

A&M/Jaimes/20869

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: September 15, 2025

205-097
FILED FOR RECORD
AT 11:48 O'CLOCK a M.

NOTE:

SEP 15 2025

DATE: September 16, 2022

AMOUNT: \$160,000.00

MAKER: Angelica Jaimes Aguirre & Ancelmo Arias Jaimes

PAYEE: Land Baron LLC

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
DEPUTY

DEED OF TRUST:

DATE: September 16, 2022

GRANTOR: Angelica Jaimes Aguirre & Ancelmo Arias Jaimes

BENEFICIARY: Land Baron LLC

COUNTY WHERE PROPERTY IS LOCATED: Navarro

TRUSTEE: Christopher Hackler

RECORDING INFORMATION: Document No. 2022-010141, Records of Navarro County, Texas

PROPERTY: Being a tract of land situated in the David White Survey, Abstract No. 831, Navarro County, Texas; said tract being a part of that 202.19 acre tract of land described in Warranty Deed from James Vincent Enna to Billy Neil Bosley and Margaret Ann Bosley recorded in Volume 1539, Page 528 of the Deed Records of Navarro County, Texas (DRNCT) and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

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

BORROWER/DEBTOR NOW: Angelica Jaimes Aguirre & Ancelmo Arias Jaimes

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:

October 7, 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 or Harriett Fletcher or
Kelly Goddard or Sheryl LaMont or
David Garvin, Substitute Trustee

EXHIBIT "A"

**DESCRIPTION OF TRACT 14
10.10 ACRES
SITUATED IN THE
DAVID WHITE SURVEY, ABSTRACT NUMBER A-831
NAVARRO COUNTY, TEXAS**

BEING a tract of land situated in the David White Survey, Abstract No. 831, Navarro County, Texas, said tract being a part of that 202.19-acre tract of land described in Warranty Deed from James Vincent Enna to Billy Neil Bosley and Margaret Ann Bosley, recorded in Volume 1539, Page 528 of the Deed Records of Navarro County, Texas (DRNCT) and being more particularly described as follows:

COMMENCING at a cotton spindle set for corner in the approximate centerline of a gravel road known as County Road 2200 (CR 2200), an apparent road by use and occupation for which no record was found, being the west corner of said Bosley tract, being in the east line of that certain tract of land described in General Warranty Deed to Gegenheimer Family Partnership, recorded in Instrument Number 2017-000853 (DRNCT), being the south corner of that certain tract of land described in General Warranty Deed to Samuel E. and Stephanie Herbert, recorded in Instrument Number 2008-002819 (DRNCT) and from which a 1-inch iron pipe found for reference bears North 60 Degrees 34 Minutes 48 Seconds East, a distance of 19.87 feet;

THENCE South 30 Degrees 36 Minutes 39 Seconds East, generally along the said approximate centerline of CR 2200, along the southwest line of said Bosley tract, and the southeast line of said Gegenheimer tract, passing the south corner of said Gegenheimer tract at a distance of 347.51 feet and continuing in all a total distance of 2,090.21 feet to the **POINT OF BEGINNING**;


THENCE departing the said approximate centerline of CR 2200, the said southwest line of the Bosley tract, and over and across said Bosley tract the following bearings and distances:

North 59 Degrees 23 Minutes 21 Seconds East, passing at a distance of 20.00 feet a 1/2-inch iron rod with cap stamped "Blaze Surveying", hereinafter referred to as "with cap" set for reference, in all a total distance of 1,633.64 feet to a 1/2-inch iron rod "with cap" set for corner;

South 30 Degrees 42 Minutes 19 Seconds East, a distance of 269.27 feet to a 1/2-inch iron rod "with cap" set for corner;

South 59 Degrees 23 Minutes 21 Seconds West, passing at a distance of 1,614.08 feet a 1/2-inch iron rod "with cap" set for reference, in all a total distance of 1,634.08 feet to the said approximate centerline of CR 2200, the said southwest line of the Bosley tract, and from which point a cotton spindle set for the south corner of said Bosley tract bears South 30 Degrees 36 Minutes 39 Seconds East, a distance of 1,093.30 feet;

North 30 Degrees 36 Minutes 39 Seconds West, continuing along the said approximate centerline of CR 2200 and the said southwest line of the Bosley tract, a distance of 269.27 feet to the point of **BEGINNING** and containing 10.10 acres of land more or less.

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