: Glenn W. Johnson  
 BENEFICIARY: A & M Heritage Holdings, Ltd., d/b/a A & M Investment  
 COUNTY WHERE PROPERTY IS LOCATED: Navarro  
 TRUSTEE: Michael Baucum or Jerry T. Steed  
 RECORDING INFORMATION: Document No. 00004912, Official Public Records of Real Property  
 of Navarro County, Texas

PROPERTY: Being Lot(s) 32, in Block 2, Section 1, of Pelican Isle Subdivision in Navarro County, Texas as per Map or Plat hereof of record in Volume 6, page 281 of the Plat Records of Navarro County, Texas together with all improvements thereon, or and all and singular the rights and appurtenances to the same belonging or in anywise incident or appertaining.

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

BORROWER/DEBTOR NOW: Glenn W. Johnson

SUBSTITUTE TRUSTEE: Sharon St. Pierre or Robert LaMont or Kelly Goddard or Allan Johnson 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:

January 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:

The front steps of the Navarro County Courthouse, Corsicana, 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.**

*Sharon St. Pierre*

Sharon St. Pierre or Robert LaMont or *12-12-16*

Kelly Goddard or Allan Johnson or David Garvin, Substitute Trustee