

A-M/Rivera-Aragon

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 14, 2025

NOTE:

DATE: April 27, 2023

AMOUNT: \$184,000.00

MAKER: Frank Victoriano Rivera and Minerva Antonio Aragon

PAYEE: Good Bull 477, LLC, a Texas Limited Liability Company

DEED OF TRUST:

DATE: April 27, 2023

GRANTOR: Frank Victoriano Rivera and Minerva Antonio Aragon

BENEFICIARY: Good Bull 477, LLC, a Texas Limited Liability Company

COUNTY WHERE PROPERTY IS LOCATED: Falls

TRUSTEE: Liang Gao

RECORDING INFORMATION: Document No. 00013451, Official Public Records of Falls County, Texas

PROPERTY: Tract 44 BEING a 11.084 acre tract of land situated in the Anastacio De La Serda Survey Abstract Number 67, Falls County, Texas, being a portion of that certain called 294.728 acres tract described in instrument to Good Bull 477, LLC, recorded in Volume 406, Page 519 of the Official Public Records of Falls County, Texas (O.P.R.F.C.T.), said 11.084 acres tract being more particularly described by metes and bounds in the attached "Exhibit "A".

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

BORROWER/DEBTOR NOW: Frank Victoriano Rivera and Minerva Antonio Aragon

SUBSTITUTE TRUSTEE: Richard H. Hester or Kelly Goddard or Pete Florez or Florence Rosas 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 10:00 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).

FILED
At _____ o'clock _____ M
APR 15 2025
ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY _____ DEPUTY

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.

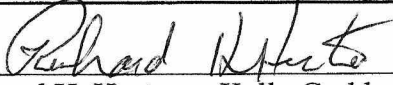

Richard H. Hester or Kelly Goddard or Pete Florez
or Florence Rosas or David Garvin, Substitute Trustee

Exhibit A



TA233469 E

TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

TRACT 44

11.084 ACRES

IN THE ANASTACIO DE LA SERDA SURVEY, ABSTRACT NUMBER 67 FALLS COUNTY, TEXAS

BEING a 11.084 acre tract of land situated in the Anastacio De La Serda Survey, Abstract Number 67, Falls County, Texas, being a portion of that certain called 294.728 acre tract described in instrument to Good Bull 477, LLC, recorded in Volume 406, Page 519 of the Official Public Records of Falls County, Texas (O.P.R.F.C.T.), said 11.084 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly edge of County Road 129A (CR 129A), in the northerly line of said 294.728 acre tract, for the northwesterly corner of the herein described 11.084 acre tract from which a ½ inch iron rod found at the intersection of the approximate centerline of County Road 129 (CR 129) with the approximate centerline of said CR 182, for the southerly corner of said 294.728 acre tract, bears South 01°49'13" West, 4021.72 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,471,838.532, E: 3,400,877.149, Central Zone (4203), grid measurements;

THENCE South 79°49'02" East, 467.07 feet, within the margins of said CR 129A, the northerly line of said 294.728 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 11.084 acre tract;

THENCE severing, over and across said 294.728 acre tract, the following three (3) courses and distances:

1. South 10°10'58" West, at a distance of 19.84 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 1320.62 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 11.084 acre tract;
2. North 28°57'59" West, 739.81 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 11.084 acre tract;
3. North 10°10'58" East, at a distance of 734.25 feet pass a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly margin of said CR 129A for reference, in all, a total distance of 746.89 feet, to the **POINT OF BEGINNING** and containing a computed area of 11.084 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 3, 2022, by Texas Professional Surveying, L.L.C., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 23482-AD.

Bearings and distances recited herein are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Central Zone (4203), grid measurements.

June 24, 2022
Date



Thomas A. McIntyre
R.P.L.S. No. 6921