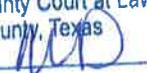


A-M/Vorse-Beatty 17585

FILED
AT 2:05 CLOCK P M

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SEP 14 2015

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By 

DATE: September 14, 2015

NOTE:

DATE: April 17, 2012
AMOUNT: \$52,500.00
MAKER: Donna D. Vorse and Donald R. Beatty
PAYEE: A & M Heritage Holdings, Ltd., d/b/a A & M Investment

DEED OF TRUST:

DATE: April 17, 2012
GRANTOR: Donna D. Vorse and Donald R. Beatty
BENEFICIARY: A & M Heritage Holdings, Ltd., d/b/a A & M Investment
COUNTY WHERE PROPERTY IS LOCATED: Angelina
TRUSTEE: Michael Baucum or Jerry T. Steed
RECORDING INFORMATION: Document No. 2013-00301687, Official Public Records of Real Property of Angelina County, Texas

PROPERTY: All that certain lot, tract or parcel of land lying and situated in Angelina County, Texas, and being Lots 69 and 70, Block 1, Sun and Fun Addition to Angelina County, as the same appears upon the Official Map or Plat, which is of record in Cabinet A, Slide 128-B, Map and Plat Records, of Angelina County, Texas, to which reference is hereby made for any and all purposes.

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

BORROWER/DEBTOR NOW: Donna D. Vorse and Donald R. Beatty

SUBSTITUTE TRUSTEE: Sheryl LaMont or Robert LaMont or Donna Caddenhead or Norma Rasbeary 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 6, 2015, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
The Commissioners Courtroom in Annex Building, in Lufkin, Angelina County, Texas, as designated for foreclosure sales, or as designated by the County Commissioner's Court. However, should the sale be held on a holiday, the sale will take place at the front steps of the main entrance to the Angelina County Courthouse, Lufkin County, 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.



Sheryl LaMont or Robert LaMont or
Donna Caddenhead or Norma Rasbeary
or David Garvin, Substitute Trustee

9/14/15

NOW, THEREFORE, I will, as Substitute Trustee under the Deed of Trust and Security Agreement, in order to satisfy the indebtedness secured thereby, and at the request of the holder of the said indebtedness, default having been made in the payment thereof, sell on October 6, 2015 (that being the first Tuesday of said month), at public auction to the highest bidder for cash, between the hours of 1:00 PM and 4:00 PM at the courthouse annex, 606 East Lufkin Ave., Lufkin, Texas in the hallway, outside the commissioners' courtroom adjacent to the atrium, the following described property, to-wit: that property and improvements thereon more fully described in Exhibit "A" hereto.

EXECUTED this 14th day of September, 2015.

Donna Caddenhead

Robert LaMont



Sheryl LaMont

Norma Rasbeary

TRUSTEE DESIGNATED IN DEED OF TRUST

Dennis J. Albright
2201 Market St., Suite 418
Galveston, TX 77550

EXHIBIT A

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the **Z. C. JOHNSON SURVEY, ABSTRACT NO. 370** and being all that certain called 0.300 acre tract conveyed to Guy Husband, et ux in the document recorded in Volume 1225 on Page 801 of the Real Property Records of Angelina County, Texas, to which reference is hereby made for all purposes and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a ½" iron pipe found for the West corner of the aforesaid referred to 0.300 acre tract and the South corner of a called 9.85 acre tract-BLOCK NO. ONE (1) conveyed to Anna Beth Colwell Havard in the document recorded in Volume 391 on Page 402 of the Deed Records of the said County, on the Northeast Right-Of-Way line of FM 3123;

THENCE, along the Northwest boundary line of the said 0.300 acre tract and a called 9.85 acre tract-BLOCK NO. THREE(3) conveyed to Robert J. Colwell, et ux in the document recorded in Volume 475 on Page 812 of the said Deed Records and the Southeast boundary line of the said 9.85 acre tract, N 46° 33' 42" E at 129.35 feet a ½" iron pipe found for the North corner of the said 0.300 acre tract;

THENCE, along the Northeast boundary line of the said 0.300 acre tract and across the said Colwell 9.85 acre tract, S 35° 29' 20" E at 112.43 feet a ½" iron pipe found for the East corner of the said 0.300 acre tract;

THENCE, along the Southeast boundary line of the said 0.300 acre tract and continuing across the said Colwell 9.85 acre tract, S 50° 52' 53" W at 114.51 feet a ¼" iron pipe found for the South corner of the said 0.300 acre tract on the most Northerly Southwest boundary line of the said Colwell 9.85 acre tract on the said ROW line;

THENCE, along the Southwest boundary line of the said 0.300 acre tract and along the most Northerly Southwest boundary line of the said Colwell 9.85 acre tract and along the said ROW line, N 43° 13' 36" W at 102.72 feet the **POINT AND PLACE OF BEGINNING** and containing 0.300 acre of land, more or less.