

A&M/Alvarez-K&D

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 10, 2025

NOTE:

DATE: July 1, 2023

AMOUNT: \$64,500.00

MAKER: Karen Alvarez and Daniel Alvarez Montantes

PAYEE: Land Baron, LLC

2025-031
FILED FOR RECORD
AT 1035 O'CLOCK P.M.

MAR 10 2025

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

DEED OF TRUST:

DATE: July 1, 2023

GRANTOR: Karen Alvarez and Daniel Alvarez Montantes

BENEFICIARY: Land Baron, LLC

COUNTY WHERE PROPERTY IS LOCATED: Navarro

TRUSTEE: Christopher Hackler

RECORDING INFORMATION: Document No. 2023-007292, Records of Navarro County, Texas

PROPERTY: All of Lot Number 27 out of the Barons Meadows Addition, an addition to Navarro County, Texas, according to the plat or map thereof recorded in County Clerk's File No. 2023-000592 or Volume 10, Page 77 of the Official Public Records of Navarro County, Texas (OPRNCT).

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

BORROWER/DEBTOR NOW: Karen Alvarez and Daniel Alvarez Montantes

SUBSTITUTE TRUSTEE: Sharon St. Pierre or Harriett Fletcher or Kelly Goddard or Sheryl LaMont 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:

April 1, 2025, being the first Tuesday of the month, to commence at 11:00 a.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).

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 3-10-2025
Sharon St. Pierre or Harriett Fletcher or
Kelly Goddard or Sheryl LaMont or
David Garvin, Substitute Trustee