

A&M/Moore-Burke

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 14, 2025

NOTE:

DATE: March 31, 2023
AMOUNT: \$28,800.00
MAKER: Jerry Lynn Moore and spouse, Jody Lynn Burke
PAYEE: Spartan United Holdings, LLC, a Texas Limited Liability Company

DEED OF TRUST:

DATE: March 31, 2023
GRANTOR: Jerry Lynn Moore and spouse, Jody Lynn Burke
BENEFICIARY: Spartan United Holdings, LLC, a Texas Limited Liability Company

COUNTY WHERE PROPERTY IS LOCATED: Angelina

TRUSTEE: Jeffrey M. Cancino

RECORDING INFORMATION: Document No. 2023-432927, Official Public Records of Angelina County, Texas

PROPERTY: Being all of that certain tract or parcel of land lying and situated in Angelina County, Texas out of the M.T. Jones Survey, Abstract No. 1033 and being all that certain 1.91 acre tract described in a deed from John F. Phillips et ux to C&E Bass, Inc. dated October 21, 1985 and recorded in Volume 8 on Page 286 of the Real Property Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds on Exhibit "A" attached hereto.

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

BORROWER/DEBTOR NOW: Jerry Lynn Moore and Jody Lynn Burke

SUBSTITUTE TRUSTEE: Sheryl LaMont or Harriett Fletcher or Donna Cadenhead or Penney Thornton 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:

May 6, 2025, 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:

"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).

FILED
AT 4:09 O'CLOCK P M
APR 14 2025

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

By CO

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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 Harriett Fletcher or
Donna Cadenhead or Penney Thornton
or David Garvin, Substitute Trustee
Posted April 14, 2025.

Exhibit "A"

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the M.T. JONES SURVEY, ABSTRACT NO. 1033 and being all that certain 1.91 acre tract described in a deed from John F. Phillips et ux to C&E Bass, Inc. dated October 21, 1985 and recorded in Volume 608 on Page 286 of the Real Property Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and the said tract or parcel being described by metes and bounds as follows, to-wit:

BEGINNING at the Northeast corner of the aforesaid referred to 1.91 acre tract, a ½" iron pin found for corner in the West margin of an oiled county road.

THENCE S 1° 28' 09" W with the East boundary line of the said 1.91 acre tract and the West margin of the said oiled county road, at 171.71 foot the Southeast corner of same, a 1/2" pin found for corner;

THENCE two calls with the South boundary line of the said 1.91 acre tract as follows:

- 1) S 87° 44' 58" W 431.98 feet, a 1/2" pin found for corner:
- 2) West, at 49.56 feet the Southwest corner of the said 1.91 acre tract, a 1" pipe found for corner;

THENCE N 0° 38' 33" E with the West boundary line of the said 1.91 acre tract, at 171.71 feet the Northwest corner of same, a ½" pin found for corner;

THENCE N 87° 59' 48" E with the North boundary line of the said 1.91 acre tract, at 483.98 feet the point and place of beginning and containing 1.91 acres of land, more or less